

# Agenda

## Infrastructure, Regeneration and Economic Development Committee

**Date:** Wednesday, 1 February 2023

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**Time:** 10:00 a.m.

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**Format:** Hybrid meeting

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**Contact:** [Nicola.moorcroft@west-dunbarton.gov.uk](mailto:Nicola.moorcroft@west-dunbarton.gov.uk)  
[committee.admin@west-dunbarton.gov.uk](mailto:committee.admin@west-dunbarton.gov.uk)

Dear Member

Please attend a meeting of the **Infrastructure, Regeneration and Economic Development Committee** as detailed above.

Members will have the option to attend the meeting remotely or in person at the Civic Space, 16 Church Street, Dumbarton.

The business is shown on the attached agenda.

Yours faithfully

**PETER HESSETT**

Chief Executive

Distribution:-

Councillor David McBride (Chair)  
Councillor Jonathan McColl  
Councillor Michelle McGinty  
Councillor John Millar  
Councillor Lawrence O'Neill (Vice Chair)  
Councillor Lauren Oxley  
Councillor Chris Pollock  
Councillor Martin Rooney  
Councillor Gordon Scanlan  
Councillor Hazel Sorrell  
Councillor Clare Steel  
Councillor Sophie Traynor

All other Councillors for information

Chief Executive  
Chief Officer – Regulatory and Regeneration  
Chief Officer – Supply, Distribution and Property  
Chief Officer – Roads and Neighbourhood

Date of Issue: 19 January 2023

**Audio Streaming**

Audio recordings of the meeting (including the attendance or contribution of any party participating or making a contribution) will be published on the Council's website and the Council's host's webcast/audio stream platform.

You should be aware that the Council is a Data Controller under the General Data Protection Regulation. Data collected during this audio stream will be retained in accordance with the Council's [Privacy Notice](#)\* and Retention Schedules including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

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**INFRASTRUCTURE, REGENERATION AND ECONOMIC  
DEVELOPMENT COMMITTEE**

**WEDNESDAY, 1 FEBRUARY 2023**

**AGENDA**

**1 STATEMENT BY CHAIR – AUDIO STREAMING**

The Chair will be heard in connection with the above.

**2 APOLOGIES**

**3 DECLARATIONS OF INTEREST**

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

**4 RECORDING OF VOTES**

The Committee is asked to agree that all votes taken during the meeting be done by roll call vote to ensure an accurate record.

**5 OPEN FORUM**

The Committee is asked to note that no open forum questions have been submitted by members of the public.

**6 MINUTES OF PREVIOUS MEETING**

**7 – 10**

Submit for approval as a correct record, the Minutes of the Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 2 November 2022.

**7/**

- |           |   |                |
|-----------|---|----------------|
| <b>7</b>  | <b>ECONOMIC DEVELOPMENT ELEMENTS OF THE<br/>REGULATORY AND REGENERATION DELIVERY PLAN<br/>2022/23 INTERIM PROGRESS REPORT</b>   | <b>11 – 16</b> |
|           | Submit report by the Chief Officer – Regulatory and Regeneration, setting out the interim progress of the Economic Development Elements of the Regulatory and Regeneration Delivery Plan 2022/23.                       |                |
| <b>8</b>  | <b>ROADS AND NEIGHBOURHOOD DELIVERY PLAN<br/>2022/23 INTERIM PROGRESS REPORT</b>  | <b>17 – 24</b> |
|           | Submit report by Chief Officer – Roads and Neighbourhood, setting out interim progress of the Roads and Neighbourhood Delivery Plan 2022/23.  |                |
| <b>9</b>  | <b>SUPPLY DISTRIBUTION AND PROPERTY DELIVERY<br/>PLAN 2022/23, CORPORATE ASSET MANAGEMENT<br/>INTERIM PROGRESS REPORT</b>   | <b>25 – 30</b> |
|           | Submit report by Chief Officer – Supply Distribution and Property setting out the interim progress of the Corporate Asset Management priorities within the Supply Distribution and Property Delivery Plan 2022/23.      |                |
| <b>10</b> | <b>UPDATE ON THE ACTIVITY BY CLYDEBANK PROPERTY<br/>COMPANY LTD.</b>  | <b>31 – 34</b> |
|           | Submit report by Chief Officer – Supply Distribution and Property providing an update on the financial position of Clydebanks Property Company following completion of the final audit accounts.                        |                |
| <b>11</b> | <b>SALE OF SITE AT GAITSKELL AVENUE, ALEXANDRIA,<br/>G83 0QL</b>  | <b>35 – 42</b> |
|           | Submit report by Chief Officer – Supply Distribution and Property seeking approval for the Council to enter into a contract for the disposal of a development site at Gaitskell Avenue, Alexandria to William Mayberry. |                |
| <b>12</b> | <b>CORPORATE ASSET FRAMEWORK AND PROPERTY<br/>ASSET PLAN 2023 - 2028</b>  | <b>43 – 66</b> |
|           | Submit report by Chief Officer – Supply Distribution and Property providing the new Corporate Asset Framework and the Property Asset Plan 2023 – 2028.  |                |

**13      INFRASTRUCUTRE, REGENERATION AND ECONOMIC      67 – 109**  
**DEVELOPMENT BUDGETARY CONTROL REPORT 2022/23**  
**TO PERIOD 8 (30 NOVEMBER 2022)**

Submit report by the Chief Officer – Resources providing an update on the financial performance to 30 November 2022 of those services under the auspices of the Infrastructure, Regeneration and Economic Development Committee (IRED).



## **INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE**

At a Hybrid Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 2 November 2022 at 10.00 a.m.

**Present:** Councillors David McBride, Jonathan McColl, Michelle McGinty, John Millar\*, Lawrence O'Neill, Lauren Oxley, Chris Pollock, Martin Rooney, Hazel Sorrell, Clare Steel and Sophie Traynor.

\*Arrived later in the meeting

**Attending:** Angela Wilson, Chief Officer – Supply, Distribution and Property; Gail Macfarlane, Chief Officer – Shared Services Roads and Neighbourhood; Craig Jardine, Corporate Assets Manager; Michelle Lynn, Asset Coordinator; Jackie Nicol-Thomson, Business Partner – Resources; Gillian McNamara, Economic Development Manager; Alan Douglas, Chief Officer – Regulatory and Regeneration and Nicola Moorcroft and Ashley MacIntyre, Committee Officers.

**Apology:** An apology for absence was intimated on behalf of Councillor Gordon Scanlan.

**Councillor David McBride in the Chair**

### **STATEMENT BY CHAIR – AUDIO STREAMING**

Councillor David McBride, Chair, advised that the meeting was being audio streamed and broadcast live to the internet and would be available for playback.

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda.

### **RECORDING OF VOTES**

The Committee agreed that all votes taken during the meeting be done by roll call vote to ensure an accurate record.

## **OPEN FORUM**

The Committee noted that no open forum questions had been submitted by members of the public.

## **MINUTES OF PREVIOUS MEETINGS**

The Minutes of Meetings of the Infrastructure, Regeneration and Economic Development Committee held on 17 August 2022 and 27 September 2022 (Special) were submitted and approved as correct records.

## **FLOOD PREVENTION LEVENHOWE AND THE RIVER LEVEN AND GRUGGIES BURN FLOOD PREVENTION SCHEMES**

A report was submitted by the Chief Officer – Shared Services Roads and Neighbourhood providing an update on the progress of Levenhowe and the River Leven and Gruggies Burn flood prevention schemes and seeking approval to progress with recommended works.

After discussion and having heard the Chief Officer – Shared Services Roads and Neighbourhood in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of this report; and
- (2) to agree the proposals as set out within the report to progress flood alleviation works within Levenhowe, River Leven and Gruggies Burn flood prevention schemes.

Note: Councillor John Millar entered the meeting during consideration of this item.

## **REGULATORY AND REGENERATION DELIVERY PLAN 2022/23 - ECONOMIC DEVELOPMENTS ELEMENTS**

A report was submitted by the Chief Officer – Regulatory and Regeneration providing the Economic Development elements of the Regulatory and Regeneration Delivery Plan 2022/23

After discussion and having heard the Economic Development Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the Plan.

## **ROADS AND NEIGHBOURHOOD DELIVERY PLAN 2022/23**

A report was submitted by the Chief Officer – Shared Services Roads and Neighbourhood, providing the Roads and Neighbourhood Delivery Plan 2022/23.



After discussion and having heard the Chief Officer – Shared Services Roads and Neighbourhood, in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the Plan.

### **SUPPLY, DISTRIBUTION AND PROPERTY DELIVERY PLAN 2022/23 - CORPORATE ASSET MANAGEMENT**

A report was submitted by the Chief Officer – Supply, Distribution and Property, providing the Corporate Asset Management priorities within the Supply, Distribution and Property Delivery Plan 2022/23.

After discussion and having heard the Chief Officer – Supply, Distribution and Property in further explanation of the report, the Committee agreed to note the contents of the Plan.

### **INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2022/23 TO PERIOD 5 (31 AUGUST 2022)**

A report was submitted by the Chief Officer – Resources, providing an update on the financial performance to 31 August 2022 of those services under the auspices of the Infrastructure, Regeneration and Economic Development Committee

After discussion, the Committee agreed:-

- (1) to note the contents of the report which showed the revenue budget forecast to overspend against budget by £0.454m (3.53%) at the year-end, of which £0.030m was COVID-19 related and that therefore the non-covid variance was currently projected at £0.424m adverse, and
- (2) to note the net projected annual position in relation to relevant capital projects which was highlighting a projected variance of £14.567m (30.57%) due to slippage of £12.820m (26.91%) and an underspend of £1.747m (11.99%).

### **NEW ECONOMIC DEVELOPMENT STRATEGY 2022-2027**

A report was submitted by the Chief Officer – Regulatory and Regeneration, providing an update on work undertaken during 2021/22 to deliver the previous West Dunbartonshire Economic Development Strategy 2015-2020 and seeking approval of a new Economic Development Strategy for the period 2022-2027

After discussion and having heard the Economic Development Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the work activity undertaken during 2021/22 to deliver the previous West Dunbartonshire Economic Development Strategy 2015- 2020; and

- (2) to approve the new Economic Development Strategy for the period 2022-2027.

### **SALE OF FORMER OIL STORAGE SITE, CARSON ROAD, BALLOCH**

A report was submitted by the Chief Officer – Supply, Distribution and Property, seeking approval that the Council enter into a contract for the disposal of this site to Sava Estates Ltd.

After discussion and having heard the Asset Coordinator in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the disposal of the site to Sava Estates Ltd (SC 383078) for a figure of £25,666 (Twenty five thousand six hundred and sixty six pounds);
- (2) to authorise the Chief Officer - Supply, Property and Distribution to conclude negotiations; and
- (3) to authorise the Chief Officer - Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

The meeting closed at 11.16 a.m.

## WEST DUNBARTONSHIRE COUNCIL

### Report by Chief Officer – Regulatory & Regeneration

#### Committee: Infrastructure, Regeneration and Economic Development

1 February 2023

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#### **Subject: Economic Development elements of the Regulatory & Regeneration Delivery Plan 2022/23 - Interim Progress**

### **1 Purpose**

- 1.1** This report sets out the interim progress of the Economic Development elements of the Regulatory & Regeneration Delivery Plan 2022/23.

### **2 Recommendations**

- 2.1** It is recommended that Committee notes the progress achieved.

### **3 Background**

- 3.1** In line with the Strategic Planning & Performance Framework, each Chief Officer develops an annual Delivery Plan which sets out actions to help deliver the Strategic Plan and address the performance challenges and service priorities identified in the planning process. The Plan also provides an overview of services and resources, including employees and budgets, sets out the performance indicators (PIs) for monitoring progress and considers the relevant risks.
- 3.2** The Economic Development elements were presented to Infrastructure, Regeneration and Economic Development Committee on 2 November 2022 with a commitment to report interim progress and year-end progress in February and May 2023 respectively.

### **4 Main Issues**

- 4.1** At this interim point in the year, all 6 actions are progressing as planned and are on track for completion by 31 March 2023. Full details of progress are set out in Appendix 1.
- 4.2** The delivery plan also includes a set of PIs which measure progress against the 2022-27 Strategic Plan objectives as well as key service areas. These will be reported at year-end.

### **5 People Implications**

- 5.1** There are no direct people implications arising from this report.

## **6 Financial & Procurement Implications**

- 6.1** There are no direct financial or procurement implications arising from this report.

## **7 Risk Analysis**

- 7.1** Failure to deliver on the actions assigned to Regulatory & Regeneration may have a direct impact on the delivery of the Council's Strategic Plan. It is essential that remedial action is taken to ensure strategic delivery plans achieve the commitments detailed and approved.

## **8 Equalities Impact Assessment**

- 8.1** Screening and impact assessments will be carried out on specific activities as required.

## **9 Consultation**

- 9.1** The delivery plans were developed through consultation with officers from the strategic service areas.

## **10 Strategic Assessment**

- 10.1** The delivery plans set out actions to support the successful delivery of the strategic priorities and objectives of the Council.

**Chief Officer:** Alan Douglas  
**Service Area:** Regulatory & Regeneration  
**Date:** 16 December 2022

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**Person to Contact:** Lynn Henderson  
[lynn.henderson@west-dunbarton.gov.uk](mailto:lynn.henderson@west-dunbarton.gov.uk)

**Appendices:** Appendix 1: Economic Development Elements of the Regulatory & Regeneration Delivery Plan 2022/23 - Interim Progress


**Background Papers:** Economic Development Elements of the Regulatory & Regeneration Delivery Plan 2022/23 – Infrastructure, Regeneration and Economic Development Committee, 2 November 2022  
Strategic Planning & Performance Framework 2022/27

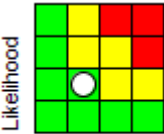
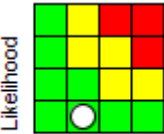
**Wards Affected:** All

## Appendix 1: Economic Development Elements of Regulatory &amp; Regeneration Delivery Plan 2022/23 - Interim Progress

	Our Environment
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	Our resources are used in an environmentally sustainable way
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Action	Status	Progress	Due Date	Note	Owner
Co-ordinate, monitor and report the progress of the Council's Climate Change Action Plan for 2022/23		<div><div>75%</div></div>	31-Mar-2023	<p>The Climate Change Action Plan continues to be monitored regularly and progress reported quarterly to the Recovering &amp; Renewal Board via the Climate Change Action Group (CCAG). The most recent progress report was submitted to the Recovering &amp; Renewal Board in December 2022.</p> <p>In summary, 11 actions are progressing as planned and 7 are complete. Four PI's are currently not on track for achieving their targets. These will continue to be monitored and reported at year-end.</p>	Adam Armour - Florence

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Inability to reduce carbon footprint in line with targets	The risk that the Council will be unable to achieve net zero emissions by 2045, both in relation to mitigating carbon emissions and adapting to the impacts of climate change. Net zero refers to achieving an overall balance between emissions produced and emissions taken out of the atmosphere. This target has been developed in a way that mirrors the emission reduction trajectory set by the Scottish Government in light of the Climate Emergency.	 <p>Likelihood</p> <p>Impact</p>	 <p>Likelihood</p> <p>Impact</p>	05-Oct-2022	<p>The Council's carbon footprint for 2021/22 is 24,022 tonnes of CO2e against a target of 22,803. This means we have increased our carbon emissions by 1.2% rather than reduced them by 3.5% over the previous financial year. Challenges related to the following:</p> <p>New Carbon Reduction Targets - Stricter carbon reduction targets set by the Climate Change Strategy mean that annual reductions will be more challenging to achieve net zero by 2045. However, it should be expected that there will be fluctuations on our carbon reduction journey towards 2045.</p> <p>COVID 19 Pandemic - The pandemic had an unprecedented impact on our Council operations and residents. More staff work remotely and as a result we have had to add carbon emissions from homeworking to the Council's overall carbon footprint. Emissions relating to energy, waste and</p>	Adam Armour - Florence


Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
					<p>travel have also increased because, like the whole world, West Dunbartonshire is 'bouncing back' from the pandemic.</p> <p>Waste Streams – Waste and recycling make up almost 52% of the Council's carbon footprint. Waste levels, particularly from residents, have been increasing since 2012/13, with the highest recorded emissions occurring in 2021/22. Since waste is the largest proportion of Council emissions, improvements to emissions from other sources do not have as much of an impact on our carbon footprint.</p> <p>Heating – Heating makes up about 20% of the Council's carbon footprint. Whilst carbon emissions for heating have decreased slightly, the benefits of our energy efficiency interventions have been impacted by ventilation requirements in schools as a result of the pandemic. Heating will work harder and go on for longer as a result of windows and doors having to be open across all of our schools.</p>	







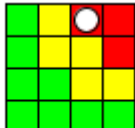
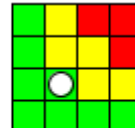
Our neighbourhoods are sustainable and attractive

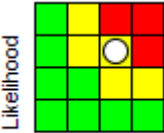
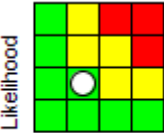
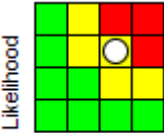
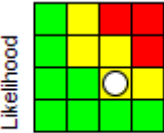
Action	Status	Progress	Due Date	Note	Owner
Promote the next phase of Queens Quay Housing		<div><div>25%</div></div>	31-Mar-2023	Progress slower than hoped but regular meetings now happening with the owner and development agent of the site.	Pamela Clifford; Gillian McNamara


	Our Economy
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	Our area has the infrastructure for sustainable and inclusive growth where businesses can flourish
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Action	Status	Progress	Due Date	Note	Owner
Deliver key regeneration sites across West Dunbartonshire		<div><div>33%</div></div>	31-Mar-2023	<ul style="list-style-type: none"> <li>Exxon site - Council (in August 2022) and Glasgow City Region (in November 2022) agreed to defer the Final Business Case that unlocks capital funding for the infrastructure at the Exxon site until June 2023.</li> <li>Carless site - Officers are working with the Malin Group to progress the Scottish Marine Technology Park at Carless. Malin Group are creating flood storage to enable development and working towards submitting a planning application in early 2023.</li> <li>Lomondgate site - Strathleven Regen Community Interest Company are negotiating the sale of the final sites for development at Lomondgate and considering options for a successor company.</li> </ul>	Gillian McNamara
Explore commercial opportunities in our town centres and wider regeneration sites		<div><div>75%</div></div>	31-Mar-2023	<ul style="list-style-type: none"> <li>A funding application was submitted to the Scottish Government's Green Growth Accelerator fund in early December 2022 to expand the infrastructure and capacity of the District Heating Network.</li> <li>Progressing the first phase of the Artizan redevelopment. Early intervention works were approved by IRED in September 2022 with demolition of the vacant building to the rear commencing in May 2023. A feasibility study for redevelopment is also underway.</li> </ul>	Gillian McNamara; Magda Swider
Support Town Centre Recovery		<div><div>50%</div></div>	31-Mar-2023	<ul style="list-style-type: none"> <li>First phase of Alexandria Masterplan, including Smollett Fountain roadworks, is now complete.</li> <li>First phase of the Clydebank Town Centre Framework, including a Levelling Up Fund funding application for the proposed transportation hub and planning for the development of the Playdrome site.</li> <li>Agreed first stage improvement plan for the Artizan Centre, with works soon underway.</li> </ul>	Gillian McNamara; Magda Swider
Develop a new Economic Development Strategy and action plan		<div><div>50%</div></div>	31-Mar-2023	The Economic Development Strategy 2022/27 was approved at IRED Committee on 2 November 2022. The supporting action plan is currently being developed for implementation from 1 April 2023.	Gillian McNamara; Gillian Scholes

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Affordability of the Exxon City Deal Project	There is a risk that the affordability of delivering the City Deal Exxon project is beyond the resources being made available from Glasgow City Region City Deal.	<div> <div>Likelihood</div>  <div>Impact</div> </div>	<div> <div>Likelihood</div>  <div>Impact</div> </div>	15-Dec-2022	Risk remains unchanged. The project board is looking at savings options during the design development to mitigate rising costs.	Gillian McNamara

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Failure to deliver Queens Quay Masterplan	Following completion of Council investment there is a risk the housing plot sales do not materialise in the next 3-7 years, with implications for the return on investment and the business case for the District Heating Network.	 Likelihood Impact	 Likelihood Impact	15-Dec-2022	Risk remains unchanged. Focus continues on landowners securing new housing developments for the site.	Pamela Clifford; Gillian McNamara
Inability to meet demands of Council to progress regeneration projects within desired timescales	The number and complexity of regeneration projects is putting considerable strain on the resources available which can be exacerbated by delays outwith the control of the service and when pinch points on different projects occur at roughly the same time.	 Likelihood Impact	 Likelihood Impact	15-Dec-2022	Risk remains unchanged. Individual projects continue to progress, reducing the likelihood of undesirable outcomes	Pamela Clifford; Alan Douglas; Gillian McNamara

Action Status	
	In progress and on track

Risk Status	
	Alert
	Warning
	OK



**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer - Roads and Neighbourhood**

**Committee: Infrastructure, Regeneration and Economic Development  
Committee 1 February 2023**

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**Subject: Roads and Neighbourhood Delivery Plan 2022/23 Interim Progress****1 Purpose**

- 1.1 This report sets out the interim progress of the Roads and Neighbourhood Delivery Plan 2022/23.

**2 Recommendations**

- 2.1 It is recommended that Committee notes the progress achieved.

**3 Background**

- 3.1 In line with the Strategic Planning & Performance Framework, each Chief Officer develops an annual Delivery Plan which sets out actions to help deliver the Strategic Plan and address the performance challenges and service priorities identified in the planning process. The Plan also provides an overview of services and resources, including employees and budgets, sets out the performance indicators (PIs) for monitoring progress and considers the relevant risks.
- 3.2 The Roads and Neighbourhood Delivery Plan 2022/23 was presented to IRED Committee on 2 November 2022 with a commitment to report interim progress and year-end progress in February and May 2023 respectively.

**4 Main Issues**

- 4.1 At this interim point of the year, two of the 21 actions have been completed three have been delayed and the remaining 16 are progressing as planned and are on track for completion by 31 March 2023. Full details of progress are set out in Appendix 1.
- 4.2 The delivery plan also includes a set of PIs which measure progress against the 2022-27 Strategic Plan objectives as well as key service areas. These will be reported at year-end.

**5 People Implications**

- 5.1 There are no direct people implications arising from this report.

**6 Financial & Procurement Implications**

**6.1** There are no direct financial or procurement implications arising from this report.

## **7 Risk Analysis**

**7.1** Failure to deliver on the actions assigned to Roads and Neighbourhood may have a direct impact on the delivery of the Council's Strategic Plan. It is essential that remedial action is taken to ensure strategic delivery plans achieve the commitments detailed and approved.

## **8 Equalities Impact Assessment**

**8.1** Screening and impact assessments will be carried out on specific activities as required.

## **9 Consultation**

**9.1** The delivery plans were developed through consultation with officers from the strategic service areas.

## **10 Strategic Assessment**

**10.1** The delivery plans set out actions to support the successful delivery of the strategic priorities and objectives of the Council.

**Chief Officer:** Gail McFarlane  
**Service Area:** Roads and Neighbourhood  
**Date:** 4 January 2023

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**Person to Contact:** Karen Connelly  
[karen.Connelly@west-dunbarton.gov.uk](mailto:karen.Connelly@west-dunbarton.gov.uk)

**Appendices:** Appendix 1: Roads and Neighbourhood Delivery Plan 2022/23 - Interim Progress of Actions


**Background Papers:** Roads and Neighbourhood Delivery Plan 2022/23 - Corporate Services Committee, 2 November 2022  
Strategic Planning & Performance Framework 2022/27

**Wards Affected:** All


## Appendix 1; Roads & Neighbourhood Delivery Plan 2022/23 - Interim Progress

	1. Our communities
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	Objective 1. Our neighbourhoods are safe, resilient and inclusive
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Action	Status	Progress	Due Date	Note	Owner
Review winter gritting programme and implement a more effective service provision		<div><div>100%</div></div>	31-Mar-2023	Action complete. Winter Plan reviewed and implemented prior to the start of the winter season.	Liam Greene





	Objective 2. Our residents health and wellbeing remains a priority
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Action	Status	Progress	Due Date	Note	Owner
Completion of deliver new gymnasium, changing facilities and all weather running track		<div><div>80%</div></div>	31-Mar-2023	Action progressing as planned. Running track complete and final remedial works are underway at Posties Park. Completion expected April 23.	Ian Bain

	2. Our Environment
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	Objective 4. Our local environment is protected, enhanced and valued
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Action	Status	Progress	Due Date	Note	Owner
Produce a revised service delivery model that reflects the changes in quantities of plastic and		<div><div>42%</div></div>	31-Mar-2023	Action progressing but completion will be delayed due to the deposit return scheme delay, now due August 2023, however preparatory works have commenced.	Kenny Lang




Action	Status	Progress	Due Date	Note	Owner
glass collections due to the introduction of a national deposit return scheme.					
Finalise the delivery of a suitable new allotment site with provision for 40 traditional plots		<div><div>80%</div></div>	31-Mar-2023	Action progressing as planned. Draft project plans have been developed. The allotments will be sited Dillichip Loan with an anticipated start date in Summer 2023.	Ian Bain
Develop a new local bio diversity action plan 22/23		<div><div>12%</div></div>	31-Mar-2023	Action delayed. Consideration has been given to the inputs needed for the new plan. However further development of the plan is dependent on the National Biodiversity Plan being agreed and published. This has been delayed and is now expected in February 2023.	Ian Bain
Continue to explore alternative methods of weed control		<div><div>75%</div></div>	31-Mar-2023	Action progressing as planned. Trials of alternative non-chemical methods of weed control have taken place and analysis has been undertaken the results show that of those that work effectively there could be significant cost implications. Further work will be undertaken to prepare potential options and next steps.	Ian Bain
Ash die back preparation work to inform the action plan which will be developed in 2023/24		<div><div>50%</div></div>	31-Mar-2023	Action progressing as planned. The audit of affected trees in West Dunbartonshire is underway.	Ian Bain

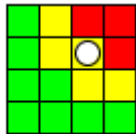
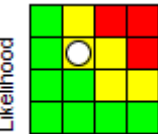
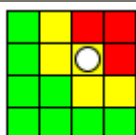
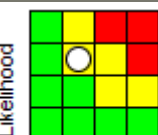
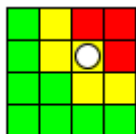



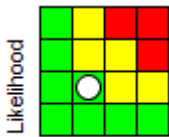
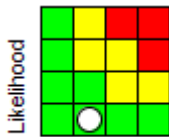
Objective 5. Our resources are used in an environmentally sustainable way

Action	Status	Progress	Due Date	Note	Owner
Produce a business case for the development of a waste transfer station within Council's boundary		<div><div>75%</div></div>	31-Mar-2023	Action progressing as planned. We now have a detailed feasibility study which is being discussed at senior level prior to the Business Case being developed.	Kenny Lang
Rollout further installation of electric vehicle charging points		<div><div>75%</div></div>	31-Mar-2023	Action progressing as planned. Locations identified and progressing to procurement. The Council is a partner within the wider Glasgow City Region project to fund and develop the electric vehicle expansion plan with strategy work underway. The new EV chargers will be sited in Old Kilpatrick and Balloch this financial year.	Liam Greene


Action	Status	Progress	Due Date	Note	Owner
Pavement parking, investigate and develop a strategy in line with Scottish guidance Phase 2		<div><div>50%</div></div>	31-Mar-2023	Action progressing as planned. Guidance documents from Scottish Government have been delayed and are now expected end of 2022. All preparatory work that can be done at this stage has been completed. We continue to liaison with other Local Authorities and attend the regional meetings set up to discuss and plan for the upcoming legislation.	Liam Greene


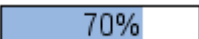

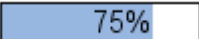
Action	Status	Progress	Due Date	Note	Owner
Progress the Gruggies Burn flood alleviation scheme Phase 1		<div><div>50%</div></div>	31-Mar-2023	Action progressing as planned. Procurement of consultant to complete the final detailed design and undertake consultation events has been agreed. The detailed design is now underway and will be shaped by the consultation feedback. The consultation is planned for completion by March 23.	Liam Greene
Clydebank Masterplan, progress the next phase delivery of improved roads and pedestrian environment within the plan Phase 2		<div><div>83%</div></div>	31-Mar-2023	Action progressing as planned. All major works now complete for Connecting Clydebank with some remedial work required to close out project. Additional scope of works will be completed by end of financial year.	Liam Greene
Deliver a design for new traffic control system - Kilbowie Roundabout		<div><div>75%</div></div>	31-Mar-2023	Action progressing as planned. Initial designs have been completed. Design is underway for new traffic light systems and additional works in progress that are related to Levelling Up Fund 2 submission. It is anticipated that we will know the outcome of the LUF application at the end of January 2023. Project scope will be determined upon LUF decision.	Liam Greene



Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Impact of major adverse weather incidents on services	A significant period of adverse weather may result on failure to deliver key operational functions of E&N services	<div> <div>Likelihood</div>  <div>Impact</div> </div>	<div> <div>Likelihood</div>  <div>Impact</div> </div>	30-Nov-2022	<p>The Business Continuity Plan would come into effect in the event of a major adverse weather incident.</p> <p>No change to risk matrix</p>	Ian Bain; Kenny Lang
Failure to maintain road network during adverse weather	A significant period of adverse weather may result in failure to deliver key operational functions of R&T services and other Council services.	<div> <div>Likelihood</div>  <div>Impact</div> </div>	<div> <div>Likelihood</div>  <div>Impact</div> </div>	30-Nov-2022	<p>The service continues to put in place contingency plans to forecast plan and react to adverse weather conditions.</p> <p>No change to risk matrix.</p>	Liam Greene;
Failure to manage and maintain the road network effectively	Failure to manage and maintain the road network effectively will have an adverse impact on user safety, traffic movement, air quality, economic growth and reduce access to facilities and amenities. The Council's reputation as a place to live and work with access to employment, education, leisure and health opportunities would be adversely affected.	<div> <div>Likelihood</div>  <div>Impact</div> </div>	<div> <div>Likelihood</div>  <div>Impact</div> </div>	30-Nov-2022	<p>The service continued to address urgent defects and regularly reviews the roads maintenance programme.</p> <p>No change to risk matrix.</p>	Liam Greene





Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Challenges in delivering effective services in relation to Roads & Neighbourhoods	The risk that the Council's fails to deliver on the three services within Roads & Neighbourhood: Roads & Transportation, Fleet & Waste and Greenspace. These areas provide services across a range of areas including managing and maintain roads, footpaths and associated infrastructure, managing flood risk, grounds maintenance, street cleaning, burial and cremation, outdoor facilities, waste and recycling and vehicle fleet management. Failing to ensure these services are not fully fit for purpose could result in adverse consequences in relation to delivering efficient and effective services.			30-Nov-2022	<p>Service continues to provide full service, monitoring in place to ensure any adverse issues are highlighted and appropriate actions taken.</p> <p>No change to Risk Matrix</p>	Gail Macfarlane

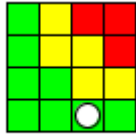
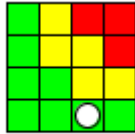
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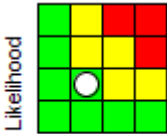
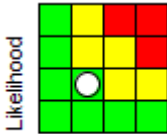
	Objective 10. Our workforce is resilient and skilled where digital technology supports service delivery for our residents
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Action	Status	Progress	Due Date	Note	Owner
Develop and implement wellbeing, employee engagement, equality and training plans to enable capabilities, improved resilience and promotion of a diverse workforce.			31-Mar-2023	The service have developed and implemented a communications strategy covering all levels of employee engagement. Employee meetings are in place and managers at varying levels regularly meet with union representatives and delegates across the service. Toolbox talks and face to face meetings are in place.	All Managers
Develop and implement employee life cycle plans in line with the People First Strategy to attract and retain the workforce.			31-Mar-2023	Training and development have been offered where appropriate within the service, for example Waste services, Driver HGV training will increase resilience and opportunities not only in waste but potentially for winter gritting in future. Health & Safety training and development in Grounds has been shared across other service areas. Engagement with external services to ensure mechanics are trained in emerging technology.	All Managers

Action	Status	Progress	Due Date	Note	Owner
Implement service review process including role design, use of new technology and new ways of working to add resilience, address gaps, and establish opportunities for efficiencies		<div><div>75%</div></div>	31-Mar-2023	Fit for Future review has identified opportunities and will lead to service improvements. Data management and gathering has improved allowing more informed choices and the ability to identify areas of concern or those requiring support. Service redesign facilitated by investment in Capital such as the Salt Dome will ensure resilience and improves our overall flexibility and responsiveness.	All Managers
Develop and implement training plans and development opportunities to improve capabilities and resilience within the workforce.		<div><div>50%</div></div>	31-Mar-2023	Training needs and future service requirements are identified through the ongoing dialogue and engagement with staff along with the services strategic objectives. Training has been provided to increase resilience across the workforce, opportunities exist to make this more fluid.	All Managers

Action	Status	Progress	Due Date	Note	Owner
Review business plans to align activities, identify opportunities to reduce duplication, an identify learning opportunities (under R&N services collaborative programme)		<div><div>66%</div></div>	31-Mar-2023	For all forthcoming activities, regular and continual reviews are carried out to identify opportunities for collaborative delivery, information sharing or the potential to procure jointly. For example the joint lead for the LEV expansion plan and strategy activity.	Gail Macfarlane
Continue to work collaboratively with Argyll & Bute and Inverclyde Councils to develop a best value proposal for procuring the reception, transportation, treatment and compliant disposal of biodegradable municipal waste		<div><div>50%</div></div>	31-Mar-2023	Waste services continue to work collaboratively with Argyle & Bute Council and Inverclyde Council to establish suitable options for the procurement of our reception, transportation, treatment and compliant disposal of biodegradable municipal waste. The development of the route to procure for service delivery post introduction of landfill tax ban is underway.	Kenny Lang
Complete phase 1 of the Fit for Service review of waste services		<div><div>85%</div></div>	31-Mar-2023	Action progressing as planned. Internal actions and improvements to website and processes are now concluded. Significant action on revised delivery model being progressed.	Kenny Lang
Develop an action plan for depot rationalization		<div><div>100%</div></div>	31-Mar-2023	We have reviewed the current delivery model and working practises and identified where resources can be shared and efficiencies achieved. We have liaised with the unions and staff and prepared an initial draft plan for depot rationalisation. This programme will now be progressed further by the Assets team and we will continue to be a key stakeholder as the plan progresses.	Liam Greene

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Challenge to delivery of burial and cremation services	A number of factors may impact on ability to deliver these services. For example a pandemic would create significant immediate demand on services.	<div> <div>Likelihood</div>  <div>Impact</div> </div>	<div> <div>Likelihood</div>  <div>Impact</div> </div>	30-Nov-2022	We have completed extensions to Dumbarton and North Dalnottar cemeteries. This will mitigate the impact of any challenges to the burial and cremation services. The likelihood of this risk materialising has reduced from 3 to 1 as we have come out of the pandemic.	Ian Bain

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
					Risk assessment reduced	
Inability to deliver priority services as a result of fuel shortages	A fuel shortage would significantly impacting on our ability to provide priority service across West Dunbartonshire.	 Likelihood	 Likelihood	30-Nov-2022	<p>Council participates in the Scottish Government Liquid Fuels Framework and contributes to the work of the Scottish Government Fuel Resilience Group. There are no issues with fuel at this time.</p> <p>No change to risk matrix.</p>	Kenny Lang

Action Status		Risk Status	
	Cancelled		Alert
	Overdue		High risk
	Not on track		Warning
	In Progress and on track		OK
	Completed		Unknown



## WEST DUNBARTONSHIRE COUNCIL

### Report by Chief Officer - Supply, Distribution & Property

#### Committee: Infrastructure, Regeneration and Economic Development Committee 1 February 2023

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#### **Subject: Supply, Distribution & Property Delivery Plan 2022/23 - Corporate Asset Management Interim Progress**

### **1 Purpose**

- 1.1** This report sets out the interim progress of the Corporate Asset Management priorities within the Supply Distribution & Property Delivery Plan 2022/23.

### **2 Recommendations**

- 2.1** It is recommended that Committee notes the progress achieved.

### **3 Background**

- 3.1** In line with the Strategic Planning & Performance Framework, each Chief Officer develops an annual Delivery Plan which sets out actions to help deliver the Strategic Plan and address the performance challenges and service priorities identified in the planning process. The Plan also provides an overview of services and resources, including employees and budgets, sets out the performance indicators (PIs) for monitoring progress and considers the relevant risks.
- 3.2** The Corporate Asset Management priorities within the Supply Distribution & Property (SD&P) Delivery Plan 2022/23 was presented to IRED Committee on 2 November 2022 with a commitment to report interim progress and year-end progress in February and May 2023 respectively.

### **4 Main Issues**

- 4.1** At this interim point of the year, all of the seven actions are progressing as planned and are on track for completion by 31 March 2023. Full details of progress are set out in Appendix 1.
- 4.2** The delivery plan also includes a set of PIs which measure progress against the 2022-27 Strategic Plan objectives as well as key service areas. These will be reported at year-end.

### **5 People Implications**

- 5.1** There are no direct people implications arising from this report.

### **6 Financial & Procurement Implications**

**6.1** There are no direct financial or procurement implications arising from this report.

## **7 Risk Analysis**

**7.1** Failure to deliver on the actions assigned to SD&P including Corporate Asset Management may have a direct impact on the delivery of the Council's Strategic Plan. It is essential that remedial action is taken to ensure strategic delivery plans achieve the commitments detailed and approved.

## **8 Equalities Impact Assessment**

**8.1** Screening and impact assessments will be carried out on specific activities as required.

## **9 Consultation**

**9.1** The delivery plans were developed through consultation with officers from the strategic service areas.

## **10 Strategic Assessment**

**10.1** The delivery plans set out actions to support the successful delivery of the strategic priorities and objectives of the Council.

**Chief Officer:** Angela Wilson  
**Service Area:** Supply, Distribution & Property  
**Date:** 4 January 2023

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**Person to Contact:** Karen Connelly  
E-mail: [Karen.Connelly@west-dunbarton.gov.uk](mailto:Karen.Connelly@west-dunbarton.gov.uk)


**Appendices:** Appendix 1: SD&P Delivery Plan 2022/23 - Corporate Asset Management Interim Progress of Actions





**Background Papers:** SD&P Delivery Plan 2022/23 – Corporate Asset Management IRED Committee, 2 November 2022  
Strategic Planning & Performance Framework 2022/27


**Wards Affected:** All




## Appendix 1; SD&P Delivery Plan 2022/23 – Corporate Asset Management - Interim Progress


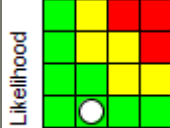
	4. Our Council
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	Objective 10. Our workforce is resilient and skilled where digital technology supports service delivery for our residents
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Action	Status	Progress	Due Date	Note	Owner
Develop and implement wellbeing, employee engagement, equality and training plans to enable capabilities, improved resilience and promotion of a diverse workforce.		<div><div>80%</div></div>	31-Mar-2023	Progressing as planned. Be the best/1-2-1 meetings takes place across Corporate Asset Management. Training needs are identified by individuals and delivered where required.	Craig Jardine
Develop and implement employee life cycle plans in line with the People First Strategy to attract and retain the workforce.		<div><div>80%</div></div>	31-Mar-2023	Progressing as planned. Review of current structures completed to meet current workload demands. The service continues to find it difficult to appoint a number of professional posts.	Craig Jardine
Implement service review process including role design, use of new technology and new ways of working to add resilience, address gaps, and establish opportunities for efficiencies		<div><div>80%</div></div>	31-Mar-2023	Progressing as planned. The service continues to maximise and monitor hybrid/home working practices and provide staff with equipment/ICT solutions to deliver their roles effectively	Craig Jardine
Develop and implement training plans and development opportunities to improve capabilities and resilience within the workforce.		<div><div>80%</div></div>	31-Mar-2023	Progressing as planned. Training needs are identified by individuals and delivered where budget available along with webinar activity to complete CPD where required.	Craig Jardine





	Objective 11. Our Council is adaptable and focused on delivering best value for our residents
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Action	Status	Progress	Due Date	Note	Owner
Progress delivery of the Corporate Asset Management Framework to align with the Councils Strategic Plan		<div><div>66%</div></div>	31-Mar-2023	Action progressing as planned. Draft Corporate Asset Management Framework and draft Property Asset Plan presented to Strategic Asset Management Group.	Craig Jardine
Monitor progress of capital projects managed by Capital Investment team and Consultancy Services		<div><div>75%</div></div>	31-Mar-2023	Action progressing as planned. Projects being reviewed each quarter via progress meetings and or project boards.	Craig Jardine
Monitor the progress of disposal of key strategic sites over 22/23		<div><div>75%</div></div>	31-Mar-2023	Action progressing as planned. Quarterly reviews undertaken on the progress of key strategic sites.	Craig Jardine

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Maintaining Council Assets that are fit for purpose	The risk that the Council's assets and facilities are not fully fit for purpose with consequent adverse impact on our ability to deliver efficient and effective services. Assets included in this assessment are; the Council's property portfolio and open space	 Likelihood Impact	 Likelihood Impact	22-Dec-2022	No change to risk matrix score. The new Corporate Asset Management Framework and Property Action Plan 2023-28 will be submitted to February IRED Committee. The Disposal Strategy and action plan are in place and reviewed annually. Various operational plans in place support the management of property assets and estate portfolio.	Craig Jardine

Action Status	
	Cancelled
	Overdue
	Not on track
	In Progress and on track
	Completed

Risk Status	
	Alert

	High risk
	Warning
	OK
	Unknown



**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****1 February 2023**

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**Subject: Update on activity by Clydebank Property Company Limited****1. Purpose**

- 1.1** The purpose of this report is to update the Committee on the financial position of Clydebank Property Company following completion of the final audit accounts.

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) notes that Clydebank Property Company returned a net loss of £0.176m in 2021/22
- (ii) notes that, as at 31 March 2022, Clydebank Property Company has total reserves of £3.635m of which £2.929m are non-distributable and £0.706m are distributable
- (iii) notes the change of directors on the Clydebank Property Company board with the resignation of Peter Hesselton and appointment of Alan Douglas

**3. Background**

- 3.1** In 2014 Clydebank Rebuilt closed its operation. As part of this closure West Dunbartonshire Council agreed to purchase its assets to allow those assets to continue to serve the business needs of the Clydebank Community. Details can be found in the background paper to this committee of 17 September 2014.
- 3.2** Annual updates on the progress of activity of CPC have been provided to this Committee since November 2017.

**4. Main Issues**

- 4.1** A Committee Report was submitted to Committee on 27 September 2022 to note the activity on both property and Titan Crane and a future report for

noting will come back to Committee in relation to the repainting once the tender exercise has been completed.

- 4.2** For noting a change of Directors took place since the last report to Committee with Peter Hesselsett resigning as Director on 23 September 2022 and Alan Douglas was appointed as Director on 2 December 2022

## **5. People Implications**

- 5.1** There are no people implications arising from this report.

## **6. Financial and Procurement Implications**

- 6.1** Following the year end, the distributable reserves as detailed below:

	<b>Profit/(Loss)</b>	<b>Reserves</b>	<b>Dividend paid post year end</b>
20/21	£0.606m	£0.706m	£0.050m
21/22	(£0.176m)	£0.706m	£0.050m

- 6.2** The year end financial position identified a loss in year of £0.176m noted in 6.1 is after taxation and an upwards revaluation to investment properties of £0.015m. The taxation charge of £0.252m includes Corporation Tax of £0.009m and a re-measurement of Deferred Tax for changes in tax rates of £0.243m.

The Deferred Tax is an estimate of the amount of tax payable in respect of the taxable profit for future reporting periods if the assets were sold.

The Deferred Tax is held as a liability in the accounts and is not actually paid until the property is sold in a future accounting period.

In 2021/22 there was a change to the rate of Corporation tax to 25% from 19% the previous financial year which required the deferred tax liability to be recalculated and an adjustment made to the accounts to increase the liability.

	<b>FY 21/22</b>
	<b>£m</b>
Profit on ordinary activities	0.061
Profit on revaluation of investment properties	0.015
<b>Net Trading Profit</b>	<b>0.076</b>
Net tax position	-0.252
<b>Net (loss) for the year</b>	<b>-0.176</b>



- 6.3** Following the year end, the Company now holds £0.706m of distributable reserves as detailed in the table below:

<b>Reserves</b>	<b>Total</b>	<b>Non Distributable</b>	<b>Distributable</b>
	<b>Reserves</b>	<b>Reserve</b>	<b>Reserve</b>
	<b>£m</b>	<b>£m</b>	<b>£m</b>
At 1 April 2021	3.861	3.155	0.706
Dividend paid	-0.05	0	-0.05
Remaining reserves	3.811	3.155	0.656
(Deficit)/Surplus for 2021/22	0.076	0.015	0.061
Adjustment for taxes	-0.252	-0.241	-0.011
<b>At 31 March 2022</b>	<b>3.635</b>	<b>2.929</b>	<b>0.706</b>

The £2.929m of non-distributable reserves are due to changes to valuations of investment properties and are consequently not cash based.

- 6.4** The expectation is that the organisation will generate a surplus which should generate a dividend to the Council. The Council's budget assumed a dividend would be received from Clydebank Property Company each year from 2016/17 onwards (future projections assume £0.050m per annum). The company has continued to trade with increased levels of operational estate being let and following the approval of the audited accounts the Board has agreed to provide the Council with a dividend of £0.050m.
- 6.5** The Council acquired Clydebank Property Company for £273,000 as an investment, which was substantially lower than the maximum sum approved by Council of £800,000. Since its acquisition CPC has absorbed new costs charged from the Council associated with the running of its assets. This has inevitably reduced the surplus position of CPC, however the services would have been required to have been funded from elsewhere if not provided by the Council.
- 6.6** There are no procurement issues associated with this report.

## **7. Risk Analysis**

- 7.1** The ownership of CPC is a low-level risk to the Council. The purchase price was minimal, given the assets owned by CPC. The ongoing position is likely to remain favourable with likely dividends being provided to the Council.
- 7.2** The main risk to CPC and therefore the value of the Council's ownership lies in the Titan Crane and the potential for significant costs should any major

structural repairs, etc. be required. CPC attempts to mitigate against this risk by maintaining the crane and undertaking appropriate inspections on a regular basis.

## **8. Equalities Impact Assessment (EIA)**

- 8.1** No significant issues were identified in relation to equality impact screening previously carried out.

## **9. Strategic Environmental Assessment**

- 9.1** A Strategic Environmental Assessment is not required

## **10. Consultation**

- 10.1** Consultation was undertaken with officers within Regeneration, Resources, Regulatory, Communications, Culture & Communities and Finance.

## **11. Strategic Assessment**

- 11.1** The company will continue to significantly contribute to improving economic growth and employability; and improving local housing and environmentally sustainable infrastructure.

Angela Wilson  
Chief Officer, Supply, Distribution and Property  
Date: 5 January 2023

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<b>Person to Contact:</b>	Michelle Lynn, Assets Co-ordinator Email: <a href="mailto:michelle.lynn@west-dunbarton.gov.uk">michelle.lynn@west-dunbarton.gov.uk</a>
<b>Appendices:</b>	None
<b>Background Papers:</b>	Clydebank Rebuilt – Conclusion to the Purchase of Clydebank Property Company – Infrastructure, Regeneration and Economic Development Committee – 17 September 2014
<b>Wards Affected:</b>	Ward 6

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****1 February 2023**

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**Subject: Sale of Site at Gaitskell Avenue, Alexandria G83 0QL****1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for the Council to enter into a contract for the disposal of a development site at Gaitskell Avenue, Alexandria to William Mayberry

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approve the sale of the property to William Mayberry for the sum of £25,500 with the potential for a further sum of £10,000 on receipt of a successful planning consent.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** The site at Gaitskell Avenue is wholly owned by the Council and has lain vacant and unused for a number of years. The site including access road extends to 680 sq meters (0.17 acres) or thereby (Appendix 1).
- 3.2** It was previously used as a children's playground but is currently unused and surplus to the requirements of any Council service.
- 3.3** The site is within a residential area and initial discussions with the Planning Department indicate that in principle a residential use for the site may be appropriate subject to compliance with the relevant Local Plan and Local Development Plan policies.

**4. Main Issues**

- 4.1** The property is not required by the Council for any operational purposes.

- 4.2 The site was marketed for sale in October and November 2022 (Appendix 2), this resulted in 4 offers being received at a closing date on 30<sup>th</sup> November 2022. The offers ranged from £2,000 to £25,500.
- 4.3 The offer which is being recommended from Mr William Mayberry is considered the most attractive as it is at the highest figure; is not conditional on planning and offers the prospect of an additional £10,000 being paid if a satisfactory planning consent is obtained within 3 years of purchase.
- 4.4 The proposed base price of £25,500 equates to a capital value rate of £37.50 per sq meter or £150,000 per acre. We consider this to be a reasonable price for the site on the basis of a clean non conditional offer.
- 4.5 The offer is not conditional on Planning but will be conditional on a clear title.
- 4.6 If the purchaser is successful in obtaining planning consent for residential development on the site within 3 years of concluding the purchase, the Council will receive a further £10,000.
- 4.7 The proposed deal removes the Council for any ongoing liability for the upkeep and maintenance of the site.

## **5. People Implications**

- 5.1 There are no significant people implications other than the resources required by Legal Services and Asset Management to negotiate missives and conclude the transaction.

## **6. Financial and Procurement Implications**

- 6.1 The Council will benefit from a capital receipt of £25,500 with the potential for a further sum of £10,000 on receipt of a successful planning consent.
- 6.2 The Council will no longer have to incur resources in managing and maintaining the property.
- 6.3 Should planning consent be granted then an additional income stream via Council Tax would be achieved.
- 6.4 There are no procurement implications arising from this report.

## **7. Risk Analysis**

- 7.1 The disposal is subject to legal due diligence.
- 7.2 As with any transaction of this nature there is a risk of the sale not proceeding due to issues which arise during the due diligence process and the property may require to be remarketed.

## **8. Environmental Sustainability**

- 8.1** Subject to Planning consent being granted the intention is that the site will be developed for a detached bungalow or 2 semi-detached houses.

## **9. Equalities Impact Assessment (EIA)**

- 9.1** An Equality Impact Assessment is not applicable for the purpose of this report.

## **10. Consultation**

- 10.1** Consultation has taken place with Legal, Roads and Greenspace have already taken place and further consultation will occur during any future planning application process.

## **11. Strategic Assessment**

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a liability from the property portfolio.
- 11.2** A site which has lain vacant and disused for a number of years will be brought back into use and the future liability for the ongoing upkeep and maintenance of the site will be removed from the Council.
- 11.3** By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson  
Chief Officer: Supply, Distribution and Property  
Date: 5 January 2022

---

<b>Person to Contact:</b>	Michelle Lynn, Asset Coordinator. Email: <a href="mailto:michelle.lynn@west-dunbarton.gov.uk">michelle.lynn@west-dunbarton.gov.uk</a>  J David Johnston, Estates Surveyor. Email: <a href="mailto:david.johnston2@west-dunbarton.gov.uk">david.johnston2@west-dunbarton.gov.uk</a>
<b>Appendices:</b>	Appendix 1: Site Plan  Appendix 2: Marketing Details
<b>Background Papers:</b>	None
<b>Wards Affected:</b>	Ward 2

### Title : 680sq.m at Gaitskell Avenue, Alexandria

Map No : AM700

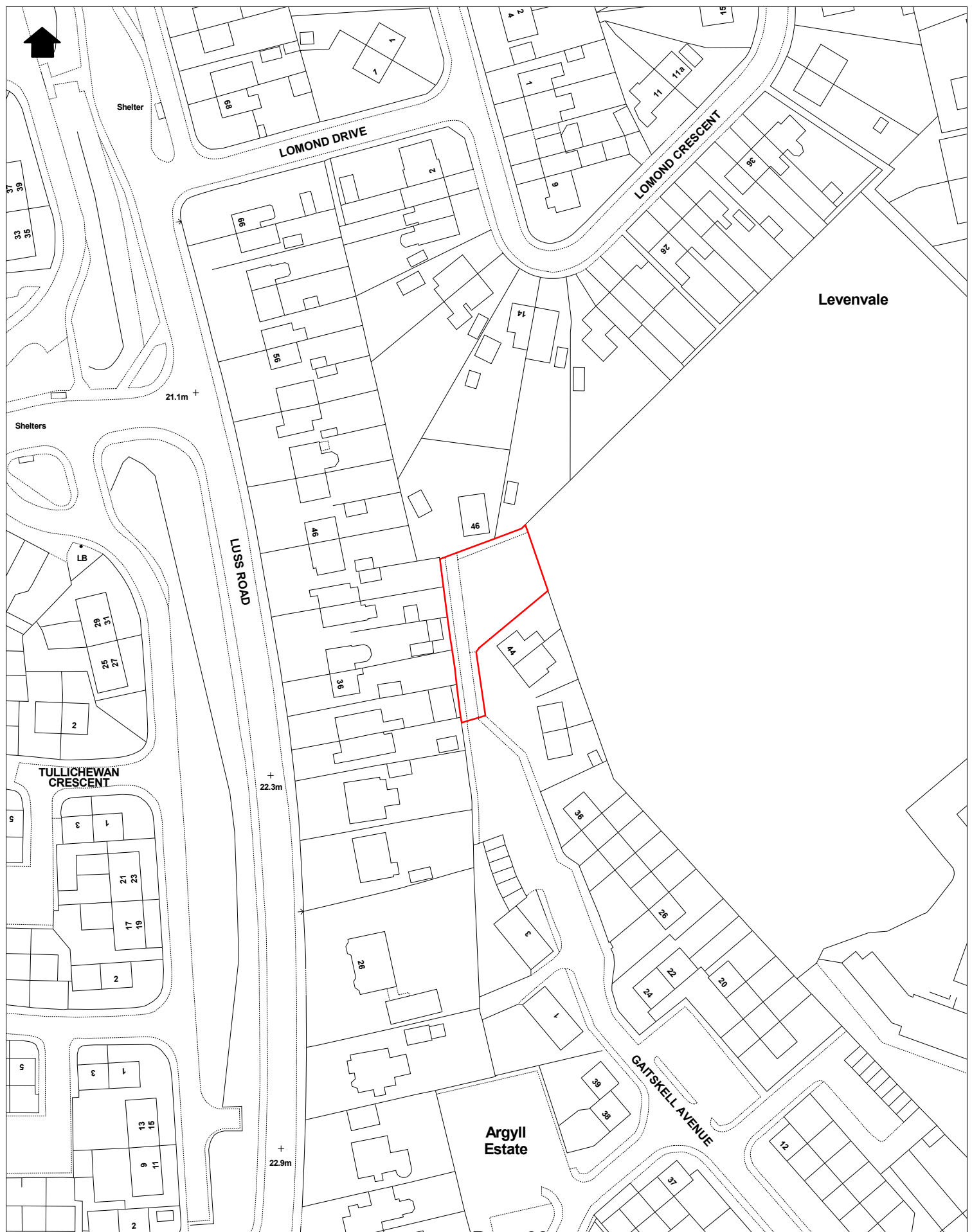
Map Ref : NS3881SE

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## FOR SALE: RESIDENTIAL DEVELOPMENT OPPORTUNITY

ITEM11 -  
APPENDIX 2



**GAITSKELL AVENUE  
ALEXANDRIA  
G83 0QL**



### PROPOSAL

West Dunbartonshire Council are pleased to offer for sale this plot of land which may be suitable for residential development subject to the necessary consents being obtained. The Council are offering For Sale the heritable interest in the site.

### LOCATION

The property is located to the north of Gaitskell Avenue within the Levenvale area which is on the north side of Alexandria close to Argyll Park. The surrounding area is predominantly residential in character.

### SITE

The site is level, of a regular shape and is mainly surfaced. It is bounded on the north, east and south sides by fences.

There is an un-adopted road which provides access to the site from Gaitskell Avenue and also provides access to Numbers 42, 44 and 46 Gaitskell Avenue. This access road will be included within the Title to be sold.





## **SITE AREA**

The entire site including the access road extends to 680 sq meters or thereby, The area of the potential development plot is 637sq meters or thereby.

## **PLANNING**

The site lies within a predominantly residential area. Initial discussions with the Planning Department indicate that in principle a residential use for the property/site may be appropriate subject to compliance with the relevant Local Plan and Local Development Plan policies.

The site is within an area designated as Policy H5 Existing Residential Areas under the Adopted Local Plan (2010) the following policy would be used to assess the proposal.

Policy H5 - Development within Existing Residential Areas

The site is also in an area identified as H4 Existing Neighbourhoods, under the Local Development Plan Proposed Plan (2020), the following policy is a material consideration which would be used to assess the principle of development.

Policy H4 - Residential Amenity

It is strongly recommended that interested parties contact Planning and Building Standards at West Dunbartonshire Council. Tel 0141 951 7930 to discuss any proposals they might have for the site.

Email: [Planning&BuildingControl@west-dunbarton.gov.uk](mailto:Planning&BuildingControl@west-dunbarton.gov.uk)  
[Development.Management@west-dunbarton.gov.uk](mailto:Development.Management@west-dunbarton.gov.uk)

## **ROADS**

Initial discussions with the Roads Department indicate that the existing residential properties and the subject site could be accessed via the private access road. They recommend that appropriate arrangements be made for access, maintenance and off-street parking.

## **TENURE**

The heritable interest in the property is available for sale.

The property is to be disposed subject to any access rights over the access road.

## **OFFERS**

We are seeking offers for the benefit of the Councils interest in the property.

It is likely that a Closing date will be set for receipt of offers and it is strongly recommended that parties' register their interest in writing.

## **FURTHER INFORMATION and VIEWING**

Parties are asked to register their interest in writing with:

J David Johnston, Asset Management

West Dunbartonshire Council

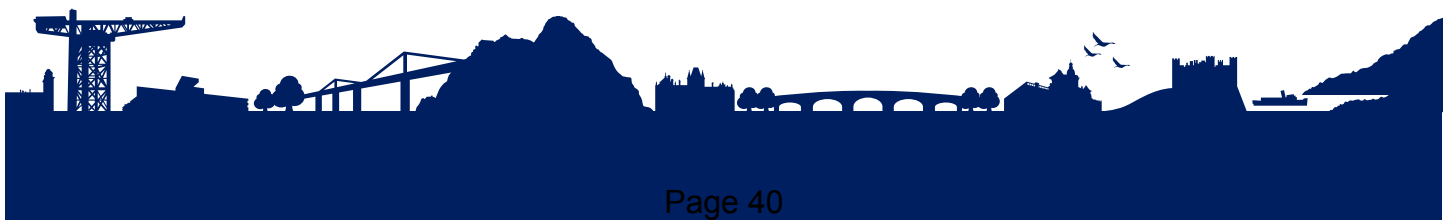
Council Offices

16 Church Street

Dumbarton

G82 1QL

Tel: 07785632859





# West Dunbartonshire Council

Title : 680sq.m at Gaitskell Avenue, Alexandria

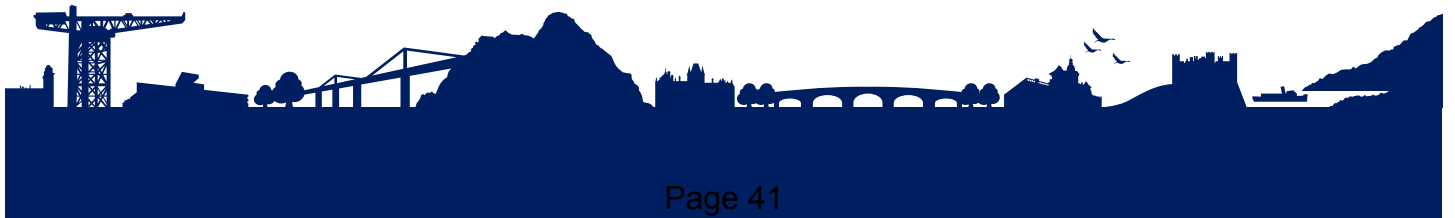
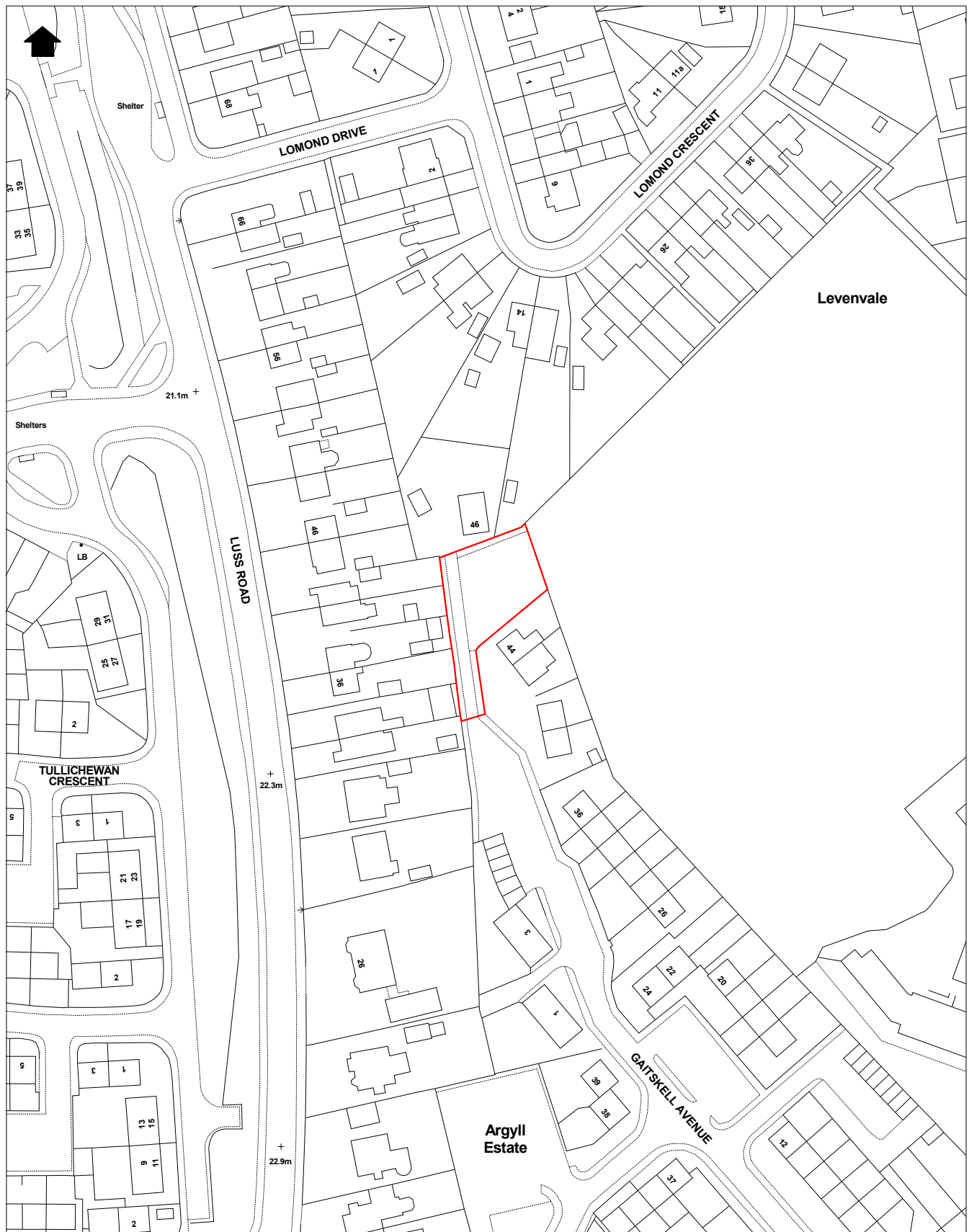
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## WEST DUNBARTONSHIRE COUNCIL

### Report by Chief Officer Supply, Distribution & Property

#### Infrastructure Regeneration and Economic Development Committee:

1 February 2023

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**Subject: Corporate Asset Framework and  
Property Asset Plan 2023 - 2028**

#### **1. Purpose**

- 1.1.** The purpose of the report is to provide IRED Committee members with the new Corporate Asset Framework and the Property Asset Plan 2023 – 2028.

#### **2. Recommendations**

- 2.1** It is recommended that IRED Committee approve the Corporate Asset Management Framework; and the Property Asset Plan 2023 – 2028.

#### **3. Background**

- 3.1.** All of the Council's assets are key resources that require to be effectively managed, utilised in the most efficient manner and enable the delivery of sustainable services to communities.
- 3.2.** Guidance from CIPFA (Chartered Institute of Public Finance and Accountancy) suggests that Local Authorities should classify assets under six generic categories (asset groups) as follows:
- Property
  - Open Spaces
  - Roads Structures, Lighting and Water Related Infrastructure
  - Housing
  - Vehicle, Fleet and Plant
  - Information and Information Technology (ICT)

#### **4. Main Issues**

##### Corporate Asset Management Framework

- 4.1.** The new Corporate Asset Management Framework (Appendix 1) provides the strategic overview for the associated Asset Plans which are in place for each of the asset groups. The Framework ensures assets remain aligned to and support the delivery of the Council's Strategic Plan and priorities, the commitments in our Climate Change Strategy and takes account of changing economic and financial environment.

- 4.2. The Framework sets out the commitment to that our assets continue to be managed corporately and prioritised to support the delivery of key services, meeting the needs of our communities.
- 4.3. The associated Asset Management Plans within the asset group set out at paragraph 3.2 above, will continue to be reviewed and reported appropriately to Committee in line with their agreed timelines. The Strategic Asset Management Group ensure that the actions and objectives contained within each of the Asset Plans support the delivery of key services and provide efficiency and effectiveness in meeting the current and future needs.

#### Property Asset Plan 2023 - 28

- 4.4. The Property Asset Plan has been reviewed and updated and is attached at Appendix 2. The plan provides information about the current property portfolio and sets out the targets for continued maintenance and improvement.

### **5. People Implications**

- 5.1. Effective asset management planning will require cognisance to be taken of the workforce planning implications related to models for the future delivery of core services. Arrangements will require to be sufficiently flexible to meet changing demand across a range of factors including accommodation, technology, location of services, modernisation etc., whilst at the same time providing sustainable solutions.

### **6. Financial and Procurement Implications**

- 6.1. There are no financial or procurement implications associated with the Corporate Asset Framework.
- 6.2. Through Property Asset Plan we will endeavour to secure efficiencies across our asset base. Any capital investment required will be undertaken in line with the process including business case / capital bids and where required, approved appropriately through council or committee.

### **7. Risk Analysis**

- 7.1. The aim of this Framework and its associated plans is to ensure that these asset plans are appropriately prioritised from a corporate perspective and that the financial consequences in revenue and capital investment terms can be properly assessed. There is a risk that this would not be achieved if the Framework and Property Asset Plan are not approved

### **8. Equalities Impact Assessment**

- 8.1. An Equality Impact Screening was undertaken and confirmed no further action required in relation to any recommendations.

## **9. Consultation**

**9.1.** In order to prepare the Corporate Asset Management Framework and the Property Asset Plan 2023 – 2028, Corporate Asset Management consulted with the Strategic Asset Management Group and the following service areas:

- Resources
- Education
- Regulatory & Regeneration
- Roads & Neighbourhood
- People & Technology
- Supply, Distribution & Property
- Citizen, Culture & Facilities

## **10. Strategic Assessment**

**10.1.** The overarching Corporate Asset Management Framework and the Property Asset Plan 2023 – 2028 both cover a range of activity which will contribute to the delivery the Strategic Plan.

**Angela Wilson**

**Chief Officer – Supply, Distribution & Property**

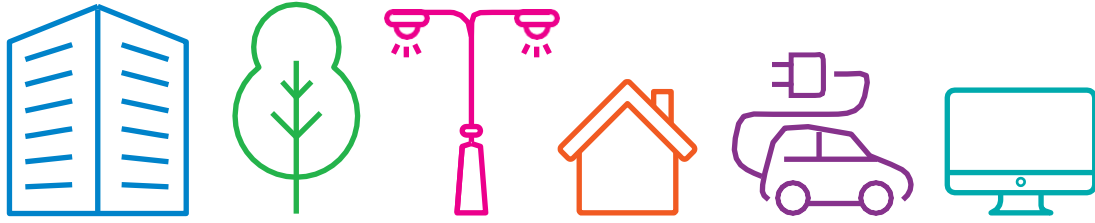
**Date: 10 January 2023**

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**Person to Contact:** Craig Jardine – Corporate Asset Manager, 16 Church Street, Dumbarton.  
e-mail: [craig.jardne@west-dunbarton.gov.uk](mailto:craig.jardne@west-dunbarton.gov.uk)

Michelle Lynn – Asset Coordinator, 16 Church Street, Dumbarton.  
e-mail: [michelle.lynn@west-dunbarton.gov.uk](mailto:michelle.lynn@west-dunbarton.gov.uk)

**Appendices:** Appendix 1: Corporate Asset Management Framework  
Appendix 2: Property Asset Plan 2023 - 2028



# CORPORATE ASSET MANAGEMENT FRAMEWORK

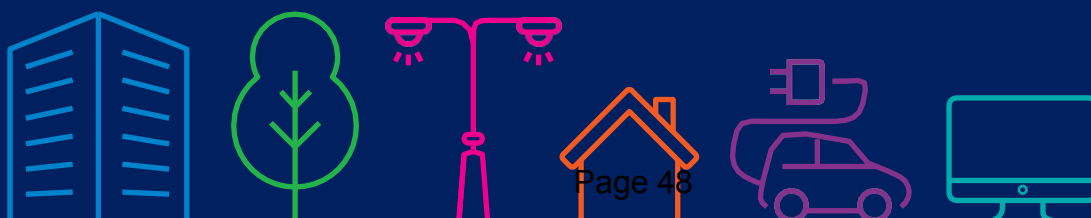
ITEM 12 - APPENDIX 1

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<b>04</b>	<b>Strategic Approach</b>	<b>8</b>

## EXECUTIVE SUMMARY

The Strategic Vision shows our commitment to partnership and creating a modern estate that can attract, retain and empower our people as well as enabling the use of technology to improve operational effectiveness and meet WDC's Net Zero ambitions by 2045. Our Framework needs to align with the ambition of our strategic outcomes.









# 01

## CONTEXT

### West Dunbartonshire

West Dunbartonshire Council is a Local Authority in the West of Scotland, sitting between Glasgow and the Loch Lomond & Trossachs national park and often considered the gateway to the Scottish Highlands. With a population of just below 82,537 and an area of 68 sq. miles, West Dunbartonshire is a small Council both in terms of population and land coverage.

However, despite its size, West Dunbartonshire boasts a diverse range of land uses, natural and built resources, and a mix of dense urban form, rugged moorland and spectacular watercourses.

The Council is responsible for provision of a range of services to its residents and citizens, which includes the collection of waste and recycling, the provision of schools and education, the management of planning and building standards, the provision of libraries, street lighting, and the collection of Council taxes.

In delivering these functions, the Council owns and operates a large built estate. Energy consumption from our buildings and operations are responsible for approximately 44% of our carbon footprint; 47% of our overall footprint results from the waste

and recycling of West Dunbartonshire

(Both operational and domestic household waste); and 9% of the remaining emissions results from both Council and staff vehicles and the operation of other equipment, such as grass cutters. The Council also has responsibility to ensure it is delivering on Climate Change targets in line with Climate Change strategy.



# 02

## INTRODUCTION

The Asset Management framework demonstrates how our assets support the strategic priorities of the council, the delivery of key services, ensuring their efficiency and effectiveness in achieving best value and meeting the needs of communities within West Dunbartonshire.

Sound and efficient management of our assets has a significant part to play in continuing to improve and develop our services to the Community and through service delivery planning, we will continue to clearly set out the service priorities and the asset implications.

Effective Asset Management can, as well as improving efficiency and effectiveness, generate income by selling surplus assets, which will in turn generate long term revenue savings as those assets would no longer be a financial burden.

# 03

## BACKGROUND

### Our Strategic Priorities

The strategic priorities of the Council explain how the Council will work to improve the lives of residents, and support delivery of Community Planning West Dunbartonshire's (CPWD) Local Outcomes and Improvement Plan, and the West Dunbartonshire Health and Social Care Partnership (HSCP) strategic plan.

This will ensure the Council is able to deliver on its aspiration to reduce inequality for the people of West Dunbartonshire.

Our priorities will be delivered through the Council's [Strategic Plan 2022-27](#) and this Corporate Asset Management Framework facilitates the delivery of these strategic priorities.

Through the strategic management of Assets, we will demonstrate how we will deliver against the Council's [Climate Change Strategy](#), actions and targets This includes actions to reduce energy consumption and improve energy and water efficiency in our buildings and across our operations. We will drive the rationalisation and improved utilisation of our offices, depots and other buildings, ensuring that we respond adequately to the green recovery of the Covid19 pandemic and future proofing our assets for a net zero.

Energy and Water currently make up 44% of the overall carbon footprint, so it is important that we continue to make efforts to reduce consumption and emissions from energy and water to have a greater chance of getting to net zero by 2045. We will therefore look to exceed the current energy reduction target of 2%

The Framework has been developed taking recognition of the Chartered Institute of Public Finance and Accounting (CIPFA) guidance which suggests assets should be classified under 6 generic categories. Strategic management of these is evidenced through Asset Management Plans for each of these asset groups. Each plan can be accessed through the links below:

**[Property](#)**

**[Open Spaces](#)**

**[Roads Structures & Lighting](#)**

**[Housing](#)**

**[Vehicle Fleet & Plant](#)**

**[Information and Communication Technology \(ICT\)](#)**

## 04

## STRATEGIC APPROACH

Elected Members, employees and partners have a key role to play in continuing to contribute to and inform the strategic management and operational provision of Assets. The Council's corporate and collaborative approach to Asset Management will ensure that our assets are fit for purpose and through each Service Asset Plan provides the actions to be achieved which continues to support this Corporate Asset Management Framework. Asset Plans, Property Disposal Strategy together with other relevant plans such as Climate Change actions, will be monitored, reviewed and reported to various strategic forums and Council Committees in line with appropriate timescales.

The strategic responsibilities below outline the key areas to deliver tangible benefits contributing to the delivery of the Council's Priorities and Objectives:

The Strategic Asset Management Group oversees the Corporate Asset Management for the Council.

The Strategic Asset Management Group chaired by the Chief Officer Supply, Distribution and Property, with membership from all service areas, facilitates a corporate approach to the management and prioritisation of all assets.

- The Strategic Asset Management Group will continue to consider the capital and asset plans, opportunities and activities such as disposals, energy and water management etc. in line with best value and continued optimisation of efficiencies.
- We will generate additional income through an active disposal of redundant assets programme. The disposal strategy and plan can be found [here](#).
- We will carry out a further review of new proposals which could lever additional investment into West Dunbartonshire linked to utilising our existing assets. This work should be reviewed annually.

Asset Management Performance Indicators are monitored on a quarterly basis and reported to Committee in line with the delivery plans. The Supply Distribution and Property Delivery plan can be found [here](#).

- All Asset Plans will be reviewed and approved by the Strategic Asset Management Group and Committee as required.

# Asset Management Plans

All Asset Management Plans will support the delivery of the strategic plan these take account of six key drivers which are promoted by CIPFA as being critical to effective Asset Management.

The six drivers and a description of each are illustrated below:

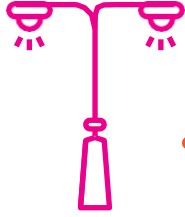
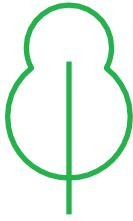
Driver	Description
Condition	It is essential to understand the condition of the asset and it is essential that regular surveys of condition are undertaken
Suitability	This is also known as the “fit for purpose” test. It seeks to establish how well an asset is suited to its current purpose
Sufficiency	This relates to the demand and sustainability of the asset. Sufficiency is concerned about how an asset is used now and in the future. It helps to identify underused assets and is concerned with asset capacity
Revenue Costs	The costs of operating assets are important and need to be a feature in any asset management plan in order both to monitor against predicted costs but also to establish the economic asset use
Accessibility	This has two aspects, the first linked to the Equality Act 2010 and how accessible the property is to disabled people, this is reported under SPI CM4. The second how accessible is it generally, is it in the right location
Value	Knowing the value of assets is essential for decision making. While valuations are required for accounting purposes it is also essential to know the market value of the asset when considering asset management plans

# Capital Project and Planning

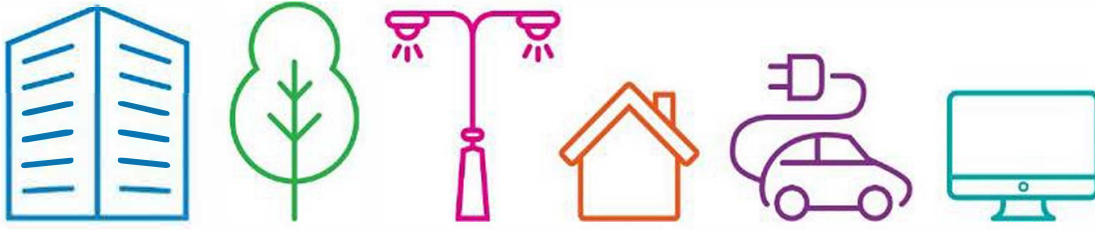
The Council utilises option appraisal techniques (where appropriate) for capital plan assessment.

The full option appraisal process comprises five stages as follows.

1. Determine the strategic objectives of the organisation. This involves the examination of each option to identify the strategic contribution of each while considering any other objectives that may have to be considered and any wider social or economic benefits. This examination results in options being ranked according to how they meet the specified objective.
2. Assessment of the whole life costs of the preferred option under different Procurement options which may include lease versus buy, new build versus refurbishment or self- finance versus PFI.
3. Adjusting the whole life costs taking account of risk and optimism bias and confirmation that the preferred option demonstrates value for money and that it is affordable.
4. Implementation and monitoring of the preferred option at each stage in the project upon commencement.
5. Post project evaluation and feedback of lessons learned - i.e. what did we do right and what did we do wrong?







ITEM 12 -  
APPENDIX 2

# PROPERTY ASSET PLAN 2023-28

## **CONTENTS**

1. Introduction	Page 2
2. Current Property Assets	Page 2
3. Property Asset Aims, Objectives and Drivers	Page 3
4. Appendix 1 Action Plan	Page 7
5. Appendix 2 Breakdown of Property Types	Page 9

## 1. INTRODUCTION

The Council has a responsibility to ensure that assets are managed in a strategic manner so that they enhance and improve service delivery, that the asset base is aligned to the [Strategic Plan](#) and priorities and that they are managed in an active, effective and efficient manner.

West Dunbartonshire Council's Corporate Asset Framework supports the priorities and objectives of the Council's Strategic Plan.

This Asset Property Plan will consider:

- Strategy aims and objectives
- Property portfolio
- Action Plan

## 2. CURRENT PROPERTY ASSETS

West Dunbartonshire Council has a substantial property portfolio consisting of:

- operational properties which are used to support service delivery;
- non-operational properties which are used to stimulate economic development and provide the council with a stable revenue income stream and surplus assets for disposal;
- memorials which include statues, plaques etc.

The property portfolio is made up as follows:

<u>Type</u>	<u>Number</u>	<u>Value as at 31/03/2022</u>
Operational properties	287	£220m
Non-operational properties	590	£ 45m
Memorials	43	Unknown

Income from all non-operational properties is approximately £4.58 million annually. Total running costs for operational properties is approximately £18 million per year.

### 3. AIMS AND OBJECTIVES

The aim is for all operational properties to reach minimum Condition B. Many of the operational assets need investment to achieve Condition B status and all others to ensure they remain at minimum Condition B. The current Capital Plan if maintained at this level, be sufficient to achieve and maintain 90% of properties at Condition B status across the operational estate in 2028.

The non-operational property assets may need investment but do offer the potential to generate additional income for the Council. These will continue to be assessed in line with occupancy rates.

Office Accommodation across the Estate will be continually reviewed in terms of usage and service delivery and managed inline with operational plans and [Disposal Strategy](#).

The property asset objectives, from which is primarily funded by the Building Upgrades budget, have been set as follows and contained in Appendix 1:

- Condition - 90% of operational assets will be grade A or B by 2028.
- Suitability - 97% of operational assets will be grade A or B by 2028.
- Accessibility - 100% of properties from which the council delivers services to the public will be accessible to disabled people by 2028.
- Sufficiency - 7m2 per person based on Nett Internal Area by 2028.

Ensuring property assets operate efficiently is a priority. The Council currently spends £18 million per year on operational properties energy costs, under occupancy issues, closure and sale of redundant properties must be considered and prioritised as part of the property action plan as well as the disposal strategy.

**3.1** The Property Asset Plan is based on the following key principles:

**To manage property assets as a corporate resource by adopting a strategic approach through:**

- Managing property as a corporate resource, which supports the most efficient delivery of services
- Reviewing outcomes of business cases, in support of projects identified within strategies to secure capital investment inline with wider regeneration of the area.
- Maintain an accurate property asset register and database

- Recording key information centrally against assets within the property asset database
- Ongoing updating of property asset information as projects are completed, where changes occur to asset use, or as part of regular cycle reviews

**Minimise the impact on the environment from the construction and operation of properties by:**

- Considering sustainability within property asset refurbishment project business cases and option appraisals
- Managing and monitoring energy consumption and costs
- Ensuring building users understand and operate properties effectively to reduce energy consumption
- Utilising benchmarking information

**To maintain properties in appropriate condition and is suitable by:**

- Undertaking planned and reactive maintenance activities across the operational estate
- Regularly assessing and reporting the condition of the portfolio, prioritising investment in property assets in line with condition assessments and service delivery
- Utilising benchmarking information
- Ensuring that, when required, properties are sufficiently accessible for people with disabilities by complying with relevant standards and good practice

**Ensure the property portfolio is effectively utilised across all levels by:**

- Reviewing utilisation across the operational portfolio to map current and future demands
- Challenging asset use by utilising occupancy recording methodologies and where required identify proposals to either maximise asset use or to provide service by alternative means
- Implementing common office space standards to ensure efficient use of office accommodation in line with the Office Rationalisation project
- Continuing to deliver against the Disposal Strategy to ensure that assets that no longer satisfy service delivery or within strategic locations are arranged to be disposed of as soon as possible

**Report performance of the property portfolio by:**

- Reporting asset performance to the Strategic Asset Management Group relevant statutory bodies as necessary

**By adopting a strategic approach to capital prioritisation, project initiation and procurement by:**

- The development of capital projects through the Gateway process which requires a business case to be prepared to secure investment
- Ensuring option appraisals are conducted to support investment which considers whole life costs and sustainability
- Utilising a high level option appraisal/selection process to determine inclusion within the capital plan and best value whilst considering whole life costs and sustainability

**To manage the non-operational and investment portfolio by:**

- Managing the non-operational and investment portfolio to maximise revenue income to the council
- Maintaining the long-term performance of the non-operational portfolio
- Providing appropriate high quality premises which promote and encourage economic development within West Dunbartonshire
- Developing a process to collect, record and maintain key asset information concerning the non-operational and investment portfolio

**3.2 Property Drivers**

To deliver the Property Asset Plan it is vital that clear property objectives are set for both the operational and non-operational estate. There are six key drivers in relation to property asset management. These drivers will set the objectives for property and allow improvement to be measured.

These six keys drivers continue to form the basis of the Councils Performance Indicators both for operational and non-operational properties. Performance is reported to the Accounts Commission as well as appropriate Committees in line with delivery planning arrangements as follows:

- Condition - % of properties in a satisfactory condition
- Suitability - % of properties suitable for its current use

- Accessible - % of properties from which the council delivers services to the public and the percentage of these in which all public areas are suitable for and accessible to disabled people
- Location - is the property in the right location to deliver services
- Sufficiency - Average floor space per staff member
- Revenue - The running costs per m2 of the estate will decrease annually

Using the suitability criteria, currently almost 90% of operational properties are at minimum grade B for suitability. The target for 2028 is to achieve 90% subject to maintaining current levels of capital funding.

### **3.3 Property Objectives**

The Property Objectives, where cost is primarily funded by the Building Upgrades budget, have been set as follows and contained in Appendix 1:

- Condition - 90% of operational assets will be grade A or B by 2028.
- Suitability - 97% of operational assets will be grade A or B by 2028.
- Accessibility - 100% of properties from which the council delivers services to the public will be accessible to disabled people by 2028.
- Sufficiency - 7m2 per person based on Nett Internal Area by 2028.

### **3.4 Disposals**

Continuation to deliver the objective of the [Property and Land Disposal Strategy 2021 - 2026](#) which will be reviewed and reported annually to Committee.

## 4. APPENDIX 1 ACTION PLAN 2023- 2028

The following tables illustrate the performance indicators to 2028 and the budget lines, which influence the performance delivery.

PERFORMANCE INDICATOR	2023/24	2024/25	2025/26	2026/27	2027/28
	Target	Target	Target	Target	Target
CM8aiii: Proportion of operational accommodation that is in a satisfactory condition	92%	93%	95%	97%	100%
<p>The following work streams have an impact in delivering improvement on the Performance Indicator:</p> <ul style="list-style-type: none"> <li>○ Major Capital Projects</li> <li>○ Depot Rationalisation Projects</li> <li>○ Office Accommodation Projects</li> <li>○ Building Upgrades Operational Plan</li> <li>○ Maintenance and Repair Operational Plan</li> </ul>					



PERFORMANCE INDICATOR	2023/24	2024/25	2025/26	2026/27	2027/28
	Target	Target	Target	Target	Target
CM8bii: Proportion of operational accommodation that is suitable for its current use	93%	94%	96%	98%	100%
<p>The following work streams have an impact in delivering improvement on the Performance Indicator:</p> <ul style="list-style-type: none"> <li>○ Major Capital Projects</li> <li>○ Depot Rationalisation Projects</li> <li>○ Office Accommodation Projects</li> <li>○ Building Upgrades Operational Plan</li> <li>○ Maintenance and Repair Operational Plan</li> </ul>					

Performance Indicator	2023/24	2024/25	2025/26	2026/27	2027/28
	Target	Target	Target	Target	Target
CM4c: Percentage of council buildings in which all public areas are suitable for and accessible to disabled people	100%	100%	100%	100%	100%
<p>The following work streams have an impact in delivering improvement on the Performance Indicator:</p> <ul style="list-style-type: none"> <li>○ Major Capital Projects</li> <li>○ Depot Rationalisation Projects</li> <li>○ Office Accommodation Projects</li> <li>○ Building Upgrades Operational Plan</li> <li>○ Maintenance and Repair Operational Plan</li> </ul>					

## 5. APPENDIX 2 BREAKDOWN OF PROPERTY TYPES

Type	No.	% at C/D Current cond.	Comments	Target date for Condition B
Schools	64	0%	Based on previous investment the current Schools Estate condition A & B is 100%.	Maintain 100% by 2028
Pavilions	25		Part of Building Upgrades Programme will be Condition B by 2028	80% by 2028
Offices	12	0%	Based on previous investment the current office condition A & B is 100%.	Maintain 100% by 2028
Depot/Workshops	12		Currently being maintained whilst DRP and shared services are reviewed. Those buildings remaining will then become part of Building Upgrades Programme.	To be assessed
Stores	12		Currently being maintained whilst DRP and shared services are reviewed. Those buildings remaining will then become part of Building Upgrades Programme.	To be assessed
Comm. Ed & Resource Centres	12	60%	Part of Building Upgrades Programme will be Condition B by 2028	80% by 2028
Lodge and School Houses	16	N/A	Maintained by respective services or will form part of Disposal strategy	N/A
Care Homes etc.	9	100%	Part of Care Home Rationalisation Projects. Surplus properties will form part of the Disposal Strategy	100% by 2028
Library	8	50%	Part of Building Upgrades Programme will be Condition B by 2028	80% by 2028
Toilets	8	25%	Part of Building Upgrades Programme will be Condition B by 2028.	80% by 2028
Sports/Leisure Centres	3	N/A	Maintained by West Dunbartonshire Leisure.	2028
Sports Halls & Halls	6	100% (SH)	Part of Building Upgrades Programme will be Condition B by 2028.	2028
Training Facility	2	N/A	Part of Building Upgrades Programme will be Condition B by 2028	2028
Theatre	1	100%	Maintained by West Dunbartonshire Leisure	2028
Others	6		Part of Building Upgrades Programme will be Condition B by 2028	2028
<b>TOTAL</b>	<b>196</b>			

## WEST DUNBARTONSHIRE COUNCIL

### Report by Chief Officer - Resources

**Infrastructure, Regeneration & Economic Development Committee:  
1 February 2023**

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**Subject: Infrastructure, Regeneration & Economic Development Budgetary Control Report 2022/23 to Period 8 (30 November 2022)**

#### **1. Purpose**

- 1.1** This report provides an update on the financial performance to 30 November 2022 of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee (IRED).

#### **2. Recommendations**

**2.1** Members are asked to:

- i) note the contents of this report showing the revenue budget forecast to overspend against budget by £0.956m (7.02%) at the year-end, of which £0.030m is COVID-19 related, therefore the non-covid variance is currently projected at £0.926m adverse, and
- ii) note the net projected annual position in relation to relevant capital projects which is highlighting a projected variance of £19.235m (40.14%) due to re-profiling of £18.033m (37.63%) and an underspend of £1.203m (8.25%).

#### **3. Background**

##### Revenue

- 3.1** At the meeting of West Dunbartonshire Council on 9 March 2022, Members agreed the revenue estimates for 2022/23. A total net budget of £12.819m was approved for IRED services. Since then there have been various adjustments and some services have moved outwith the IRED remit and the revised budget is therefore now £13.602m, as follows:

	£m
<b>Starting Position</b>	<b>12.819</b>
Cost of Living Allocation	0.057
Mobile and Adobe licenses realignment	-0.001
Pay Award Allocation	0.739
Recurring Variances	-0.015
Cost of living working group	0.003
<b>Revised Budget</b>	<b>13.602</b>

- 3.2** With vacancy savings being removed from service budgets and transferred to a central budget, other projected overspends identified within services are now more clearly reported. This demonstrates that, if the Council were only to meet the budgeted turnover level of vacancies there would be a far more significant overspend which highlights the extent to which the Council cannot afford to operate with its current full establishment.

#### Capital

- 3.3** At the meeting of Council on 9 March 2022, Members also agreed the updated 10 year General Services Capital Plan for 2022/2023 to 2031/2032. The three years from 2021/22 to 2023/24 have been approved in detail with the remaining years being indicative at this stage. The total project life budget approved for projects that have either commenced or are due to commence in that period total £159.023m.

## **4. Main Issues**

### Revenue Budget

- 4.1** The current budgetary position is summarised in Appendix 1. A more detailed analysis by service is given in Appendix 2.
- 4.2** Of the 13 services monitored 5 are showing either a favourable or nil variance, with 8 services showing an adverse variance. Comments are shown in Appendix 3 when there are projected net annual variances greater than £0.050m and also where the net variance is below £0.050m but there are offsetting variances of over £0.050m within the service.
- 4.3** Appendix 1 shows the probable outturn for the services at £14.558m. As the annual adjusted budget is £13.602m there is currently a projected adverse variance for the year of £0.956m, of which £0.030m is COVID-19 related, therefore the non-covid variance is currently projected at £0.926m adverse.

- 4.4** Officers will continue to manage the budgets as closely as possible throughout the year and it is hoped that by tight budgetary control expenditure may be brought in on line.

#### Capital Budget

- 4.5** The overall programme summary report is shown in Appendix 5. Information on projects in the red category for probable underspends or overspends in-year and in total is provided in Appendices 6 together with additional information on action being taken to minimise or mitigate reprofiling and/or overspends where possible and detail on projects within the green category are shown in Appendix 7. The analysis shows that for the in-year planned spend there is currently a projected in-year variance of £19.235m of which £18.033m relates to project reprofiling and an in-year underspend of £1.203m. Officers review regularly the in-year position to consider options to maximise the effective use of capital resources.
- 4.6** From the analysis within the appendices it can be seen that there are ten projects with forecast slippage over £0.500m, as listed as follows:

Project	Slippage £m
Vehicle Replacement	2.217
Vehicle Replacement Strategy	1.000
New West Bridgend Community Centre	1.063
LUF	6.835
Clydebank Can on the Canal	0.657
Viresco	0.750
Regeneration/LED	0.876
Regeneration	2.148
Depot Rationalisation	0.965
SPT	0.552

## **5. People Implications**

- 5.1** There are no people implications.

## **6. Financial Implications**

- 6.1** Other than the financial position noted above, there are no financial implications of the budgetary control report. Officers are currently reviewing budgets and projections with a view to improving the position by financial year end and progress will be highlighted in future reports to committee.

## **7. Risk Analysis**

- 7.1** The present variances should be viewed in the knowledge that there are a number of variable factors which could arise between now and 31 March and which could affect the year end results for both the revenue and capital budgets.

## **8. Equalities Impact Assessment (EIA)**

- 8.1** The report is for noting and therefore no Equalities Impact Assessment was completed for this report.

## **9 Consultation**

- 9.1** The views of both Finance and Legal services have been requested on this report and both have advised there are neither any issues nor concerns with the proposal. As the report is for noting no further consultation is envisaged.

## **10. Strategic Assessment**

- 10.1** Proper budgetary control and sound financial practice are cornerstones of good governance and support Council and officers to pursue the five strategic priorities of the Council's Strategic Plan. This report forms part of the financial governance of the Council. This report is for noting and, therefore, does not directly affect any of the strategic priorities.

**Laurence Slavin**  
**Chief Officer – Resources**

**Date: 10 January 2023**

**Person to Contact:** Jackie Thomson - Business Unit Finance Partner, 16 Church Street, Dumbarton, G81 1QL.  
e-mail [jackie.nicol-thomson@west-dunbarton.gov.uk](mailto:jackie.nicol-thomson@west-dunbarton.gov.uk)

**Appendices:** Appendix 1 - Summary Budgetary Position (Revenue)  
Appendix 2– Detailed Budgetary Position (Revenue)  
Appendix 3 – Variance Analysis (Revenue)

Appendix 4 – Efficiencies & Management Adjustments  
Appendix 5 – Budgetary Position (Capital)  
Appendix 6 – Variance Analysis Red Status (Capital)  
Appendix 7 - Variance Analysis Green (Capital)

**Background Papers:** None  
**Wards Affected:** All

WEST DUNBARTONSHIRE COUNCIL  
REVENUE BUDGETARY CONTROL 2022/23  
IRED SUMMARY

ITEM 13 - APPENDIX 1

MONTH END DATE **30 November 2022**

Service / Subjective Summary	Total Budget 2022/23	Spend to Date 2022/23	Forecast Spend 2022/23	Annual Variance 2022/23		Annual RAG Status	Net Variance Attributable to Covid	Underlying Variance Excluding Covid
	£000	£000	£000	£000	%		£000	£000
Corporate Asset Maintenance	(203)	(174)	(201)	2	-1%	↓	0	2
Transport, Fleet & Maintenance Services	(511)	846	(402)	109	-21%	↓	0	109
Consultancy Services	570	651	566	(4)	-1%	↑	0	(4)
Roads Services	3,066	3,582	3,281	215	7%	↓	0	215
Grounds Maintenance & Street Cleaning Client	7,503	5,002	7,503	0	0%	→	0	0
Outdoor Services	192	160	188	(4)	-2%	↑	0	(4)
Burial Grounds	(193)	(350)	(187)	6	-3%	↓	0	6
Crematorium	(1,024)	(476)	(895)	130	-13%	↓	0	130
Waste Services	8,177	5,318	8,516	340	4%	↓		340
Corporate Assets /Capital Investment Program	(2,276)	43	(2,290)	(14)	1%	↑	35	(50)
Economic Development	258	880	262	5	2%	↓	(5)	10
Depots	0	350	0	0	0%	→	0	0
Ground Maintenance & Street Cleaning Trading	(1,957)	5,087	(1,783)	174	-9%	↓	0	174
Total Net Expenditure	13,602	20,919	14,558	956	7%	↓	30	926



WEST DUNBARTONSHIRE COUNCIL  
REVENUE BUDGETARY CONTROL 2022/23  
IRED COMMITTEE DETAIL

ITEM 13 - APPENDIX 2

PERIOD END DATE 30 November 2022

PERIOD

8

Actual Outturn 2021/22	Service Summary	Total Budget 2022/23	Spend to Date 2022/23	Forecast Spend 2022/23	Annual Variance 2022/23	RAG Status
£000	All Services	£000	£000	£000	£000	%
18,274	Employee	19,865	11,704	19,748	(117)	-1% ↑
3,921	Property	3,393	2,991	3,675	281	8% ↓
4,547	Transport and Plant	4,568	2,909	5,047	479	10% ↓
10,643	Supplies, Services and Admin	11,789	6,347	10,458	(1,331)	-11% ↑
9,414	Payments to Other Bodies	9,369	5,362	9,407	38	0% ↓
390	Other	557	0	557	0	0% →
47,189	Gross Expenditure	49,541	29,314	48,891	(650)	-1% ↑
(32,144)	Income	(35,939)	(8,395)	(34,333)	1,607	4% ↓
15,046	Net Expenditure	13,602	20,919	14,558	956	7% ↓
£000	Corporate Asset Maintenance	£000	£000	£000	£000	%
2,006	Employee	1,739	1,064	1,703	(36)	-2% ↑
57	Property	49	33	49	0	0% →
59	Transport and Plant	67	45	67	0	0% →
1,329	Supplies, Services and Admin	3,070	677	1,328	(1,742)	-57% ↑
0	Payments to Other Bodies	0	0	0	0	0% →
0	Other	0	0	0	0	0% →
3,451	Gross Expenditure	4,925	1,819	3,147	(1,778)	-36% ↑
(3,648)	Income	(5,128)	(1,993)	(3,348)	1,780	35% ↓
(197)	Net Expenditure	(203)	(174)	(201)	2	-1% ↓
£000	Transport, Fleet & Maintenance Services	£000	£000	£000	£000	%
1,721	Employee	1,839	1,092	1,807	(32)	-2% ↑
93	Property	81	87	95	14	17% ↓
1,919	Transport and Plant	2,068	1,325	2,217	148	7% ↓
509	Supplies, Services and Admin	567	324	567	(0)	0% ↑
1	Payments to Other Bodies	0	1	1	388%	↓
0	Other	0	0	0	0	0% →
4,243	Gross Expenditure	4,556	2,829	4,686	130	3% ↓
(4,626)	Income	(5,067)	(1,984)	(5,088)	(21)	0% ↑
(383)	Net Expenditure	(511)	846	(402)	109	-21% ↓
£000	Consultancy Services	£000	£000	£000	£000	%
1,092	Employee	1,074	647	1,063	(12)	-1% ↑
0	Property	0	0	0	0	0% →
6	Transport and Plant	7	2	7	0	0% →
4	Supplies, Services and Admin	5	2	5	0	11% ↓
45	Payments to Other Bodies	0	0	0	0	0% →
0	Other	0	0	0	0	0% →
1,147	Gross Expenditure	1,086	651	1,075	(11)	-1% ↑
(528)	Income	(516)	0	(509)	7	1% ↓
619	Net Expenditure	570	651	566	(4)	-1% ↑
£000	Roads Services	£000	£000	£000	£000	%
2,707	Employee	2,929	1,651	2,844	(85)	-3% ↑
226	Property	216	360	278	61	28% ↓
697	Transport and Plant	552	440	723	171	31% ↓
2,423	Supplies, Services and Admin	2,113	1,202	2,350	237	11% ↓
817	Payments to Other Bodies	836	1	836	0	0% →
0	Other	0	0	0	0	0% →
6,871	Gross Expenditure	6,646	3,653	7,031	384	6% ↓
(4,212)	Income	(3,580)	(71)	(3,750)	(170)	-5% ↑
2,658	Net Expenditure	3,066	3,582	3,281	215	7% ↓

WEST DUNBARTONSHIRE COUNCIL  
REVENUE BUDGETARY CONTROL 2022/23  
IRED COMMITTEE DETAIL

APPENDIX 2

PERIOD END DATE 30 November 2022

PERIOD

8

Actual Outturn 2021/22	Service Summary	Total Budget 2022/23	Spend to Date 2022/23	Forecast Spend 2022/23	Annual Variance 2022/23	RAG Status
£000		£000	£000	£000	£000 %	
0	Employee	0	0	0	0 0%	→
0	Property	0	0	0	0 0%	→
0	Transport and Plant	0	0	0	0 0%	→
0	Supplies, Services and Admin	0	0	0	0 0%	→
7,360	Payments to Other Bodies	7,503	5,002	7,503	0 0%	→
0	Other	0	0	0	0 0%	→
7,360	Gross Expenditure	7,503	5,002	7,503	0 0%	→
0	Income	0	0	0	0 0%	→
7,360	Net Expenditure	7,503	5,002	7,503	0 0%	→
£000	Outdoor Services	£000	£000	£000	£000 %	
61	Employee	116	37	65	(51) -44%	↑
84	Property	85	70	106	21 25%	↓
0	Transport and Plant	0	0	0	0 0%	→
113	Supplies, Services and Admin	117	125	129	11 10%	↓
62	Payments to Other Bodies	45	12	34	(12) -26%	↑
0	Other	0	0	0	0 0%	→
320	Gross Expenditure	364	244	333	(30) -8%	↑
(144)	Income	(171)	(84)	(146)	26 15%	↓
176	Net Expenditure	192	160	188	(4) -2%	↑
£000	Burial Grounds	£000	£000	£000	£000 %	
0	Employee	0	0	0	0 0%	→
21	Property	23	12	24	1 5%	↓
0	Transport and Plant	0	0	0	0 0%	→
0	Supplies, Services and Admin	0	0	0	0 0%	→
425	Payments to Other Bodies	442	0	442	0 0%	→
0	Other	0	0	0	0 0%	→
447	Gross Expenditure	465	12	467	2 0%	↓
(666)	Income	(658)	(362)	(654)	4 1%	↓
(220)	Net Expenditure	(193)	(350)	(187)	6 -3%	↓
£000	Crematorium	£000	£000	£000	£000 %	
199	Employee	197	138	210	12 6%	↓
161	Property	166	132	217	51 31%	↓
0	Transport and Plant	0	0	0	0 0%	→
18	Supplies, Services and Admin	18	12	20	1 6%	↓
37	Payments to Other Bodies	33	16	33	(1) -2%	↑
0	Other	0	0	0	0 0%	→
415	Gross Expenditure	416	298	479	64 15%	↓
(1,364)	Income	(1,440)	(774)	(1,374)	66 5%	↓
(949)	Net Expenditure	(1,024)	(476)	(895)	130 -13%	↓
£000	Waste Services	£000	£000	£000	£000 %	
3,034	Employee	2,990	1,952	3,250	260 9%	↓
175	Property	146	40	157	11 8%	↓
1,066	Transport and Plant	1,037	658	1,050	12 1%	↓
5,275	Supplies, Services and Admin	5,207	3,330	5,270	63 1%	↓
2	Payments to Other Bodies	22	50	50	28 131%	↓
0	Other	0	0	0	0 0%	→
9,551	Gross Expenditure	9,403	6,029	9,778	374 4%	↓
(1,118)	Income	(1,227)	(712)	(1,262)	(35) -3%	↑
8,434	Net Expenditure	8,177	5,318	8,516	340 4%	↓

WEST DUNBARTONSHIRE COUNCIL  
REVENUE BUDGETARY CONTROL 2022/23  
IRED COMMITTEE DETAIL

APPENDIX 2

PERIOD END DATE 30 November 2022

PERIOD

8

Actual Outturn 2021/22	Service Summary	Total Budget 2022/23	Spend to Date 2022/23	Forecast Spend 2022/23	Annual Variance 2022/23	RAG Status
£000		£000	£000	£000	£000 %	
1,138	Employee	1,271	710	1,189	(82) -6%	↑
1,794	Property	1,769	1,644	1,871	103 6%	↓
3	Transport and Plant	5	3	6	1 11%	↓
74	Supplies, Services and Admin	(52)	9	(48)	3 -6%	↓
47	Payments to Other Bodies	42	13	42	0 0%	↓
0	Other	0	0	0	0 0%	→
3,056	Gross Expenditure	3,036	2,380	3,061	25 1%	↓
(2,968)	Income	(5,312)	(2,336)	(5,351)	(39) -1%	↑
88	Net Expenditure	(2,276)	43	(2,290)	(14) 1%	↑
£000	Economic Development	£000	£000	£000	£000 %	
620	Employee	1,002	598	964	(38) -4%	↑
489	Property	22	18	23	1 5%	↓
2	Transport and Plant	4	0	0	(4) -100%	↑
13	Supplies, Services and Admin	16	7	15	(1) -7%	↑
618	Payments to Other Bodies	444	269	466	22 5%	↓
0	Other			0	0 0%	→
1,743	Gross Expenditure	1,489	891	1,468	(21) -1%	↑
(976)	Income	(1,231)	(11)	(1,206)	25 2%	↓
767	Net Expenditure	258	880	262	4 2%	↓
£000	Depots	£000	£000	£000	£000 %	
0	Employee	0	0	0	0 0%	→
485	Property	504	346	536	32 6%	↓
0	Transport and Plant	0	0	0	0 0%	→
16	Supplies, Services and Admin	15	4	19	4 28%	↓
0	Payments to Other Bodies	0	0	0	0 0%	→
0	Other	0	0	0	0 0%	→
501	Gross Expenditure	519	350	555	36 7%	↓
(501)	Income	(519)	0	(555)	(36) -7%	↑
0	Net Expenditure	0	350	0	0 0%	→
£000	Ground Maintenance & Street Cleaning Trading A/c	£000	£000	£000	£000 %	
5,696	Employee	6,708	3,814	6,653	(54) -1%	↑
334	Property	332	250	318	(13) -4%	↑
796	Transport and Plant	827	437	977	150 18%	↓
869	Supplies, Services and Admin	712	656	803	91 13%	↓
0	Payments to Other Bodies	0	(0)	(0)	(0) 0%	↑
390	Other	557	0	557	0 0%	→
8,085	Gross Expenditure	9,135	5,156	9,308	174 2%	↓
(11,393)	Income	(11,091)	(68)	(11,091)	0 0%	→
(3,308)	Net Expenditure	(1,957)	5,087	(1,783)	174 -9%	↓

PERIOD END DATE

30 November 2022

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Corporate Asset Maintenance	(203)	(201)	2	-1%	↓
Service Description	This service manages and undertakes repairs and maintenance to public buildings				
Main Issues / Reason for Variance	Lower than budgeted income due to a reduced programme of CAMS work delivered through subcontractor partners. Reduced income is offset by reduced subcontractor expenditure.				
Mitigating Action	Non required				
Anticipated Outcome	Surplus is broadly in line with target				

Transport, Fleet & Maintenance Services	(511)	(402)	109	-21%	↓
Service Description	Transport services across WDC				
Main Issues / Reason for Variance	There is a favourable variance (£102k) against employee costs due to a number of vacancies. However this is more than offset by higher fuel costs (£143k), which will follow through to higher recharges to services. Favourable variance from diesel recharges is less than the adverse variance from higher prices as initial income target was too high.				
Mitigating Action	The level of internal recharges is under review				
Anticipated Outcome	Surplus is less than target				

PERIOD END DATE

30 November 2022

Budget Details	Variance Analysis				
	Total Budget	Forecast Spend	Variance	RAG Status	
	£000	£000	£000	%	
Roads Services	3,066	3,281	215	7%	↓
Service Description	This service relates to Roads operations, design, structures, street lighting, road safety and school crossing patrols				
Main Issues / Reason for Variance	Plant hire costs have increased during the year to a level not foreseen when the budget was set . Similarly, electricity and street lighting costs have increased during the year to a level not anticipated when the budget was set due to inflationary levels.				
Mitigating Action	Management will continue to monitor all budget heads with a view to minimising the overspend.				
Anticipated Outcome	An adverse variance is anticipated.				
Outdoor Services	192	188	(4)	-2%	↑
Service Description	This service covers the outdoor sporting facilities provided by WDC and public conveniences				
Main Issues / Reason for Variance	Employee costs are favourable (£51k) because of a number of vacancies . This favourable variance has offset the adverse variance against electricity/gas (£24k).				
Mitigating Action	None necessary				
Anticipated Outcome	Small favourable variance				

PERIOD END DATE

30 November 2022

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Ground Maintenance & Street Cleaning Trading A/c	(1,957)	(1,783)	174	-9%	↓
Service Description	Trading operation providing grounds maintenance and street cleaning services				
Main Issues / Reason for Variance	Property costs are adverse due to increased gas/electricity costs (£17k) and higher anticipated depot costs (£12k). Fuel (£114k), vehicle maintenance (£22k), tyres (£15k) and plant/seed/materials costs (£36k) have increased to a level not anticipated when the budget was set. These have been partly offset by vacancies (£54k).				
Mitigating Action	None possible at this time				
Anticipated Outcome	An adverse variance is anticipated				
Crematorium	(1,024)	(895)	130	-13%	↓
Service Description	This service provides crematorium services within the Council area				
Main Issues / Reason for Variance	Gas costs are higher than budgeted (£30k) while income is projected to be less than budgeted (£48k). Following the pay award overtime will be over budget (£6k).				
Mitigating Action	Management will continue to monitor all budget heads with a view to minimising the overspend				
Anticipated Outcome	An adverse variance is anticipated				
Waste Services	8,177	8,516	340	4%	↓
Service Description	Waste Collection and Refuse disposal services				
Main Issues / Reason for Variance	Employee costs are higher (£258k) as projected savings from waste route optimisation, which depend on operating from a single depot, are not yet achievable and the impact of the pay award. Expenditure on bin replacements is higher (£80k), skip hire (£21k), and waste transfer consultancy costs (£31k) are greater than anticipated when the budgets were set. SEPA licence charges (£27k) are higher than anticipated when the budget was set. These have been partly offset by reduced transport costs, mainly in vehicle hires (£21k).				
Mitigating Action	none possible at present				
Anticipated Outcome	Overspend anticipated				

PERIOD END DATE

30 November 2022

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Corporate Assets /Capital Investment Programme	(2,276)	(2,290)	(14)	1%	↑
Service Description	This service provides asset and estate management				
Main Issues / Reason for Variance	The favourable variance is due mainly to increased rents anticipated from the Artizan Centre which is partially offset by a reduction in income anticipated from Clyde Regional Centre.				
Mitigating Action	Income and expenditure will continue to be monitored throughout the year.				
Anticipated Outcome	Favourable variance anticipated at year end				

Economic Development	258	262	4	2%	↓
Service Description	Promotion of regeneration activities within West Dunbartonshire Council				
Main Issues / Reason for Variance	Income is adverse due to delays in filling staff vacancies on posts that are budgeted to be internally recharged. While these posts are vacant there is no possibility of recharging these. This is being partially offset by a favourable variance in staffing due to the same vacancies.				
Mitigating Action	Income and expenditure will continue to be monitored throughout the year.				
Anticipated Outcome	An overspend is anticipated				

<b>Efficiency Detail</b>	<b>Chief Officer Area</b>	<b>budgeted Amount £</b>	<b>Projection of Total Saved £</b>	<b>Projection of Total Not Saved £</b>	<b>Comment</b>
Increased income - Housing Maintenance Trading Account (HMTA) / Corporate Asset Maintenance (CAMS)	Angela Wilson	108,000	91,000	17,000	The CAMS income is lower than expected due to reduced programme of work. This will continue to be monitored and update if the situation changes



MONTH END DATE

30 November 2022

PERIOD

8

Project Status Analysis	Project Life Status Analysis				Current Year Project Status Analysis					
	Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status	Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status		
Red										
Projects are forecast to be overspent and/or experience material delay to completion	26	33%	8,876	26%	26	33%	2,404	46%		
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	0	0%	0	0%	0	0%	0	0%		
Green										
Projects are on target both in relation to overall budget and the forecast stages in the project life cycle and no issues are anticipated at this time	53	67%	25,385	74%	53	67%	2,781	54%		
TOTAL EXPENDITURE	79	100%	34,261	100%	79	100%	5,185	100%		
	Project Life Financials				Current Year Financials					
	Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Slippage £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	48,186	8,876	48,162	(25)	20,686	2,404	5,088	(15,598)	(15,541)	(57)
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	0	0	0	0	0	0	0	0	0	0
Green										
Projects are on target both in relation to overall budget and the forecast stages in the project life cycle and no issues are anticipated at this time	110,837	25,385	109,414	(1,423)	27,239	2,781	23,602	(3,637)	(2,491)	(1,146)
TOTAL EXPENDITURE	159,023	34,261	157,576	(1,447)	47,925	5,185	28,690	(19,235)	(18,033)	(1,203)

WEST DUNBARTONSHIRE COUNCIL  
GENERAL SERVICES CAPITAL PROGRAMME  
ANALYSIS OF PROJECTS AT RED ALERT STATUS

ITEM 13 - APPENDIX 6

PERIOD END DATE

30 November 2022

PERIOD

8

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
1	Installation of Solar PV at Clydebank Leisure Centre					
	Project Life Financials	61	3	5%	61	(0)0%
	Current Year Financials	55	0	0%	5	(50)-91%
	Project Description	Installation of Solar PV at Clydebank Leisure Centre.				
	Project Manager	Steven Milne/ John McKenna				
	Chief Officer	Alan Douglas				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24	
	Main Issues / Reason for Variance					
	Specification delayed due to other priority works. Expect full spend in 2023-2024.					
	Mitigating Action					
	Opportunities to mitigate are limited at this stage.					
	Anticipated Outcome					
	Complete in 2023/24.					
2	Replace existing main hall Air Handling unit at Clydebank Town Hall					
	Project Life Financials	83	0	0%	83	00%
	Current Year Financials	83	0	0%	15	(68)-82%
	Project Description	Replace existing main hall Air Handling unit at Clydebank Town Hall.				
	Project Manager	Steven Milne/ John McKenna				
	Chief Officer	Alan Douglas				
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23	
	Main Issues / Reason for Variance					
	Works are integrated with the new Baths refurbishment. Received and approved initial design proposals from Vital. Waiting on final design and costings. Works to be complete by 31 March 2023 to compliment the district heating installation.					
	Mitigating Action					
	None available at this time.					
	Anticipated Outcome					
	Physical works being carried out by 31/3/23.					
3	Replace obsolete boilers (plant greater than 30 years old).					
	Project Life Financials	342	237	69%	347	51%
	Current Year Financials	110	0	0%	10	(100)-91%
	Project Description	Replace obsolete boilers (plant greater than 30 years old).				
	Project Manager	Steven Milne/ John McKenna				
	Chief Officer	Alan Douglas				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24	
	Main Issues / Reason for Variance					
	Chimney inspection being carried out. Project team established. Consultant appointed. All design works planned and tender documentation to be completed by March 2023 with works being carried out in 2023-2024. Expect only design fees and survey fees and retention for St Marys to be paid this year.					
	Mitigating Action					
	None available at this time.					
	Anticipated Outcome					
	Retention for St Mary's Primary School and design fees this year. Insufficient budget available to carry out Hub works.					

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
4	Leisure Energy projects - air handling units, upgrade lighting, circulating pumps, and draught proofing						
	Project Life Financials	290	63	22%	290	0	0%
	Current Year Financials	216	0	0%	2	(214)	-99%
	Project Description	Measures to be installed at both Meadow Centre & Vale of Leven Swimming Pool; new pool hall Air Handling Units, upgrade lighting, circulating pumps Vale of Leven Swimming Pool, internal and external lighting and draught proofing.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Existing controls have been found to be obsolete and not compatible with a new AHU controls. Additional timelines and work involved. Design team established and project specification and tender being compiled. Work will be carried out in FY 2023/2024.						
	Mitigating Action						
	All works to be complete in one tender package.						
	Anticipated Outcome						
	All works to be completed next financial year 2023/24.						
5	Energy Projects quick wins						
	Project Life Financials	80	20	25%	80	0	0%
	Current Year Financials	61	2	3%	10	(51)	-84%
	Project Description	Spend to Save projects.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Further orders have been raised and await invoices. Total expenditure this financial year estimated to be £0.030m with the rest of the funding to be carried forward into next financial year.						
	Mitigating Action						
	None available at this time						
	Anticipated Outcome						
	Anticipate some spend this year and the remainder to be rephased into 2023/24.						
6	Zero Carbon Fund						
	Project Life Financials	344	86	25%	344	0	0%
	Current Year Financials	258	0	0%	15	(243)	-94%
	Project Description	Zero Carbon Fund.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Initial survey works have commenced at HUB CEC and Consultant appointed. It has been agreed that Clydebank High will be the next BAM operated school that we will install solar PV. Await proposals and costings. Works will cross into next financial year.						
	Mitigating Action						
	None available at this time						
	Anticipated Outcome						
	Project delivered within budget.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
7	Upgrade obsolete heating controls (BEMS) across Council estate						
	Project Life Financials	160	0	0%	160	0	0%
	Current Year Financials	152	0	0%	80	(72)	-47%
	Project Description	Upgrade obsolete heating controls (BEMS) across Council estate.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Tender documentation currently being prepared. Work scheduled between October 2022 and March 2023 but suspect it will carry forward into the new financial year due to necessary disruption to heating in the buildings.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Delivery of project within budget.						
8	Regeneration/Local Economic Development						
	Project Life Financials	2,188	146	7%	1,651	(538)	-25%
	Current Year Financials	1,651	146	9%	775	(876)	-53%
	Project Description	Budget to facilitate the delivery of Regeneration throughout West Dunbartonshire, aligned to the Economic Strategy. External funding will be sought to maximise opportunities for redevelopment of these sites.					
	Project Manager	Gillian McNamara					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	LED budget is invested across our town centres and strategic sites and is used to develop and implement projects as well as providing match funding to lever in external funding. During 2022/2023 the key projects to be developed and delivered include a contribution towards Smollett Fountain public realm, development costs associated with Dumbarton Waterfront, the Arc of Attraction Strategy and in Clydebank implementation of the Development Framework Activity Centre in Clydebank will be delivered in 2023/2024. Many regeneration projects are subject to factors outwith Council control and close monitoring of the programming is required. Enabling works at Mitchell Way have been delayed as they are subject to the timescale of the developer. A contingency is included for increasing costs and new funding opportunities.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Improved town centres and strategic sites across West Dunbartonshire.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
9	<b>Viresco Studios and Arts Centre</b>					
Project Life Financials	750	0	0%	0	(750)	-100%
Current Year Financials	750	0	0%	0	(750)	-100%
Project Description	Viresco Studios and Arts Centre in Alexandria, aimed to encourage wider participation in the arts, creative enterprises and cultural activity in West Dunbartonshire.					
Project Manager	Gillian McNamara					
Chief Officer	Alan Douglas					
Project Lifecycle	Planned End Date	31-Dec-22	Forecast End Date	30-Jun-23		
<b>Main Issues / Reason for Variance</b>						
Due to factors outwith the Council's control, progress couldn't be made on a timeline that would be acceptable to funders and as a result Scottish Government will withdraw the grant offer.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Repurposing and restoration of B listed former St Andrew's church in Alexandria for community arts uses.						
10	<b>Clydebank Can On The Canal</b>					
Project Life Financials	747	40	5%	747	0	0%
Current Year Financials	747	40	5%	90	(657)	-88%
Project Description	New activities centre in Clydebank Town Centre.					
Project Manager	Gillian McNamara					
Chief Officer	Alan Douglas					
Project Lifecycle	Planned End Date	31-Dec-22	Forecast End Date	30-Jun-23		
<b>Main Issues / Reason for Variance</b>						
Kier is appointed to design and deliver the Activities Centre at Clydebank Town Centre. Design of the project is underway and a commencement date for construction has been confirmed as April 2023. The budget will slip into 2023-2024 however some spend on design development expected in the current financial year.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
New community-run activities centre in Clydebank Town Centre.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
11 LUF						
Project Life Financials	22,100	2,018	9%	22,100	(0)	0%
Current Year Financials	7,465	250	3%	630	(6,835)	-92%
Project Description	Year one LUF spend includes acquisition cost of Artizan Centre, and design development for Glencairn House and Connecting Dumbarton					
Project Manager	Gillian McNamara					
Chief Officer	Alan Douglas					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
There were delays to Connecting Dumbarton (due to procurement issues) and Glencairn House (design development issues) resulting in reduced projected spend for 2022/2023. A future programme for the Artizan Centre based on the Development Strategy report was reported to IRED in September 2022. Costs will continue to be monitored by the LUF Project Board.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Redevelopment of the Dumbarton Town Centre						
12 Depot Rationalisation						
Project Life Financials	8,535	252	3%	8,535	(0)	0%
Current Year Financials	1,715	133	8%	750	(965)	-56%
Project Description	Depot Rationalisation.					
Project Manager	Sharon Jump/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
Design Team have been appointed to develop feasibility options for the DRP Project, currently in stage 1 of this phase reviewing service requirements. The conclusion of the feasibility report will provide input for the options appraisal exercise. The intention would be to bring a business case to a future IRED Committee in 2023.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project business case will be brought back to project board, IRED and Council.						
13 New Sports Changing Facility at Duntocher						
Project Life Financials	382	388	102%	388	6	2%
Current Year Financials	0	6	0%	6	6	0%
Project Description	New Sports Changing Facility at Duntocher					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
Main Issues / Reason for Variance						
Project completed over budget due to ground conditions on site. Final costs now charged.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
New sports changing facility completed.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
14	<b>Holm Park &amp; Yoker Athletic FC</b>						
	Project Life Financials	750	766	102%	766	16	2%
	Current Year Financials	86	102	119%	102	16	19%
	Project Description	Develop a new 3G pitch to act as a home venue for Clydebank FC with extensive community access.					
	Project Manager	Michelle Lynn/ Craig Jardine					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	Project now complete.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	Project delivered on budget.						
15	<b>New Westbridgend Community Centre</b>						
	Project Life Financials	2,375	87	4%	2,375	(0)	0%
	Current Year Financials	1,090	3	0%	28	(1,063)	-97%
	Project Description	New Westbridgend Community Centre					
	Project Manager	Michelle Lynn/ Craig Jardine					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-24		
	<b>Main Issues / Reason for Variance</b>						
	Various delays due to Covid and other utility issues. Planning was previously delayed but now resolved. Building warrant applications submitted with a view to tender being issued December 2022. Anticipated to be onsite by April 2023.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	New build community facility.						
16	<b>Purchase of 3 Welfare Units</b>						
	Project Life Financials	78	0	0%	0	(78)	-100%
	Current Year Financials	78	0	0%	0	(78)	-100%
	Project Description	The purchase of 3 Welfare Units as a spend-to-save proposal.					
	Project Manager	Martin Feeney					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	This budget is no longer required.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	Project delivered within budget.						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%	
17	Elevated Platforms (Building Services)						
	Project Life Financials	45	0	0%	0	(45)	-100%
	Current Year Financials	45	0	0%	0	(45)	-100%
	Project Description	Elevated Platforms (Building Services).					
	Project Manager	Martin Feeney					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	This budget is no longer required.						
	Mitigating Action						
None available at this time.							
Anticipated Outcome							
Project delivered within budget.							

18	Allotment Development						
	Project Life Financials	400	47	12%	400	0	0%
	Current Year Financials	357	3	1%	100	(257)	-72%
	Project Description	To develop an allotment site.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Oct-23	Forecast End Date	31-Oct-23		
	Main Issues / Reason for Variance						
	Two sites are being developed at Dillichip Loan Bonhill and Overburn Dumbarton. These sites will provide eighty traditional allotment plots together with community food growing facilities. It is anticipated that project works will commence in February 2023 with a completion date of October 2023. This project has successfully attracted £0.1 from Scottish Government Vacant and Derelict Land Fund.						
	Mitigating Action						
None available at this time.							
Anticipated Outcome							
Two new allotment sites with 80 plots and community growing space.							



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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
19	Posties Park Sports Hub - New sports hub to include gym & running track					
	Project Life Financials	2,712	4,071	150%	4,071	1,359 50%
	Current Year Financials	910	1,704	187%	1,704	794 87%
	Project Description	Creation of a sports hub at Posties/Marinecraft to include a new changing pavilion/Gym, new all-weather 6 lane running track, conversion of blaze sports pitch to grass, new fencing, upgrade of existing floodlights and additional car parking. This combines the budget approved by the Council in February 2015 for Community Sports Facilities at Posties Park, draw down of budget from the generic sports facilities budget line.				
	Project Manager	Ian Bain				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23	
	Main Issues / Reason for Variance					
	Project start was delayed due to planning issues and COVID-19 restrictions. Work commenced January 2021 with a proposed completion date of March 2022 which has been extended to January 2023 due to design changes required by Planning. There is still a significant amount of work to be undertaken to complete the project and the cost of this work has been affected by Covid, Brexit and supply chain issues. Additional budget will be required to complete this project.					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	New all weather running track and gymnasium.					
20	Vale of Leven Cemetery Extension					
	Project Life Financials	817	263	32%	817	(0) 0%
	Current Year Financials	553	0	0%	150	(403) -73%
	Project Description	Extension of existing cemetery in Vale of Leven.				
	Project Manager	Ian Bain				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Oct-23	Forecast End Date	31-Oct-23	
	Main Issues / Reason for Variance					
	Project is now being developed for tendering, with project commencing February 2023 and completion expected by 31 October 2023. It is anticipated that £0.150m will be spent this financial year mainly on consultant costs and enabling works.					
	Mitigating Action					
	None available at this time.					
	Anticipated Outcome					
	Extension to existing cemetery providing a sustainable burial environment.					
21	Bus Rapid Deployment Fund					
	Project Life Financials	217	3	1%	217	0 0%
	Current Year Financials	214	0	0%	0	(214) -100%
	Project Description	Funding has been awarded from Sustrans to assist with social distancing measures required as a result of the COVID-19 pandemic.				
	Project Manager	Derek Barr				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24	
	Main Issues / Reason for Variance					
	Officers working with external partners to identify projects to support funding. Investigation on going however unlikely works will be able to progress this financial year.					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	To improve journey times and reliability of bus services.					

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
22	<b>Auld Street Clydebank - Bond</b>						
	Project Life Financials	400	358	90%	400	0	0%
	Current Year Financials	42	0	0%	0	(42)	-100%
	Project Description	Completion of roadworks associated with Auld Street housing development. Creation of a footpath to Golden Jubilee Hospital.					
	Project Manager	Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	Road construction works completed in previous years. Remaining funds are insufficient to complete footpath construction. Works on hold until such time as additional funds can be secured.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	To complete remaining civil works required.						
23	<b>Mandatory 20mph Residential communities</b>						
	Project Life Financials	500	11	2%	500	0	0%
	Current Year Financials	220	0	0%	0	(220)	-100%
	Project Description	Mandatory 20mph Residential communities.					
	Project Manager	Raymond Walsh					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	<b>Main Issues / Reason for Variance</b>						
	Awaiting Scottish Government recommendations.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	Project to be delivered within budget.						
24	<b>Street lighting and associated electrical infrastructure</b>						
	Project Life Financials	12	17	134%	12	0	0%
	Current Year Financials	12	17	134%	17	4	34%
	Project Description	WDC is responsible for the maintenance of 18,000 street lighting columns and associated illuminated signs and bollards. This budget is required for this infrastructure.					
	Project Manager	Hugh Campbell					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	Budget will be used for any service work carried out by Scottish Power before or after column replacement works.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	Intention is to complete works within budget.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
25	Vehicle Replacement Strategy						
	Project Life Financials	1,000	0	0%	1,000	0	0%
	Current Year Financials	1,000	0	0%	0	(1,000)	-100%
	Project Description	Replacement of refuse collection vehicles.					
	Project Manager	Kenny Lang					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	Main Issues / Reason for Variance						
	Larger vehicles will be delayed due to supply chain issues. Delivery timescales anticipated at 18 months.						
	Mitigating Action						
	None available.						
	Anticipated Outcome						
	Replacement of refuse collection vehicles.						
26	Vehicle Replacement						
	Project Life Financials	2,817	0	0%	2,817	0	0%
	Current Year Financials	2,817	0	0%	600	(2,217)	-79%
	Project Description	Replacement of vehicles which have reached end of programmed lifespan (7 year heavy vehicles, 10 year light vehicles).					
	Project Manager	Kenny Lang					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Vehicles are being ordered for delivery in this financial year but larger vehicles will be delayed into financial year 2023/2024.						
	Mitigating Action						
	None Required.						
	Anticipated Outcome						
	Replacement of fleet within budget.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

1

Replace failed heating controls/valves & recommission

Project Life Financials	20	14	69%	20	0	0%
Current Year Financials	7	1	9%	7	0	0%
Project Description	Replace failed heating controls/valves & recommission.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Alan Douglas					
Project Lifecycle	Planned End Date	31-Mar-23	Actual End Date	31-Mar-23		
Main Issues / Reason for Variance						
Further works ordered. Expect full spend by 31 March 2023.						
Mitigating Action						
None required.						
Anticipated Outcome						
Delivery of project with full budget spend.						

2

Automatic Meter Readers - Water

Project Life Financials	85	55	64%	85	(0)	0%
Current Year Financials	30	0	0%	27	(3)	-10%
Project Description	Automatic Meter Readers.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Alan Douglas					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Water meter works to be carried out in the last quarter of the year. Previous works with electricity meter supplier did not meet expectations. Await resolutions before issuing further orders.						
Mitigating Action						
None required.						
Anticipated Outcome						
Anticipate some spend this year and the remainder to be rephased into 2023/24.						

3

Water Meter Downsize

Project Life Financials	16	14	85%	14	(2)	-15%
Current Year Financials	2	0	0%	0	(2)	-100%
Project Description	Water Meter Downsize.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Alan Douglas					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
All meters compliant for water loggers. Budget not required.						
Mitigating Action						
None required						
Anticipated Outcome						
Delivery of project within budget.						

PERIOD END DATE

30 November 2022

PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
4	Lighting upgrades to LED in schools and Corporate buildings						
	Project Life Financials	50	0	0%	50	0	0%
	Current Year Financials	50	0	0%	50	0	0%
	Project Description	Upgrade lighting in schools and corporate buildings.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Initial works at Gavinburn Primary School completed and work planned to start at Knoxland Primary schools. Await quotes for further works and expect full spend.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Works complete 2022/23						
5	Regeneration Fund						
	Project Life Financials	9,982	4,987	50%	9,997	15	0%
	Current Year Financials	2,423	89	4%	275	(2,148)	-89%
	Project Description	Funding to implement major regeneration projects linked to community charrettes.					
	Project Manager	Gillian McNamara					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	The remaining Regeneration Fund projects are Dumbarton Waterfront Path; the contribution towards the costs of Glencairn House; Connecting Dumbarton; and the Scottish Marine Technology Park at the former Carless site. As Levelling Up Fund is programmed to be spent before Regeneration Fund for Glencairn House and Connecting Dumbarton, it is not anticipated that any Regeneration Fund will be spent on these projects during this financial year and will be carried forward. Spend against The £2.0m Clyde Mission funding for SMTP will continue during the financial year 2022/2023 before an agreement is reached on the £2.0m of Regeneration Fund investment. Dumbarton Waterfront Path will be developed according to landowner timescales, and only some spend is anticipated this year.						
	Mitigating Action						
	Programme management approach to delivery.						
	Anticipated Outcome						
	Progress towards delivery of planned projects from Economic Development Strategy and Charrette Action Plans albeit later than originally anticipated.						
6	Town Centre Fund						
	Project Life Financials	1,166	1,025	88%	1,166	0	0%
	Current Year Financials	143	2	1%	143	0	0%
	Project Description	Scottish Government funding to help improve local town centres.					
	Project Manager	Gillian McNamara					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	The remaining Town Centre Fund will be spent on the Smollett Fountain public realm works which will be completed by the end of the financial year.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Regenerated Town Centres.						

PERIOD END DATE

30 November 2022

PERIOD

8

Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
7	Place Based Investment Programme						
	Project Life Financials	1,456	780	54%	1,456	0	0%
	Current Year Financials	1,317	641	49%	1,112	(205)	-16%
	Project Description	Scottish Government Funding to establish a Place-Based Investment Programme to ensure that all place based investments are shaped by the needs and aspirations of local communities.					
	Project Manager	Gillian McNamara					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	The budget includes a £0.641m contribution to Titan Boulevard at Queens Quay and £0.676m towards implementation of Alexandria Masterplan projects.						
	Mitigating Action						
	Programme involves expenditure over a number of projects led by different services. Regular reporting between services will help early identification of risk.						
	Anticipated Outcome						
	Place-based improvements that advance Scottish Government's priorities of 20 minute neighbourhoods and carbon zero.						
8	Levelling Up						
	Project Life Financials	125	99	79%	125	0	0%
	Current Year Financials	69	42	62%	69	0	0%
	Project Description	Successful LUF applications that meet UK Government's over-riding objective of Levelling Up and transformational regeneration.					
	Project Manager	Gillian McNamara					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	30-Jun-23		
	Main Issues / Reason for Variance						
	This capacity funding was awarded by UK Government to assist with development of LUF bids. WDC has been awarded a grant from LUF Round 1 and the capacity funding will be used in part to produce Artizan Centre redevelopment options. The balance will be used for Roads/Transportation to develop a major transportation bid for LUF2.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Successful LUF applications that meet UK Government's over-riding objective of Levelling Up and transformational regeneration.						
9	District Heating Network Expansion						
	Project Life Financials	11,220	0	0%	11,220	0	0%
	Current Year Financials	3,720	0	0%	3,720	0	0%
	Project Description	District Heating Network Expansion.					
	Project Manager	Patricia Rowley/ Craig Jardine					
	Chief Officer	Alan Douglas					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Network expansion to GJNH (Golden Jubilee National Hospital) will commence pending approval to proceed by the GJNH Board.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project will be delivered on budget.						

PERIOD END DATE

30 November 2022

PERIOD

8

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
10 Exxon City Deal						
Project Life Financials	34,050	2,813	8%	34,049	(1)	0%
Current Year Financials	986	133	13%	986	(0)	0%
Project Description	As part of the City Deal project the WDC Exxon site at Bowling regeneration with alternative A82 route included.					
Project Manager	Patricia Rowley/ Craig Jardine					
Chief Officer	Alan Douglas					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Regular updates are provided at every Council meeting and monthly Project Board meetings and to City Deal. The main issues contained within the new Council's approved Outline Business Case are still valid, which include Exxon's remediation strategy, land transfer arrangements and issues relating to adjoining owners. WDC Consultants are monitoring the remediation process to ensure compliance with specification, also Esso are independently monitoring the remediation works. Final Business Case submission is June 2023. Through the Scape framework we are working closely with Balfour Beatty to achieve a formal pre construction agreement to allow the detailed design works to commence and the full construction programme to be developed. Agreements in principle are progressing with third party land owners.						
Mitigating Action						
None required.						
Anticipated Outcome						
Delivery of the project on time and within the increased budget.						
11 Building Upgrades and H&S - lifecycle & reactive building upgrades						
Project Life Financials	1,912	1,215	64%	1,912	0	0%
Current Year Financials	1,912	1,215	64%	1,912	(0)	0%
Project Description	Lifecycle and reactive building upgrades.					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Works progressing.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Full budget spend anticipated.						
12 New Sports Changing Facility Dumbarton West (Old OLSP site)						
Project Life Financials	350	9	3%	350	0	0%
Current Year Financials	0	0	0%	0	0	0%
Project Description	New Sports Changing Facility Dumbarton West (Old OLSP site)					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
The budget for this project has been rephased to FY 2023/2024.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
To deliver new sports changing facility.						

PERIOD END DATE

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PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
13	New Sports Changing Facility at Lusset Glen in Old Kilpatrick						
	Project Life Financials	150	16	11%	150	0	0%
	Current Year Financials	134	0	0%	134	(0)	0%
	Project Description	New Sports Changing Facility at Lusset Glen in Old Kilpatrick					
	Project Manager	Michelle Lynn/ Craig Jardine					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Project had been delayed due to a number of COVID-19 related issues and utilities issues. Unit is now in production but delay to site due to the utility disconnection and demolition works. Demolition works complete and waiting for a date for installation.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	To deliver new sports changing facility.						
14	Changing Places Toilet Provision						
	Project Life Financials	150	0	0%	150	0	0%
	Current Year Financials	150	0	0%	150	0	0%
	Project Description	Changing places toilet provision in various public buildings.					
	Project Manager	Michelle Lynn					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	Main Issues / Reason for Variance						
	Plans have been prepared and projects will be progressed by the end of the financial year.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project delivered within budget.						
15	Public non-adopted paths and roads						
	Project Life Financials	405	37	9%	405	0	0%
	Current Year Financials	405	37	9%	405	0	0%
	Project Description	Upgrades to drainage and lighting to enhance the lifespan of paths and roads within facilities in public parks, cemeteries and civic spaces.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Projects are currently being developed to deliver better access in our parks, cemeteries and open spaces. Full budget spend anticipated in 2022/2023.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Better access with parks, cemeteries and open spaces.						



PERIOD END DATE

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PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
16	<b>Environmental Improvement Fund</b>						
	Project Life Financials	1,726	1,724	100%	1,726	0	0%
	Current Year Financials	13	11	83%	13	0	0%
	Project Description	This fund has been created to deliver environmental improvement projects for communities throughout West Dunbartonshire.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	Remaining budget rephased from 2021/2022 to progress with tree planting in 2022/2023 in line with the Councils Climate Change and Biodiversity action plans. Full budget spend anticipated.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Improvements to the environment of West Dunbartonshire.						
17	<b>Kilmaronock Cemetery Extension</b>						
	Project Life Financials	50	37	73%	50	(0)	0%
	Current Year Financials	13	0	0%	13	(0)	0%
	Project Description	Extension of existing cemetery at Kilmaronock.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	This budget will be used to develop an area of the existing Cemetery for additional burials. Project scope has now been developed and will be tendered under the minor civils framework. Budget spend anticipated in 2022/2023.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Sustainable burial environment for local residents.						
18	<b>Sports Facilities Upgrades - Argyll Park - Construction of 3 All Weather Tennis Courts</b>						
	Project Life Financials	220	214	97%	220	0	0%
	Current Year Financials	7	0	0%	7	(0)	0%
	Project Description	Project is part of wider investment in sporting facilities and is dependent on match funding from Sports Scotland. Agreement in principle to wider WDC strategic priorities.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	03-Apr-21	Actual End Date	31-Mar-22		
	<b>Main Issues / Reason for Variance</b>						
	Project works complete. Retentions to be paid in 2022/2023.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	New all weather tennis courts.						

PERIOD END DATE

30 November 2022

PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
19	<b>East End Park Resurfacing</b>						
	Project Life Financials	200	0	0%	200	0	0%
	Current Year Financials	30	0	0%	30	0	0%
	Project Description	Resurfacing of 3G pitch at East End Park.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	<b>Main Issues / Reason for Variance</b>						
	Consultant and design team fees for resurfacing of 3G pitch at East End Park.						
	<b>Mitigating Action</b>						
	None required.						
	<b>Anticipated Outcome</b>						
	Resurfacing of 3G pitch at East End Park.						
20	<b>Play Parks Grant Funding</b>						
	Project Life Financials	1,444	59	4%	1,444	(0)	0%
	Current Year Financials	201	0	0%	201	(0)	0%
	Project Description	Renew and replace play park equipment					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	Development of play areas to improve accessibility and inclusiveness of play areas throughout West Dunbartonshire. Projects are being developed for implementation over the next five years.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Renewal of play parks						
21	<b>Balloch Mountain Bike Track</b>						
	Project Life Financials	210	0	0%	210	0	0%
	Current Year Financials	10	0	0%	10	0	0%
	Project Description	Develop a mountain bike skills trail at Balloch Castle Country Park.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	30-Nov-23	Forecast End Date	30-Nov-23		
	<b>Main Issues / Reason for Variance</b>						
	Design fees to develop Mountain bike skills trail in Balloch country park. Application will be submitted to Sport Scotland for match funding. Project to commence April 2023 and works to be complete by November 2023.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Mountain bike track						

PERIOD END DATE

30 November 2022

PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
22	Large bins for high traffic areas (pilot)						
	Project Life Financials	25	19	75%	25	0	0%
	Current Year Financials	25	19	75%	25	0	0%
	Project Description	Supply and install extra large litter bins as a pilot project within hotspot problem areas.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Supply and install extra large litter bins as a pilot project within hotspot problem areas. Project has commenced and completion is anticipated by March 2023.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Large bins provided for high traffic areas						
23	Nature Restoration Fund						
	Project Life Financials	228	41	18%	228	0	0%
	Current Year Financials	228	41	18%	228	0	0%
	Project Description	Nature resource for Faifley Community					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Funding received from Nature Restoration Fund to build nature resource for Faifley community has been completed and additional funding has been received and projects are currently being developed and to be delivered by March 2023.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Nature resource for Faifley Community						
24	Spaces for People						
	Project Life Financials	740	350	47%	350	(390)	-53%
	Current Year Financials	390	0	0%	0	(390)	-100%
	Project Description	Funding has been awarded from Sustrans to assist with social distancing measures required as a result of the COVID-19 pandemic.					
	Project Manager	Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Jul-22	Forecast End Date	31-Jul-22		
	Main Issues / Reason for Variance						
	The programme is now complete and there will be no further expenditure.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	To provide people of West Dunbartonshire additional space to help adhere to social distancing guidelines.						

WEST DUNBARTONSHIRE COUNCIL  
GENERAL SERVICES CAPITAL PROGRAMME  
ANALYSIS OF PROJECTS AT GREEN ALERT STATUS

APPENDIX 7

PERIOD END DATE

30 November 2022

PERIOD

8

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
25	<b>Cycling, Walking and Safer Streets</b>					
	Project Life Financials	683	6	1%	566	(117) -17%
	Current Year Financials	683	6	1%	566	(117) -17%
	Project Description	Introduction of enhanced walking routes and traffic calming schemes to introduce safer streets within West Dunbartonshire.				
	Project Manager	Derek Barr				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23	
	<b>Main Issues / Reason for Variance</b>					
	To develop projects including Balloch Cycle Way (Pier Road to Mollanbowie/Boturich Road), and other projects principally around National Cycle Network 7 including Angus Street/Bonhill Bridge and Atlas Street/Cart Street, Clydebank and pedestrian dropped kerbs.					
	<b>Mitigating Action</b>					
	None required at this time.					
	<b>Anticipated Outcome</b>					
	To improve connectivity and enhanced Cycling routes within West Dunbartonshire.					
26	<b>Footways/Cycle Path Upgrades</b>					
	Project Life Financials	203	0	0%	107	(96) -47%
	Current Year Financials	107	0	0%	107	(0) 0%
	Project Description	Renewal and/or enhancement of failed footpaths/cycle paths through West Dunbartonshire.				
	Project Manager	Derek Barr				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23	
	<b>Main Issues / Reason for Variance</b>					
	Projects and locations still to be decided.					
	<b>Mitigating Action</b>					
	None required at this time.					
	<b>Anticipated Outcome</b>					
	To improve Footways in West Dunbartonshire.					
27	<b>Additional Pavement Improvements</b>					
	Project Life Financials	200	0	0%	5	(195) -97%
	Current Year Financials	5	0	0%	5	0 0%
	Project Description	Extra funding to accelerate pavement maintenance and improvements across West Dunbartonshire.				
	Project Manager	Derek Barr				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23	
	<b>Main Issues / Reason for Variance</b>					
	Budget to be used for retention payment from last years surfacing of Dumbarton East footways.					
	<b>Mitigating Action</b>					
	None required at this time.					
	<b>Anticipated Outcome</b>					
	To improve Footways in West Dunbartonshire.					

PERIOD END DATE

30 November 2022

PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
28	Turnberry Homes - traffic calming/ management at Turnberry housing development off Castle Road						
	Project Life Financials	60	55	91%	60	0	0%
	Current Year Financials	5	0	0%	5	0	0%
	Project Description	Funding has been received from Turnberry Homes and will be used to introduce traffic calming and traffic management measures to mitigate the impact of additional traffic accessing the housing development off Castle Road, Dumbarton.					
	Project Manager	Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Consultation completed 2021/2022 and speed humps will be installed prior to 31 March 2023.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Traffic calming to be installed in Dumbarton East.						
29	Electrical Charging Points - Rapid Charge						
	Project Life Financials	314	215	68%	314	(0)	0%
	Current Year Financials	100	0	0%	100	(0)	0%
	Project Description	Funding has been awarded from Transport Scotland for the Installation of electrical charging points					
	Project Manager	Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Charging points to be installed at Moss O' Balloch park by the end of this financial year.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	To provide Electric Vehicle Charging points within West Dunbartonshire.						
30	Flood Risk Management						
	Project Life Financials	1,257	0	0%	1,257	0	0%
	Current Year Financials	1,257	0	0%	1,257	0	0%
	Project Description	Enhancement of drainage infrastructure to ensure compliance with Flood Risk Management Act 2009.					
	Project Manager	Raymond Walsh/ Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	A detailed design for Gruggies Burn will be undertaken by the end of the financial year.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project should be complete within budget.						

PERIOD END DATE

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PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>31 Flood Prevention</b>						
Project Life Financials	500	0	0%	500	0	0%
Current Year Financials	500	0	0%	500	0	0%
Project Description	Various flood prevention projects.					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date		31-Mar-23	
<b>Main Issues / Reason for Variance</b>						
Plans are under consideration by officers and will be submitted to Elected Members for approval.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Projects should be complete within budget.						
<b>32 Infrastructure - Flooding</b>						
Project Life Financials	149	32	22%	149	0	0%
Current Year Financials	149	32	22%	149	0	0%
Project Description	Essential renewal of failed drainage assets to minimise flood risk within West Dunbartonshire.					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date		31-Mar-23	
<b>Main Issues / Reason for Variance</b>						
Small value projects to tackle flooding events in various areas.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Intention is to complete works within budget.						
<b>33 River Leven Flood Prevention Scheme</b>						
Project Life Financials	800	181	23%	800	0	0%
Current Year Financials	620	0	0%	620	0	0%
Project Description	River Leven Flood Prevention Scheme.					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date		31-Mar-23	
<b>Main Issues / Reason for Variance</b>						
Awaiting outcome of Scottish Government & SEPA deliberations, however officers are hopeful full budget spend can be incurred by the end of the financial year.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project should be completed within budget.						

PERIOD END DATE

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
34 Strathclyde Partnership for Transport - Bus, cycling and walking infrastructure improvements & Park and Rides						
Project Life Financials	1,627	20	1%	1,075	(552)	-34%
Current Year Financials	1,627	20	1%	1,075	(552)	-34%
Project Description	Strathclyde Partnership for Transport - Bus, cycling and walking infrastructure improvements.					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Work will be undertaken during this financial year for A8014 Kilbowie Road, Balloch Station Park and Ride and Bus Infrastructure Improvements. A814 Congestion measures contractor arrived on site mid-August. Works are progressing well and completion expected by the end of February 2023. The budget for Balloch Station will be used for consultancy works and planning application fees.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Improve accessibility to Public Transport and improve journey time reliability.						
35 Infrastructure - Roads						
Project Life Financials	3,444	275	8%	3,444	0	0%
Current Year Financials	3,444	275	8%	3,444	(0)	0%
Project Description	Infrastructure - Roads.					
Project Manager	Hugh Campbell					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Roads Operations are progressing an extensive surfacing program and have a number of schemes to be completed by the end of the financial year.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Intention is to complete various surfacing works by the end of March 2023.						
36 Depot Improvement Works						
Project Life Financials	97	35	36%	97	(0)	0%
Current Year Financials	55	0	0%	55	(0)	0%
Project Description	Improvement of WDC Roads Depot.					
Project Manager	Hugh Campbell					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
This budget will be utilised for depot rationalisation works during the financial year.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Intention is to complete works within budget.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>37 Gruggies Burn Flood Prevention</b>						
Project Life Financials	15,053	421	3%	15,053	(0)	0%
Current Year Financials	1,524	0	0%	1,524	0	0%
Project Description	Commission of Gruggies Flood Prevention Scheme.					
Project Manager	Sharron Worthington					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24	
<b>Main Issues / Reason for Variance</b>						
Budget to be used for a detailed design for Gruggies Burn.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Project should be completed within budget.						
<b>38 A813 Road Improvement Phase 1</b>						
Project Life Financials	2,325	1,007	43%	2,325	0	0%
Current Year Financials	693	0	0%	693	(0)	0%
Project Description	A813 Road Improvement Phase 1.					
Project Manager	Sharron Worthington					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
Plans have been developed for carriageway widening and footway and cycleway construction between Strathleven and Lions Gate. There are ongoing discussions with Aggreko and other land owners in regards to access and land acquisition with construction commencing during 2022/2023.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
To provide an improved A813.						
<b>39 A813 Road Improvement Phase 2</b>						
Project Life Financials	2,325	0	0%	2,325	0	0%
Current Year Financials	0	0	0%	0	0	0%
Project Description	A813 Road Improvement Phase 2.					
Project Manager	Sharron Worthington					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
These works are not due to commence until Phase 1 has been completed.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
To provide an improved A813.						



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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
40	Clydebank Charrette, A814					
	Project Life Financials	4,300	3,920	91%	4,300	(0)0%
	Current Year Financials	498	118	24%	498	(0)0%
	Project Description	Clydebank Charrette, A814				
	Project Manager	Sharron Worthington				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22	
	Main Issues / Reason for Variance					
	Works substantially complete. Additional works as a compensation event started on Wallace street in July 2022.					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	Project should be completed within budget enhancing the A814 through Clydebank.					
41	A811 Lomond Bridge					
	Project Life Financials	3,930	3,846	98%	3,846	(84)-2%
	Current Year Financials	84	0	0%	0	(84)-100%
	Project Description	Upgrade of Lomond Bridge.				
	Project Manager	Cameron Muir				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-22	Actual End Date	31-May-21	
	Main Issues / Reason for Variance					
	Works to Lomond Bridge were completed May 2021. No further costs expected.					
	Mitigating Action					
	None required.					
	Anticipated Outcome					
	To provide an improved Lomond Bridge.					
42	Protective overcoating to 4 over bridges River Leven					
	Project Life Financials	1,039	651	63%	1,039	(0)0%
	Current Year Financials	117	8	7%	117	(0)0%
	Project Description	To overcoat 4 bridges over River Leven.				
	Project Manager	Cameron Muir				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25	
	Main Issues / Reason for Variance					
	Works to Renton footbridge are now complete and work will commence on the other bridges.					
	Mitigating Action					
	None available at this time.					
	Anticipated Outcome					
	To upgrade bridges within West Dunbartonshire.					

PERIOD END DATE

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>43 Roads Plant</b>						
Project Life Financials	80	0	0%	80	0	0%
Current Year Financials	40	0	0%	40	0	0%
Project Description	Purchase of Roads plant and equipment.					
Project Manager	Hugh Campbell					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
<b>Main Issues / Reason for Variance</b>						
New Plant to be purchased						
<b>Mitigating Action</b>						
None required.						
<b>Anticipated Outcome</b>						
To purchase equipment.						
<b>44 Footway Resurfacing (RAMP)</b>						
Project Life Financials	350	0	0%	350	0	0%
Current Year Financials	350	0	0%	350	0	0%
Project Description	Footway resurfacing					
Project Manager	Hugh Campbell					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
<b>Main Issues / Reason for Variance</b>						
Projects and locations to be decided.						
<b>Mitigating Action</b>						
None required.						
<b>Anticipated Outcome</b>						
Resurface footways.						
<b>45 Traffic Signal Upgrades</b>						
Project Life Financials	300	0	0%	300	0	0%
Current Year Financials	300	0	0%	300	0	0%
Project Description	Upgrade Traffic Signals					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
<b>Main Issues / Reason for Variance</b>						
These will be included in LUF2 and we await Scottish Government decision on application.						
<b>Mitigating Action</b>						
None required.						
<b>Anticipated Outcome</b>						
To upgrade traffic signals.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>46 Roads improvements</b>						
Project Life Financials	1,000	0	0%	1,000	0	0%
Current Year Financials	1,000	0	0%	1,000	0	0%
Project Description	Various road improvement projects					
Project Manager	Hugh Campbell					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
<b>Main Issues / Reason for Variance</b>						
Projects and locations to be decided.						
<b>Mitigating Action</b>						
None required.						
<b>Anticipated Outcome</b>						
Improvements to roads						
<b>47 Street sign renewal</b>						
Project Life Financials	100	0	0%	100	0	0%
Current Year Financials	100	0	0%	100	0	0%
Project Description	Renewal of street signs					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
<b>Main Issues / Reason for Variance</b>						
Surveys being undertaken to collate lists of locations and procurement of a contractor.						
<b>Mitigating Action</b>						
None required.						
<b>Anticipated Outcome</b>						
Renewal of street signage.						
<b>48 Pavement improvements</b>						
Project Life Financials	1,000	0	0%	1,000	0	0%
Current Year Financials	1,000	0	0%	1,000	0	0%
Project Description	Various pavement improvement projects.					
Project Manager	Hugh Campbell					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
<b>Main Issues / Reason for Variance</b>						
Projects and locations to be decided.						
<b>Mitigating Action</b>						
None required.						
<b>Anticipated Outcome</b>						
Improvement to pavements.						

WEST DUNBARTONSHIRE COUNCIL  
GENERAL SERVICES CAPITAL PROGRAMME  
ANALYSIS OF PROJECTS AT GREEN ALERT STATUS

APPENDIX 7

PERIOD END DATE

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PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
49 Water Safety						
Project Life Financials	30	0	0%	30	0	0%
Current Year Financials	30	0	0%	30	0	0%
Project Description	To develop Water Safety Policy & enhance water safety equipment in WDC					
Project Manager	Derek Barr					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Expenditure on water safety equipment will be made as required throughout the year.						
Mitigating Action						
None required						
Anticipated Outcome						
Water safety equipment as required.						
50 Purchase of gritters						
Project Life Financials	400	0	0%	400	0	0%
Current Year Financials	400	0	0%	400	0	0%
Project Description	Purchase of gritters.					
Project Manager	Hugh Campbell					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Delivery delayed by the supplier. Full budget spend expected before the end of the financial year.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project delivered within budget.						
51 Waste Transfer Station						
Project Life Financials	1,980	0	0%	1,980	0	0%
Current Year Financials	180	0	0%	45	(135)	-75%
Project Description	The design, development and construction of a recycling and bulk waste transfer facility that will ensure all recycling material can be sorted and disposed off appropriately to ensure compliance with landfill ban in 2025.					
Project Manager	Kenny Lang					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
Consultant project nearing completion and spend will be made thereafter.						
Mitigating Action						
None Required.						
Anticipated Outcome						
Project delivered within budget.						
52 Replacement of compactors at Dalmoak civic amenity site						
Project Life Financials	160	71	44%	160	0	0%
Current Year Financials	80	71	88%	80	0	0%
Project Description	The purchase of 2 compactors for the Council civic amenity site at Dalmoak.					
Project Manager	Kenny Lang					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Compactors have now been delivered.						
Mitigating Action						
None Required.						
Anticipated Outcome						
Project delivered within budget.						

WEST DUNBARTONSHIRE COUNCIL  
GENERAL SERVICES CAPITAL PROGRAMME  
ANALYSIS OF PROJECTS AT GREEN ALERT STATUS

APPENDIX 7

PERIOD END DATE

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
53 Dalmonach CE Centre						
Project Life Financials	1,150	1,145	100%	1,150	(0)	0%
Current Year Financials	26	20	79%	26	0	0%
Project Description	To create new community facilities with additional space for early years provisions.					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	30-Apr-22		
Main Issues / Reason for Variance						
Project complete and final account to be agreed.						
Mitigating Action						
None required.						
Anticipated Outcome						
To create new community facilities with additional space for early years provisions.						