

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

MONTH END DATE 31 January 2023

PERIOD 10

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	12	44.4%	14,107	64.2%	12	44.4%	14,107	64.1%		
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	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	15	55.6%	7,875	35.8%	15	55.6%	7,912	35.9%		
	27	100%	21,982	100%	27	100%	22,019	100%		
Project Status Analysis	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	Reprofiled £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	166,246	14,107	170,855	4,609	53,876	14,107	26,815	(27,062)	(31,671)	4,609
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	49,874	7,875	49,694	(181)	11,727	7,912	11,547	(181)	0	(181)
TOTAL EXPENDITURE	216,120	21,982	220,549	4,429	65,604	22,019	38,361	(27,242)	(31,671)	4,429
TOTAL RESOURCES	216,120	21,982	220,549	(4,429)	65,604	22,019	38,361	27,242		
NET EXPENDITURE	0	0	0	0	0	0	0	0		0

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
1 Capitalised minor works						
Project Life Financials	2,266	703	31%	2,635	369	16%
Current Year Financials	431	703	163%	800	369	86%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Budget overspend is anticipated due to costs and demand for budget being higher than anticipated at time of budget setting.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project to complete over budget.						
2 QL Development						
Project Life Financials	271	6	2%	271	0	0%
Current Year Financials	185	6	3%	94	(91)	-49%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Development of QL system continues through 2022/23. It was anticipated that two fixed term posts would be appointed to support the ongoing development, however these posts have not yet been filled and this element of the budget will be required to be reprofiled to 23/24.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Element of budget required to be rephased to 23/24.						
3 Airport Noise						
Project Life Financials	192	0	0%	192	0	0%
Current Year Financials	192	0	0%	0	(192)	-100%
Project Description	Noise Insulation Project					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
The GAA have still to publish their Noise Insulation Scheme which was scheduled for Autumn 2022, the scheme would detail funding arrangements for those properties both commercial and residential that fall within the scope of the scheme. The delay to the publication has negated the opportunity to commence this project in 22/23. Officers are pressing the GAA for an update in terms of their timescales, however at this time it is anticipated that the project will be reprofiled to 23/24.						
Mitigating Action						
Officers liaising with GAA						
Anticipated Outcome						
Budget to be rephased to 23/24						

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
4 Roof Coverings						
Project Life Financials	17,607	1,875	11%	17,607	0	0%
Current Year Financials	4,955	1,875	38%	2,700	(2,255)	-46%
Project Description	Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Currently behind monthly targets, unlikely to meet full spend and targets. Current tiled roof progress is behind cumulative monthly targets but overall output is anticipated to increase with the new metal and flat roof framework contract coming on board contributing to a wider range of roof types being completed.						
Mitigating Action						
Officer and contracts team working to maximise progress where possible to increase completions and spend.						
Anticipated Outcome						
Full budget will not be spent and balance to carry into 23-24						
5 Doors/window component renewals						
Project Life Financials	10,963	931	8%	10,963	0	0%
Current Year Financials	2,500	931	37%	1,000	(1,500)	-60%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Officers working to meet revised targets. Additional external support has been programmed in from August onwards to assist with window installs, feedback from officers have highlighted challenges with resource levels from back-up contractor. Internal resources are being maximised to increase installs where possible. This will be monitored closely, however approximately £1.5m will need to be rephased into 23/24.						
Mitigating Action						
Building Services actively redeploying internal resources to assist with installs and working with external support to maximise contribution.						
Anticipated Outcome						
Anticipated to meet reduced forecast spend balance to be re-phased into future years.						
6 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
Project Life Financials	566	141	25%	658	92	16%
Current Year Financials	108	141	131%	200	92	86%
Project Description	This budget will be used to upgrade / replace components / installations in order to comply with the relevant standards / legislation / health and safety in relation to housing stock.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Projected to exceed budget, this is necessary work to meet demand and comply with legislation.						
Mitigating Action						
None available.						
Anticipated Outcome						
Budget to overspend.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
7 Heating improvement works						
Project Life Financials	5,092	2,352	46%	6,723	1,631	32%
Current Year Financials	969	2,352	243%	2,600	1,631	168%
Project Description	Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
An overspend is anticipated on this budget, as experienced in recent years as demand has exceeded expectations. Current progress continues this trend. Due to the nature of this project (ensuring heating and hot water availability) there is no option for a conscious reduction of installs.						
Mitigating Action						
None available since essential spend.						
Anticipated Outcome						
Budget to overspend.						
8 Modern facilities and services						
Project Life Financials	5,293	1,444	27%	5,887	594	11%
Current Year Financials	1,036	1,444	139%	1,630	594	57%
Project Description	New Kitchens, Bathrooms and Showers					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Budget overspend is anticipated due to costs and demand for budget being higher than anticipated at time of budget setting.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project to complete over budget.						
9 Void house strategy programme						
Project Life Financials	8,384	3,455	41%	10,234	1,850	22%
Current Year Financials	2,000	3,455	173%	3,850	1,850	93%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Void works to continue into 22/23 to bring void properties up to a lettable standard. The high number of voids has led to a higher than expected demand for this budget, resulting in a projected overspend in 22/23.						
Mitigating Action						
None available at this time						
Anticipated Outcome						
Void properties to be brought up to lettable standard, budget to overspend.						
10 Defective structures/component renewals						
Project Life Financials	3,637	481	13%	3,637	0	0%
Current Year Financials	887	481	54%	600	(287)	-32%
Project Description	Defective structures					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Slightly behind schedule and anticipated to be under full spend target. Balance to be reprofiled to 23/24.						
Mitigating Action						
Contracts team working to maximise progress and outturn where able to.						
Anticipated Outcome						
Full spend unlikely to met and balance to carry forward to 23-24						

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Budget Details	Project Life Financials																											
	Budget	Spend to Date		Forecast Spend	Variance																							
	£000	£000	%	£000	£000	%																						
11 Environmental renewal works, paths/fences/walls/parking area's																												
Project Life Financials	5,092	1,278	25%	5,491	399	8%																						
Current Year Financials	969	1,278	132%	1,368	399	41%																						
Project Description	Environmental renewal works, paths/fences/walls/parking areas																											
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27																								
Main Issues / Reason for Variance																												
An overspend is anticipated in 22-23 due to level of demand and a number of larger projects than anticipated together with material costs being higher than expected at time of budget setting.																												
Mitigating Action																												
None available at this time.																												
Anticipated Outcome																												
Full budget spend, with overspend anticipated.																												
12 Affordable Supply Programme																												
Project Life Financials	106,883	1,440	1%	106,556	(326)	0%																						
Current Year Financials	39,645	1,440	4%	11,972	(27,673)	-70%																						
Project Description	Affordable Housing Supply Programme																											
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27																								
Main Issues / Reason for Variance																												
Progress will continue to be monitored as the year progresses. The £27.673 variance is made up of £0.326m underspend and a reprofiling of £27.346m into 2023/24 onwards . Summary of reprofiled sites together with site specific updates as follows:-																												
<table border="1"> <thead> <tr> <th>Sites to be reprofiled</th> <th>£m</th> </tr> </thead> <tbody> <tr> <td>Aitkenbar Primary School</td> <td>(374)</td> </tr> <tr> <td>Clydebank East</td> <td>(13,754)</td> </tr> <tr> <td>Queens Quay Site B</td> <td>(629)</td> </tr> <tr> <td>Queens Quay Site C</td> <td>(878)</td> </tr> <tr> <td>Pappert</td> <td>(4,481)</td> </tr> <tr> <td>Bank Street</td> <td>(575)</td> </tr> <tr> <td>Willow Park Phase 1</td> <td>(1,989)</td> </tr> <tr> <td>Mount Pleasant</td> <td>(2,420)</td> </tr> <tr> <td>Future New build sites</td> <td>(2,246)</td> </tr> <tr> <td>TOTAL OF ALL PROJECTS</td> <td>(27,346)</td> </tr> </tbody> </table>							Sites to be reprofiled	£m	Aitkenbar Primary School	(374)	Clydebank East	(13,754)	Queens Quay Site B	(629)	Queens Quay Site C	(878)	Pappert	(4,481)	Bank Street	(575)	Willow Park Phase 1	(1,989)	Mount Pleasant	(2,420)	Future New build sites	(2,246)	TOTAL OF ALL PROJECTS	(27,346)
Sites to be reprofiled	£m																											
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TOTAL OF ALL PROJECTS	(27,346)																											
Aitkenbar - Fully complete. Project spend now requires to be reprofiled. Retention figure of £0.374m budgeted to be paid out in 2022/23 will now be reprofiled to be paid in 2023/24 to allow time to finalise account.																												
Clydebank East - 88 units to be completed on the site. Works commenced on this development on 23rd January 2023, the revised costs were reported to the Housing and Communities Committee in November 2022 and the initial programme will see the remedial works and external drainage programme, a construction site start is programmed for May 2023. The total programme for the works will now be 116 weeks. The development at Clydebank East will see the completion of a major housing led regeneration of a key priority area identified in the Local Housing Strategy and will be the Council's first fully zero carbon housing development and marks a significant milestone in our transition to net zero approved at the August 2022 meeting of the Housing and Communities Committee.																												
Queens Quay Site B - 29 units now completed on the site. Project spend now requires to be reprofiled. Retention figure of £0.629m budgeted to be paid out in 2022/23 will now be reprofiled to be paid in 2023/24 to allow time to finalise account.																												
Queens Quay Site C – 20 units to be completed on site. 20 units to be completed on site. Project spend now requires to be reprofiled. The budget provision is to acquire additional land within Queens Quay to enhance the Site C proposals, the discussions with CRL/Rydens have been protracted but we intend to make an offer shortly subject to a revised DV valuation being received. This will be reprofiled into 2023/24 (£1.878m).																												

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<p>Pappert - 27 units to be completed on site . Projects spend now requires to be reprofiled. The anticipated site start of October 2022 was not be realised due to a number of factors that have caused the project to miss a number of milestones, notably a longer than anticipated procurement process and the subsequent delay in developing a contract/tender preparation forced us to miss a pricing window from the contractor, we now have a new cost price and this project was recently in receipt of an additional £1.25m from the Scottish Government Vacant and Derelict Land Fund which will be received in 2023/24 and 2024/25. It is expected £0.500m will be paid out in 2022/23 with the remaining £4.481m to be reprofiled into 2023/24 and an anticipated site start in autumn 2023.</p> <p>Bank Street - 20 units to be completed on the site. Project spend needs reprofiled due to wider strategic reasons and potential reprovisioning of sheltered accommodation which will require consultative exercise . Revised estimated start date July 2023, estimated completion January 2025. Project is currently at feasibility stage. Likely outturn for 22/23 for the Bank Street site is expected to be circa. £0.420m with £0.575m therefore required to be reprofiled to 23/24.</p> <p>Willow Park Phase1 - 17 units to be completed on site. Project spend now requires to be reprofiled. Pre planning discussions were more involved than anticipated and required some re designing which has resulted in delay to estimated start date from January 2023 to June 2023 with estimated completion May 2024. Demolition complete, and site investigation under way. Officers ready to submit to for full planning. Tender application expected to go out April 2023. At this stage spend in the current year is expected to be £0.400m against budget of £2.390m resulting in reprofiling requirement of £1.989m.</p> <p>Mount Pleasant - 25 units to be completed on site. Project spend now requires to be reprofiled. Unanticipated longer time frame for demolition (9 months) has delayed this project by 6 months, now estimating a March 2023 site start, although demolitions are planned for next month. £0.100m expected costs in 22/23, resulting in reprofiling requirement of £2.420m to 23/24.</p> <p>Future New Build gap sites – Project spend now requires to be reprofiled. Ongoing work to acquire private and Council owned sites to finalise wider strategy . Expected that there will be spend of £0.500m this during 2022/23 so £2.246m will be reprofiled into 2023/24.</p> <p>Bonhill Gap Site - 32 units to be completed on site. Estimated start date July 2023 and estimated completion September 2024. The project is currently at design stage with spend of £0.420m expected in 22/23. No reprofiling required.</p> <p>Mitigating Action Staff will work closely with all stakeholders to try and ensure timely resolutions of issues as they arise.</p> <p>Anticipated Outcome Project will still complete and will meet revised spend profiles .</p>						

TOTAL OF ALL PROJECTS

Project Life Financials	166,246	14,107	8%	170,855	4,609	3%
Current Year Financials	53,876	14,107	26%	26,815	(27,062)	-50%

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
1 Special needs adaptations						
Project Life Financials	2,487	430	17%	2,487	0	0%
Current Year Financials	474	430	91%	474	0	0%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets. Possibility of overspend due to price increases and demand levels rising.						
Mitigating Action						
None available at this time						
Anticipated Outcome						
Full budget spend, possibility of overspend.						
2 Better Homes Priority Budget						
Project Life Financials	1,557	318	20%	1,557	0	0%
Current Year Financials	664	355	54%	664	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
A number of priority initiatives, supported by the Better Homes Project Board, are being investigated and are envisaged to have a positive impact on the current council housing stock and budget, with works expected to progress in 22/23.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
3 Gypsy Travellers Site						
Project Life Financials	170	0	0%	170	0	0%
Current Year Financials	40	0	0%	40	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
4 Community Safety Projects						
Project Life Financials	17	0	0%	17	0	0%
Current Year Financials	17	0	0%	17	0	0%
Project Description	Community Safety Projects					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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

5 Redeployable CCTV Cameras						
Project Life Financials	36	0	0%	36	0	0%
Current Year Financials	36	0	0%	36	0	0%
Project Description	Purchase of 5 redeployable CCTV cameras for Housing use					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
5 redeployable cameras to be purchased as planned. No issues anticipated.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

6 Targeted SHQS /ESSH compliance works						
Project Life Financials	19,841	3,863	19%	19,841	0	0%
Current Year Financials	4,455	3,863	87%	4,455	0	0%
Project Description	This budget is to focus on work required to maintain the SHQS compliance and energy efficiency with WDC housing stock.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets. Current progress is slightly behind cumulative monthly targets, work is progressing and numbers improving.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

7 External stores/garages/bin stores/drainage component renewals						
Project Life Financials	257	32	13%	257	0	0%
Current Year Financials	75	32	43%	75	0	0%
Project Description	This budget is to focus on external stores/garages/bin stores etc. component renewals as identified and recommended from the housing stock condition survey.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
8 Secure entry component renewals						
Project Life Financials	273	76	28%	273	0	0%
Current Year Financials	91	76	83%	91	0	0%
Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
This programme always presents challenges with owner liaison and reaching agreements to install door entry where none exists, this contributes directly to achieving SHQS compliance for this element and reducing abeyances. The budget reflects the demand and number of installs required but it is acknowledged that full uptake is unlikely.						
Mitigating Action						
Officers continue to liaise with owners to encourage agreement for install.						
Anticipated Outcome						
Anticipated not to meet full spend despite best efforts.						
9 Energy improvements/energy efficiency works						
Project Life Financials	280	0	0%	280	0	0%
Current Year Financials	54	0	0%	54	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
10 Improvement works (Risk St)						
Project Life Financials	103	0	0%	103	0	0%
Current Year Financials	103	0	0%	103	0	0%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets. Instruction for roof works has been issued and following necessary survey and surface tests physical works will be scheduled, should this not be fully completed by year end budget to re-phase into 23-24 for completion.						
Mitigating Action						
None available at this time						
Anticipated Outcome						
Full budget spend potential for budget to re-phase into 23-24						
11 Contingencies						
Project Life Financials	581	0	0%	400	(181)	-31%
Current Year Financials	181	0	0%	0	(181)	-100%
Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, contingent budget for unplanned spend						
Mitigating Action						
none at this time						
Anticipated Outcome						
Spend as required						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
12 Asbestos management works						
Project Life Financials	1,135	126	11%	1,135	0	0%
Current Year Financials	215	126	58%	215	0	0%
Project Description	This budget is to fund work associated with the management of current asbestos legislation and the Council's asbestos policy within housing stock.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
13 Multi Story Flats (including Fire Risk Assessment Works)						
Project Life Financials	2,378	0	0%	2,378	0	0%
Current Year Financials	800	0	0%	800	0	0%
Project Description	High Rise Fire Safety Measures					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet spend and revised targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
14 Buy Backs						
Project Life Financials	7,729	1,153	15%	7,729	0	0%
Current Year Financials	2,019	1,153	57%	2,019	0	0%
Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. For these reasons, any purchase is subject to stringent criteria to ensure accountability and value for money for existing tenants. Spend in 22/23 will therefore be dependent on these factors. So far this year, 15 homes have been purchased, with the target to deliver an additional 20 homes each year through the buyback scheme.						
Mitigating Action						
None required.						
Anticipated Outcome						
Budget spend anticipated, should criteria be met.						
15 Salaries/central support/offices						
Project Life Financials	13,031	1,878	14%	13,031	0	0%
Current Year Financials	2,504	1,878	75%	2,504	0	0%
Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, budget for salaries and support						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF GREEN PROJECTS

APPENDIX 5

MONTH END DATE

31 January 2023

PERIOD

10

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

TOTAL OF ALL PROJECTS						
Project Life Financials	49,874	7,875	16%	49,694	(181)	0%
Current Year Financials	11,727	7,912	67%	11,547	(181)	-2%

MONTH END DATE

31 January 2023

PERIOD

10

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
1 New Build Grant						
Project Life Financials	(48,826)	(4)	0%	(48,826)	0	0%
Current Year Financials	(30,006)	0	0%	(10,480)	19,526	-65%
Project Description	Grant to facilitate new build housing					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Due to spend being later than anticipated, receipt of grant will also be later than budgeted.						
Mitigating Action						
Income budget will be reprofiled to match reprofiled spend						
Anticipated Outcome						
Income will be received in 2023/24						
2 CFCR						
Project Life Financials	(42,531)	0	0%	(38,702)	3,829	-9%
Current Year Financials	(9,215)	0	0%	(5,386)	3,829	-42%
Project Description	This is capital spend which is funded by revenue budgets					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Income from Revenue reduced to offset adverse variances in HRA revenue						
Mitigating Action						
None required						
Anticipated Outcome						
Reduced CFCR						
3 Prudential Borrowing						
Project Life Financials	(124,667)	(21,658)	17%	(124,667)	0	0%
Current Year Financials	(26,286)	(21,658)	82%	(22,078)	4,208	-16%
Project Description	Prudential borrowing is long term borrowing from financial institutions that has been approved for the purposes of funding capital expenditure					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Prudential borrowing is impacted by programme delivery therefore due to reprofiling, the requirement in 2022/23 will be less.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
While prudential borrowing requirement is likely to be less than budgeted in the current financial year this is anticipated to catch up over the programme life.						

MONTH END DATE

31 January 2023

PERIOD

10

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

4 Other Capital Income						
Project Life Financials	(96)	(357)	372%	(513)	(417)	434%
Current Year Financials	(96)	(357)	372%	(417)	(321)	334%
Project Description	Other Income to capital					
Project Lifecycle	Planned End Date		31-Mar-27	Forecast End Date		31-Mar-27
Main Issues / Reason for Variance						
£0.096m estimated income from Glasgow Airport Authority is now not expected to be received in 22/23 as works have not progressed. Works and therefore income now expected 23/24. £0.416m Scottish Government Grant income estimated in relation to buy backs.						
Mitigating Action						
None available						
Anticipated Outcome						
Income will be received when due						

TOTAL RESOURCES						
Project Life Financials	(216,120)	(22,019)	10%	(212,708)	3,412	-2%
Current Year Financials	(65,604)	(22,015)	34%	(38,361)	27,242	-42%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF AFFORDABLE HOUSING SUPPLY PROGRAMME

APPENDIX 7

MONTH END DATE

31 January 2023

PERIOD

10

Site	Project Life Financials					RAG Status
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	£000	£000	%	
	St Andrews School	636	129	290	- 346	
Haldane Primary School	148	149	167	20	13%	↓
Aitkenbar Primary School	652	278	652	-	0%	→
Clydebank East	26,474	58	26,474	-	0%	→
Creveul Court	58	59	58	-	0%	→
Queens Quay Site B	1,259	404	1,259	-	0%	→
Queens Quay Site C	6,198	1	6,198	-	0%	→
Pappert	7,332	3	7,332	-	0%	→
Lilac Avenue	2,676	-	2,676	-	0%	→
Bank Street	4,674	-	4,674	-	0%	→
Clydebank Health Centre	6,930	6	6,930	-	0%	→
Willox Park Phase1	3,817	54	3,817	-	0%	→
Willox Park Phase2	6,300	-	6,300	-	0%	→
Mount Pleasant	4,200	94	4,200	-	0%	→
Silverton	2,100	-	2,100	-	0%	→
Fees, Staffing Costs, contingency	4,005	31	4,005	-	0%	→
<u>Gap sites</u>						
Bonhill Gap Site	420	174	420	-	0%	→
Future New build sites	16,824	-	16,824	-	0%	→
Total Expenditure	94,703	1,440	94,376	(326)		→