

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2021/2022

APPENDIX 1

PERIOD END DATE

30 November 2021

| Subjective Summary | Total Budget 2021/22 £000 | Spend to Date 2021/22 £000 | Forecast Spend £000 | Forecast Variance 2021/22 | | Annual RAG Status |
|------------------------------------|---------------------------------|-------------------------------------|---------------------------|---------------------------|-----------|----------------------|
| | | | | £000 | % | |
| Employee Costs | 6,272 | 3,721 | 6,264 | (8) | 0% | ↑ |
| Property Costs | 1,917 | 1,257 | 1,837 | (80) | -4% | ↑ |
| Transport Costs | 110 | 63 | 100 | (10) | 0% | ↑ |
| Supplies, Services And Admin | 394 | 230 | 373 | (21) | -5% | ↑ |
| Support Services | 2,677 | 1,800 | 2,599 | (78) | -3% | ↑ |
| Other Expenditure | 510 | 392 | 504 | (6) | -1% | ↑ |
| Repairs & Maintenance | 12,860 | 8,799 | 12,411 | (449) | -3% | ↑ |
| Bad Debt Provision | 1,060 | 612 | 918 | (142) | -13% | ↑ |
| Void Loss (Council Tax/Lost Rents) | 648 | 939 | 1,363 | 715 | 110% | ↓ |
| Loan Charges | 19,699 | 13,133 | 19,699 | 0 | 0% | → |
| Total Expenditure | 46,147 | 30,946 | 46,068 | (79) | 0% | ↑ |
| House Rents | 44,417 | 28,504 | 44,267 | 150 | 0% | ↓ |
| Lockup Rents | 210 | 131 | 233 | (23) | -11% | ↑ |
| Factoring/Insurance Charges | 1,235 | 1,267 | 1,267 | (32) | -3% | ↑ |
| Other rents | 114 | 67 | 115 | (1) | -1% | ↑ |
| Interest on Revenue Balance | 71 | 19 | 58 | 13 | 18% | ↓ |
| Miscellaneous income | 100 | 44 | 132 | (32) | -32% | ↑ |
| Total Income | 46,147 | 30,032 | 46,072 | 75 | 0% | ↑ |
| Net Expenditure | 0 | 914 | (4) | (4) | | |

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PERIOD 8

| Budget Details | Variance Analysis | | | |
|---------------------|-------------------|----------------|-------------------|------------|
| Subjective Analysis | Budget | Forecast Spend | forecast Variance | RAG Status |
| | £000 | £000 | £000 | % |

| | | | | | |
|--|--|-------|------|-----|---|
| PROPERTY COSTS | 1,917 | 1,837 | (80) | -4% | ↑ |
| Subjective Description | | | | | |
| This budget covers electricity, gas, rates, rents, cleaning and insurance costs. | | | | | |
| Variance Narrative | | | | | |
| Main Issues | The main reasons for this underspend relates to the expectation that the year end recharge for the cost of property insurance will be more in line with last year's actual than assumed within budget. | | | | |
| Mitigating Action | No mitigating action is required. | | | | |
| Anticipated Outcome | A year end underspend is anticipated | | | | |

| Budget Details | Variance Analysis | | | |
|---------------------|-------------------|----------------|-------------------|------------|
| Subjective Analysis | Budget | Forecast Spend | forecast Variance | RAG Status |

| | | | | | |
|---|---|-------|------|-----|---|
| SUPPORT SERVICES | 2,677 | 2,599 | (78) | -3% | ↑ |
| Subjective Description | | | | | |
| This budget covers central support recharges to the HRA | | | | | |
| Variance Narrative | | | | | |
| Main Issues | The year end recharge for the use of central support services is anticipated to be similar to last year and lower than budgeted resulting in a favourable variance. | | | | |
| Mitigating Action | No mitigating action is required. | | | | |
| Anticipated Outcome | A year end underspend is anticipated | | | | |

| Budget Details | Variance Analysis | | | |
|---------------------|-------------------|----------------|-------------------|------------|
| Subjective Analysis | Budget | Forecast Spend | forecast Variance | RAG Status |
| | £000 | £000 | £000 | % |

| | | | | | |
|---|--|--------|-------|-----|---|
| REPAIRS & MAINTENANCE | 12,860 | 12,411 | (449) | -3% | ↑ |
| Service Description | | | | | |
| This budget covers all repair and maintenance expenditure to houses and lockups | | | | | |
| Variance Narrative | | | | | |
| Main Issues | The projected underspend is attributable to lower than budgeted costs for maintenance contracts. | | | | |
| Mitigating Action | No mitigating action is required. | | | | |
| Anticipated Outcome | A year end underspend is anticipated. | | | | |

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| Budget Details | Variance Analysis | | | |
|---------------------|-------------------|----------------|-------------------|------------|
| Subjective Analysis | Budget | Forecast Spend | forecast Variance | RAG Status |
| | £000 | £000 | £000 | % |

| | | | | | |
|--|---|-----|-------|------|---|
| BAD DEBT PROVISION | 1,060 | 918 | (142) | -13% | ↑ |
| Service Description | | | | | |
| This budget allows for the provision for bad and doubtful debts to be maintained at an appropriate level | | | | | |
| Variance Narrative | | | | | |
| Main Issues | It is anticipated that the Bad Debt Provision will be more in line with last year's actual, as opposed to budget, resulting in a favourable variance. | | | | |
| Mitigating Action | No mitigating action is required. | | | | |
| Anticipated Outcome | A year end underspend is anticipated | | | | |

| Budget Details | Variance Analysis | | | |
|---------------------|-------------------|----------------|-------------------|------------|
| Subjective Analysis | Budget | Forecast Spend | forecast Variance | RAG Status |
| | £000 | £000 | £000 | % |

| | | | | | |
|--|--|-------|-----|------|---|
| VOID LOSS | 648 | 1,363 | 715 | 110% | ↓ |
| Service Description | | | | | |
| This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties. | | | | | |
| Variance Narrative | | | | | |
| Main Issues | The main reason for this adverse variance relates to the number of void properties being higher than budgeted. Despite restrictions being lifted and best efforts to relet properties towards the end of 20/21, the recovery to normal numbers was not possible. Therefore, void numbers are starting higher in 21/22 than assumed within the budget. This is reflected in a higher cost for void rent loss and void council tax against budget. | | | | |
| Mitigating Action | HMTA and Housing are working together to facilitate having void properties ready for re-letting | | | | |
| Anticipated Outcome | A year end overspend is anticipated. | | | | |

| Budget Details | Variance Analysis | | | |
|---------------------|-------------------|----------------|-------------------|------------|
| Subjective Analysis | Budget | Forecast Spend | forecast Variance | RAG Status |
| | £000 | £000 | £000 | % |

| | | | | | |
|----------------------------|---|--------|-----|----|---|
| HOUSE RENTS | 44,417 | 44,267 | 150 | 0% | ↓ |
| Service Description | | | | | |
| Rental income from houses | | | | | |
| Variance Narrative | | | | | |
| Main Issues | This budget is based on the expected numbers of stock available for rent. The 21/22 budget assumed a provision for some of the new builds becoming available to rent part way through the financial year. However, delays to the progress on site due to Covid-19 and adverse weather, will mean that some of these properties will not be ready until later than originally assumed within the budget. | | | | |
| Mitigating Action | No mitigation possible. Any income shortfall will be contained within the overall HRA Budget. | | | | |
| Anticipated Outcome | There will be a shortfall in rental income. | | | | |

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

| | | | | | | |
|--|-------------------------------------|-----------|-------------------|-----------|---------|------|
| 1 Affordable Housing Supply Programme | | | | | | |
| Project Life Financials | 135,876 | 66,844 | 49% | 136,186 | 310 | 0% |
| Current Year Financials | 20,281 | 5,798 | 29% | 14,543 | (5,738) | -28% |
| Project Description | Affordable Housing Supply Programme | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |

Main Issues / Reason for Variance

The current year variance of £5.738m is made up of £6.048 slippage on Clydebank East and on overspend of 0.310m on Dumbarton Harbour Ph3 . Site updates are as follows :-

St Andrews - Project is complete with all properties being handed over.

Haldane - Project is complete with all properties being handed over.

Aitkenbar Primary School - Project is complete with all properties being handed over.

Clydebank East - A decision over the materials being used has now been made, the Planning Application has been continued until February. It is now anticipated that a construction site start for the Clydebank East development will not now be achieved until June 2022, however there are some groundworks which could commence earlier depending on the outcome of the Planning committee and these will commit spend this financial year.

Creveul Court - Project is complete with all properties being handed over.

Dumbarton Harbour Ph 3 - The shortage in labour and materials being experienced throughout the country has pushed prices up on the final work required on this site . This represents a 21/22 overspend of £0.450m and a project life overspend of 0.310m. It is expected that around £0.155m of this £0.310m overspend will be met by additional Scottish Government funding although this has still to be agreed.

Queens Quay Site B - Project is moving on and timber kit is progressing. The project is running approximately 14 weeks late and on track for revised completion in June 2022.

Future Sites - Sites have been identified and are at various different stages, with some having their designs and feasibilities progressing. An exercise will be carried out to determine viability of a number of gap sites for future housing development within the ownership of HRA.

Mitigating Action

Officers are currently seeking additional funding of £0.155m to compensate for the anticipated overspend of £0.310m at

Anticipated Outcome

Project to complete as planned and meet spend targets.

| | | | | | | |
|--|----------------------------------|-----------|-------------------|-----------|---------|------|
| 2 Doors/window component renewals | | | | | | |
| Project Life Financials | 10,539 | 949 | 9% | 10,539 | 0 | 0% |
| Current Year Financials | 3,831 | 949 | 25% | 2,300 | (1,531) | -40% |
| Project Description | Doors/Windows Component Renewals | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |

Main Issues / Reason for Variance

Installs are behind original planned targets, however the combined internal and external contractor resources are showing an upturn in completions and an overall improving position. Officers will continue to monitor and support this position to maintain improvements.

Mitigating Action

No mitigation available at this time.

Anticipated Outcome

Slippage anticipated and required to be carried forward into 22/23.

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

| 3 Defective structures/component renewals | | | | | | | |
|---|----------------------|-----------|-------------------|-----------|-------|------|--|
| Project Life Financials | 3,429 | 155 | 5% | 3,429 | 0 | 0% | |
| Current Year Financials | 746 | 155 | 21% | 470 | (276) | -37% | |
| Project Description | Defective structures | | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | | |
| Main Issues / Reason for Variance | | | | | | | |
| Programme continues albeit there are challenges with vacating tenants in next block to commence, impacted by COVID and suitable decant locations. Housing officers working to resolve this. Overall programme behind where we wanted to be at this stage. | | | | | | | |
| Mitigating Action | | | | | | | |
| Officers will work to maximise on opportunities to catch up on programme. | | | | | | | |
| Anticipated Outcome | | | | | | | |
| Slippage anticipated and required to be carried forward into 22/23. | | | | | | | |

| 4 Airport Noise Insulation Scheme | | | | | | | |
|--|--------------------------|-----------|-------------------|-----------|-------|-------|--|
| 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-22 | Forecast End Date | 31-Mar-23 | | | |
| Main Issues / Reason for Variance | | | | | | | |
| Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. With the challenges facing the Airport as a result of the pandemic, this programme has been paused at the request of Glasgow Airport. | | | | | | | |
| Mitigating Action | | | | | | | |
| There is regular dialogue between the Council and Glasgow Airport, and there is the basis of an agreed delivery plan which was ready to be implemented prior to the pausing of the project. This can be re-established immediately by both parties, however it has to be recognised the nature of works and with the indication that it will not commence until Q4 2021/22 there is a strong likelihood that this project will not complete until 2022/23, however both parties still remain committed to its delivery. | | | | | | | |
| Anticipated Outcome | | | | | | | |
| Full delivery and spend is unlikely to be achieved in 2021/22, however the phasing for future years is yet to be confirmed. | | | | | | | |

| 5 Heating improvement works | | | | | | | |
|--|--|-----------|-------------------|-----------|-----|-----|--|
| Project Life Financials | 4,972 | 964 | 19% | 4,972 | 0 | 0% | |
| Current Year Financials | 948 | 964 | 102% | 1,198 | 250 | 26% | |
| 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-26 | Forecast End Date | 31-Mar-26 | | | |
| Main Issues / Reason for Variance | | | | | | | |
| This project is now reporting an expected overspend in the current year due to a high demand on necessary essential works. There has been a larger number of renewals and referrals in 21/22 than anticipated at time of budget setting, resulting in a revised probable outturn for 21/22 of £1.198m, a £0.250m overspend on the current year budget. | | | | | | | |
| Mitigating Action | | | | | | | |
| This budget is for essential work and is demand lead so difficult to mitigate . | | | | | | | |
| Anticipated Outcome | | | | | | | |
| Overspend in 21/22. | | | | | | | |

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

| 6 Buy Backs | | | | | | |
|--|---|-----------|-------------------|-----------|-------|------|
| Project Life Financials | 5,400 | 812 | 15% | 5,400 | 0 | 0% |
| Current Year Financials | 1,706 | 812 | 48% | 908 | (798) | -47% |
| 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-26 | Forecast End Date | 31-Mar-26 | | |
| 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. With several key stakeholders involved, this does mean that there is potential for slippage. | | | | | | |
| Mitigating Action | | | | | | |
| Officers will continue efforts to maximise buy-backs, in an effort to increase delivery of the scheme and positively impact and minimise slippage. | | | | | | |
| Anticipated Outcome | | | | | | |
| Budget unlikely to meet full spend. Officers will endeavour to maximise spend and minimise slippage. Remaining balance will be required to be rephased into 2022/23. | | | | | | |

| 7 Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp | | | | | | |
|---|--------------------------------------|-----------|-------------------|-----------|---------|------|
| Project Life Financials | 16,430 | 1,263 | 8% | 16,430 | 0 | 0% |
| Current Year Financials | 4,088 | 1,263 | 31% | 3,000 | (1,088) | -27% |
| Project Description | Building external component renewals | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| Roof renewal programme continued into 21/22 . Monthly tracking slightly behind however additional installs by support contractor is underway and this should help with completions. Recent completions incorporating those by support contractor are showing an improving position however it is expected that a full catch up to budget will not be possible | | | | | | |
| Mitigating Action | | | | | | |
| Progress on this will continue to be monitored closely with a view to completeing as much as possible before the year end | | | | | | |
| Anticipated Outcome | | | | | | |
| Budget will be underspent and slipped into 22/23 | | | | | | |

| TOTAL RED | | | | | | |
|-------------------------|---------|--------|-----|---------|---------|------|
| Project Life Financials | 176,838 | 70,987 | 40% | 177,148 | 310 | 0% |
| Current Year Financials | 31,792 | 9,941 | 31% | 22,419 | (9,373) | -29% |

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| Budget Details | Project Life Financials | | | | | |
|--|---|---------------|-------------------|----------------|----------|------|
| | Budget | Spend to Date | | Forecast Spend | Variance | |
| | £000 | £000 | % | £000 | £000 | % |
| 1 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc) | | | | | | |
| Project Life Financials | 1,583 | 1,180 | 75% | 1,647 | 64 | 4% |
| Current Year Financials | 1,136 | 1,180 | 104% | 1,200 | 64 | 6% |
| 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-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| The works in relation to the smoke detector installation programme has been continuing in connection with gas heating annual servicing. An issue regarding the level of budget available has been identified in that installation costs have been higher than anticipated at time of budget setting. In response to this budget issue, a virement was carried out to increase the budget of the statutory/ regulatory compliance works project by £0.900m, which reduces the estimated overspend to £0.064m. | | | | | | |
| Mitigating Action | | | | | | |
| None available at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned, however with an expected overspend. | | | | | | |
| 2 External stores/garages/bin stores/drainage component renewals | | | | | | |
| Project Life Financials | 304 | 6 | 2% | 304 | 0 | 0% |
| Current Year Financials | 125 | 6 | 5% | 75 | (50) | -40% |
| 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-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| Spending will be later than planned due to resources being utilised elsewhere and owner involvement slowing down authorisation of work | | | | | | |
| Mitigating Action | | | | | | |
| On going dialogue with owners will continue in order to get this work approved | | | | | | |
| Anticipated Outcome | | | | | | |
| Underspend to be slipped into 22/23 | | | | | | |
| 3 Secure entry component renewals | | | | | | |
| Project Life Financials | 379 | 47 | 12% | 379 | 0 | 0% |
| Current Year Financials | 200 | 47 | 24% | 150 | (50) | -25% |
| 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-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| Spending will be later than planned due to resources being utilised elsewhere and owner involvement slowing down authorisation of work | | | | | | |
| Mitigating Action | | | | | | |
| On going dialogue with owners will continue in order to get this work approved | | | | | | |
| Anticipated Outcome | | | | | | |
| Underspend to be slipped into 22/23 | | | | | | |
| TOTAL AMBER | | | | | | |
| Project Life Financials | 2,266 | 1,233 | 54% | 2,330 | 64 | 3% |
| Current Year Financials | 1,461 | 1,233 | 84% | 1,425 | (36) | -2% |

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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 | 2,540 | 383 | 15% | 2,540 | 0 | 0% |
| Current Year Financials | 575 | 383 | 67% | 575 | 0 | 0% |
| Project Description | Adaptations to Housing for Special Needs | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues, Installation progress has improved overall and numbers are tracking close to expectations. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 2 Capitalised minor works | | | | | | |
| Project Life Financials | 2,480 | 129 | 5% | 2,480 | 0 | 0% |
| Current Year Financials | 691 | 129 | 19% | 691 | 0 | 0% |
| Project Description | This is a budget to undertake specific minor ad hoc capital projects that arise on demand throughout the financial year. | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 3 Better Homes Priority Budget | | | | | | |
| Project Life Financials | 1,319 | 6 | 0% | 1,319 | 0 | 0% |
| Current Year Financials | 446 | 6 | 1% | 446 | 0 | 0% |
| Project Description | Priority projects as prioritised by the Better Homes Group | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | |
| Main Issues / Reason for Variance | | | | | | |
| While pandemic restrictions stalled some proposed initiatives throughout 2020/21, it is anticipated that this will not be a concern throughout 2021/22. A number of priority initiatives, supported by the Better Homes Project Board, are already being investigated and are envisaged to have a positive impact on the current council housing stock, however these will still be subject to ongoing volatility with supply chains and labour markets that could impact on delivery. These include an Internet of Things pilot Project with AICO for Housing First properties, that will provide sensors to properties to measure temperature, humidity and air quality with training to be arranged; a pilot project to improve the efficiency of the electric storage heating systems in our multi-storey flats, initially starting with one block with the potential rollout to further blocks; and merging 2 flats into one property for a large family that cannot be accommodated elsewhere within the housing stock. The board are also investigating a number of energy efficiency and zero emission pilots to help us identify best practice for improvements across the wider stock for example under floor insulation. | | | | | | |
| Mitigating Action | | | | | | |
| Officers are actively looking to reprofile works based on priority assessment within the wider Housing Asset Management Strategy, this will accelerate some works to minimise or eradicate any slippage caused by market conditions. | | | | | | |
| Anticipated Outcome | | | | | | |
| It is anticipated that the accelerated proposals will result in this budget achieving all targets, but will continue to monitor market conditions. | | | | | | |

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| Budget Details | Project Life Financials | | | | | |
|---|--|---------------|-------------------|-----------|-------|-------|
| | Budget | Spend to Date | Forecast Spend | Variance | | |
| | £000 | £000 | % | £000 | £000 | % |
| 4 QL Development | | | | | | |
| Project Life Financials | 26 | 15 | 58% | 26 | 0 | 0% |
| Current Year Financials | 26 | 15 | 58% | 26 | 0 | 0% |
| 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-22 | Forecast End Date | 31-Mar-22 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 5 Gypsy Travellers Site | | | | | | |
| Project Life Financials | 91 | 0 | 0% | 91 | 0 | 0% |
| Current Year Financials | 91 | 0 | 0% | 91 | 0 | 0% |
| Project Description | Gypsy/ Traveller Site improvements | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-22 | Forecast End Date | 31-Mar-22 | | |
| Main Issues / Reason for Variance | | | | | | |
| This budget is made up of Scottish Government grant which requires to be legally committed to improvement works on existing Gypsy Travellers sites by the end of March 2022. Initially the funding should have been committed a year earlier but as a result of the pandemic the timeline has been extended across Scotland. A condition of the grant requires that spend mirrors tenant priorities, and as such we have had a number of consultative engagements with the existing community to assess priorities. A project has been identified, estimated costs have been reported to Better Homes Group and officers are developing delivery plans for this work. | | | | | | |
| Mitigating Action | | | | | | |
| No mitigation required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 6 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-22 | Forecast End Date | 31-Mar-22 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 7 Targeted SHQS compliance works | | | | | | |
| Project Life Financials | 100 | 0 | 0% | 100 | 0 | 0% |
| Current Year Financials | 100 | 0 | 0% | 0 | (100) | -100% |
| Project Description | This budget is to focus on work required to maintain the SHQS compliance with WDC housing stock. | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-22 | Forecast End Date | 31-Mar-22 | | |
| Main Issues / Reason for Variance | | | | | | |
| All spend in this area this year will be heating so will be met from heating improvement budget | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Underspend which will partially offset overspend in heating improvement budget | | | | | | |

MONTH 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 | % |
| 8 Targeted EESSH compliance works | | | | | | |
| Project Life Financials | 20,504 | 4,061 | 20% | 20,504 | 0 | 0% |
| Current Year Financials | 5,076 | 4,061 | 80% | 5,076 | 0 | 0% |
| Project Description | This budget enables the council's continued commitment to achieving the Government's standards in relation to energy efficiency. | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues currently. EWI programme continues into 21/22 and should work be able to continue with no further lockdowns, it is anticipated that the programme will be completed as planned. Monthly numbers tracking and work continues positively, although caution should remain with regards to emerging COVID increases and the effect that may have on labour and materials supply chain. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 9 Modern facilities and services | | | | | | |
| Project Life Financials | 4,003 | 339 | 8% | 4,003 | 0 | 0% |
| Current Year Financials | 1,320 | 339 | 26% | 1,320 | 0 | 0% |
| Project Description | New Kitchens, Bathrooms and Showers | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues, performance is tracking more closely to expected position at this time. Officers continue to monitor output and performance | | | | | | |
| Mitigating Action | | | | | | |
| Additional back-up contracts in place to assist in delivery. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 10 Energy improvements/energy efficiency works | | | | | | |
| Project Life Financials | 331 | 0 | 0% | 331 | 0 | 0% |
| Current Year Financials | 108 | 0 | 0% | 108 | 0 | 0% |
| Project Description | Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion) | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 11 Improvement works (Risk St) | | | | | | |
| Project Life Financials | 170 | 0 | 0% | 170 | 0 | 0% |
| Current Year Financials | 170 | 0 | 0% | 170 | 0 | 0% |
| Project Description | Risk Street Over clad | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-22 | Forecast End Date | 31-Mar-22 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |

MONTH 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 | % |

| | | | | | | | | |
|-----------|---|--|-----------|-------------------|-------|-----------|----|--|
| 12 | Void house strategy programme | | | | | | | |
| | Project Life Financials | 8,645 | 1,401 | 16% | 8,645 | 0 | 0% | |
| | Current Year Financials | 2,101 | 1,401 | 67% | 2,101 | 0 | 0% | |
| | Project Description | Spend on Void Properties to bring them up to letting standard | | | | | | |
| | Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | | |
| | Main Issues / Reason for Variance | No Issues. | | | | | | |
| | Mitigating Action | None available at this time as this is a demand led programme. | | | | | | |
| | Anticipated Outcome | Project to complete as planned and potential to overspend budget due to higher demand. | | | | | | |
| 13 | Contingencies | | | | | | | |
| | Project Life Financials | 500 | 0 | 0% | 500 | 0 | 0% | |
| | Current Year Financials | 100 | 0 | 0% | 100 | 0 | 0% | |
| | Project Description | This is a contingent budget for unforeseen matters which may arise during the year. | | | | | | |
| | Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | | |
| | Main Issues / Reason for Variance | No Issues. | | | | | | |
| | Mitigating Action | None required at this time. | | | | | | |
| | Anticipated Outcome | Project to complete as planned and meet spend targets. | | | | | | |
| 14 | Environmental renewal works, paths/fences/walls/parking area's | | | | | | | |
| | Project Life Financials | 5,089 | 958 | 19% | 5,089 | 0 | 0% | |
| | Current Year Financials | 1,289 | 958 | 74% | 1,289 | 0 | 0% | |
| | Project Description | Environmental renewal works, paths/fences/walls/parking areas | | | | | | |
| | Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | | |
| | Main Issues / Reason for Variance | No Issues. | | | | | | |
| | Mitigating Action | None required at this time. | | | | | | |
| | Anticipated Outcome | Project to complete as planned and meet spend targets. | | | | | | |
| 15 | Asbestos management works | | | | | | | |
| | Project Life Financials | 1,104 | 154 | 14% | 1,104 | 0 | 0% | |
| | Current Year Financials | 210 | 154 | 73% | 210 | 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-26 | Forecast End Date | | 31-Mar-26 | | |
| | Main Issues / Reason for Variance | No Issues. | | | | | | |
| | Mitigating Action | None required at this time. | | | | | | |
| | Anticipated Outcome | Project to complete as planned and meet spend targets. | | | | | | |

MONTH 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 | MSF Fire Risk Assessment Works | | | | | | |
| | Project Life Financials | 5,100 | 0 | 0% | 5,100 | 0 | 0% |
| | Current Year Financials | 300 | 0 | 0% | 300 | 0 | 0% |
| | Project Description | High Rise Fire Safety Measures | | | | | |
| | Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | |
| | Main Issues / Reason for Variance | | | | | | |
| | An update report on this project was on the agenda for 27th October 2021 Council. This advised that the expected spend on replacing Spandrel panels will no longer be required but instead a variety of issues affecting Multi Stories will be reviewed and incorporated into the 2022 High Rise strategy. This resulted in approval to vire the underspend of £0.900m to the statutory/regulatory compliance works project to offset the overspend related to the smoke detector installation programme. This results in a revised current year budget of £0.300m for MSF Fire Risk Assessment Works. | | | | | | |
| | Mitigating Action | | | | | | |
| | None required at this time. | | | | | | |
| | Anticipated Outcome | | | | | | |
| | Progress on this programme will be closely monitored on a regular basis through the Better Homes Project Board. | | | | | | |

| | | | | | | | |
|----|--|---|-----------|-------------------|--------|-----------|----|
| 17 | Salaries/central support/offices | | | | | | |
| | Project Life Financials | 12,776 | 1,637 | 13% | 12,776 | 0 | 0% |
| | Current Year Financials | 2,455 | 1,637 | 67% | 2,455 | 0 | 0% |
| | Project Description | Allocation of costs from other WDC services who support the HRA capital programme | | | | | |
| | Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | | 31-Mar-26 | |
| | Main Issues / Reason for Variance | | | | | | |
| | No Issues. | | | | | | |
| | Mitigating Action | | | | | | |
| | None required at this time. | | | | | | |
| | Anticipated Outcome | | | | | | |
| | Project to complete as planned and meet spend targets. | | | | | | |

| | | | | | | | |
|--------------------|-------------------------|--------|-------|-----|--------|-------|-----|
| TOTAL GREEN | | | | | | | |
| | Project Life Financials | 60,792 | 8,744 | 14% | 60,792 | 0 | 0% |
| | Current Year Financials | 13,755 | 8,744 | 64% | 13,655 | (100) | -1% |

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

APPENDIX 7

MONTH END DATE

30 November 2021

PERIOD

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

| 1 NEW BUILD GRANT | | | | | | |
|--|---|----------|-------------------|----------|---------|----|
| Project Life Financials | (39,600) | (23,814) | 60% | (40,623) | (1,023) | 3% |
| Current Year Financials | (5,000) | 0 | 0% | (5,155) | (155) | 3% |
| Project Description | Grant to facilitate the building of new build housing | | | | | |
| Project Lifecycle | Planned End Date | | Forecast End Date | | | |
| Main Issues / Reason for Variance | | | | | | |
| Overall, there is a favourable project life variance of £1.023m which relates to additional grant income successfully negotiated by Officers in relation to the increased grant per unit at Aitkenbar, Haldane and Dumbarton Harbour and the additional grant generated from the buyback scheme. Current year favourable variance of £0.155m relates to additional income anticipated to be received from Scottish Government in relation to increase of costs at Dumbarton Harbour. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| The project life overall variance will be favourable by £1.023m due to additional Scottish Government Grant Income. | | | | | | |

| TOTAL RESOURCES | | | | | | |
|-------------------------|---------|--------|-----|---------|-------|-----|
| Project Life Financials | 243,899 | 81,303 | 33% | 244,273 | (374) | 0% |
| Current Year Financials | 48,327 | 20,257 | 42% | 38,818 | 9,509 | 20% |

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

APPENDIX 8

MONTH END DATE

30 November 2021

PERIOD

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| Site | Project Life Financials | | | | | |
|--------------------------|-------------------------|---------------|----------------|------------|----|------------|
| | Budget | Spend to Date | Forecast Spend | Variance | | RAG Status |
| | £000 | £000 | £000 | £000 | % | |
| St Andrews | 22,647 | 21,881 | 22,647 | - | 0% | |
| Haldane PS | 11,572 | 11,425 | 11,572 | - | 0% | → |
| Aitkenbar PS | 10,669 | 9,941 | 10,669 | - | 0% | → |
| Clydebank East | 21,645 | 3,666 | 21,645 | - | 0% | → |
| Creveul Court | 3,811 | 3,751 | 3,811 | - | 0% | → |
| Dumbarton Harbour | 8,124 | 8,454 | 8,434 | 310 | 4% | ↓ |
| Queens Quay (site B) | 6,925 | 5,270 | 6,925 | - | 0% | → |
| Future Developments | 46,132 | 1,221 | 46,132 | - | 0% | → |
| Fees and Staffing Costs | 4,351 | 1,232 | 4,351 | - | 0% | → |
| Total Expenditure | 135,876 | 66,841 | 136,186 | 310 | | ↓ |

