Agenda

Infrastructure, Regeneration and Economic Development Committee

Date: Wednesday, 22 November 2017

Time: 10:00

Venue: Committee Room 3, Council Offices,
Garshake Road, Dumbarton

Contact: Nuala Quinn-Ross, Committee Officer
Tel: 01389 737210, nuala.quinn-ross@west-dunbarton.gov.uk

Dear Member

ITEMS TO FOLLOW

I refer to the agenda for the above meeting which was issued on 9 November 2017 and now enclose a copy of **Items 10, 19 and 20** which were not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Note referred to:-

10 REVIEW OF THE ELIGIBILITY OF THE CARE OF GARDENS SCHEME **231 - 234**

Submit report by the Strategic Lead – Environment & Neighbourhood providing details of the rise in use of the care of gardens service and the associated costs in service delivery resulting in financial pressures on the Greenspace budget and seeking to review the eligibility criteria to ensure the service is provided only to residents with the greatest need.

19 UPDATE ON MITCHELL WAY REDEVELOPMENT SITE, ALEXANDRIA **235 - 247**

Submit report by the Strategic Lead – Regeneration providing an update on the proposed redevelopment of the Mitchell Way redevelopment site in Alexandria following receipt of additional information, detailed costings and appraisal by the preferred developer.

20 INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2017/18 TO PERIOD 7 (31 OCTOBER 2017) **249 - 274**

Submit report by the Strategic Director – Regeneration, Environment and Growth providing an update on the financial performance to 31 October 2017 (Period 7) of those services under the auspices of this Committee.

Distribution:-

Councillor Iain McLaren (Chair)
Councillor Diane Docherty (Vice Chair)
Councillor Gail Casey
Councillor Karen Conaghan
Provost William Hendrie
Councillor Caroline McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Marie McNair
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Martin Rooney

All other Councillors for information

Chief Executive
Strategic Director of Regeneration, Environment and Growth

Date of Issue: 16 November 2017

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead of Environment and Neighbourhood

Infrastructure, Regeneration and Economic Development Committee: 22 November 2017

Subject: Review of the Eligibility of the Care of Gardens Scheme

1. Purpose

1.1 To explain the rise in use of this service and the associated costs in service delivery resulting in financial pressures on the Greenspace budget. The report proposes to review the eligibility criteria to ensure the service is provided only to residents with the greatest need.

2. Recommendations

2.1 Note the historical increase in service use and result in cost increase as detailed in paragraph 3.3.

2.2 Approve the eligibility criteria as detailed in paragraph 4.2.

2.3 Approve the implementation of charging for this service as detailed in paragraph 4.3.

2.4 Request Officers to provide an update report to this Committee by the end of 2018.

3. Background

3.1 The Council provides a Care of Garden service to a range of residents who are either elderly, disabled or are, for a range of other reasons not in a position to maintain their household gardens.

3.2 Historically this was a service for which residents paid a nominal fee however for the past number of years the service has been free of charge.

3.3 When the service was provided but chargeable the fee was £52 per annum. At that time there were 1600 users. Since the charge was removed the number has grown to 2631 recipients.

3.4 The total cost of the service when charges were in place was £245k which was net of income. This has now grown to £540k.

3.5 The eligibility criteria currently in place on the application form is as follows:

1. Only pensioners, the infirm and / or disabled householders should apply.

2. All sections of the application form must be completed in full.

3. You will not be accepted for the Scheme if there is a relative in the house who could be expected to tend the garden.

4. Holiday houses will not be considered.

5. The Scheme is available to Tenants and Owner / Occupiers.

6. If accepted, the specification is as follows: Your garden will be visited seven times between April and November. The grass will be cut seven times, with edges being strimmed and main grass areas cut to a minimum of 1 inch (25mm). Hedges within the boundary of the garden will be cut twice during this time. Grass cuttings and Hedge trimmings will be removed and pathways swept clear.

7. A Registered Home Help, Health Visitor or Professional Person must verify that you are permanently physically unable to tend to your garden, due to illness, infirmity or disability.

These criteria are very generic and open to broad interpretation. As a consequence the number of requests for the service and associated costs have increased significantly.

4. Main Issues

4.1 The current service model does not represent best value to the Council. The growth in users and costs demonstrates that the Council is now providing a free service to some residents who previously were either able to arrange their own garden maintenance or were in a position to pay a modest fee for the service. Given the budget pressures facing the Council it is not best use of scarce resources to provide a free service, which, whilst it may be appreciated, is not needed by all recipients.

In addition, encouraging residents to take responsibility for their own environment where possible contributes to better community engagement and more sustainable neighbourhood management.

To ensure the service is provided to residents who are in need of assistance, and encourage greater resident involvement in maintaining the environment, this report proposes a review of the eligibility criteria. At present the criteria to receive the service are as detailed in paragraph 3.5.

4.2 Going forward it is proposed that the service will be provided free of charge only to residents, in receipt of a disability benefit such as Personal Independence Payment, Disability Living Allowance, Attendance Allowance or

a care service from HSCP whilst they are in receipt of that support, regardless of their age. To receive this service residents will require to apply annually. This will be required for both the free and paid services.

4.3 For residents of pensionable age who do not meet this criteria but feel they would like to take advantage of this service, it is proposed that a charge of £70 per annum is introduced. The cost to the Council per garden to provide this service is £205, therefore residents are still receiving a subsidised service.

This £70 per annum would be expected to provide residents with 7 cuts and 2 hedge trims per annum (subject to weather and access limitations).

4.4 Whilst the charge will not fully recover the cost it will make a contribution towards meeting the cost of the service which is on average £205 per house per annum.

5. People Implications

5.1 This service is currently provided to the Council by Greenlight who employ seasonal staff to deliver this function. There are no personnel issues for WDC staff.

6. Financial and Procurement Implications

6.1 Financial

At present the Care of Garden Scheme costs the Council £540k based on 2631 recipients registered for the service at a cost of £205 per annum per garden. Historically when there was a charge for this service it cost the Council £245k which was based on 1600 homes at a cost of £205 to provide the service and an offset of income of £52 per annum per recipient.

6.2 Over the past 5 years there has been an increase of 1031 people using the scheme at a cost of £211k per annum.

6.3 With the introduction of the review and the introduction of a charge it is anticipated that the number will drop to 1800 users. This would therefore cost £369,000. Of the 1800 users it is estimated that 300 will choose to take the paid service. This will give an income of £21,000 and would result in a net cost of service provision to the Council of £348,000. This would result in a reduction in spend from current levels of up to £192,000.

6.4 Procurement

The procurement procedures outlined within this report shall ensure that the Council meets it statutory requirements in respect of procurement.

7. Risk Analysis

7.1 The main risk associated with this scheme is that demand and costs will continue to rise in an unmanaged manner. If criteria are changed there may be existing users who do not fall into the eligible criteria and who are financially challenged to meet the cost of the service provision.

8. Equalities Impact Assessment (EIA)

8.1 An EIA has been carried out and has determined that no particular group is disadvantage by this action.

9. Consultation

9.1 We have consulted with the Equalities Officer in terms of the EIA impact.

10. Strategic Assessment

10.1 In delivering the Care of Gardens it achieves the undernoted strategic objectives:

- Improve care for and promote independence with older people.
- Improve local housing and environmentally sustainable infrastructure.
- Improve the well-being of communities and protect the welfare of vulnerable people.

Ronnie Dinnie
Strategic Lead, Environment and Neighbourhood
Date: 25 October 2017

Person to Contact:	Ronnie Dinnie - Strategic Lead Environment and Neighbourhood Ronald.dinnie@west-dunbarton.gov.uk Tel: 07833 123 158
Appendices:	None
Background Papers:	EIA
Wards Affected:	All Wards

WEST DUNBARTONSHIRE COUNCIL

Report by Stragic Lead - Regeneration

Infrastructure, Regeneration and Economic Development Committee: 22 November 2017

Subject: Update on Mitchell Way Redevelopment Site, Alexandria

1. Purpose

1.1 The purpose of this report is to provide the Committee with an update on the proposed redevelopment of the Mitchell Way redevelopment site in Alexandria following receipt of additional information, detailed costings and appraisal by the preferred developer.

2. Recommendations

2.1 The Committee is invited to:

(i) authorise additional expenditure to cover abnormal costs of approximately £300,000 inclusive of a small contingency above the agreed sale price which have arisen following the detailed intrusive and topographical surveys which have impacted on the viability of the development will be funded from existing Capital Budgets,

(ii) note the change in the price agreed for the site, and that the shortfall will be reported in the next Budgetary Control Report; and

(iii) delegate authority to the Strategic Lead Regulatory to conclude the disposal transaction by long-term development agreement, subject to such legal conditions that are considered appropriate

3. Background

3.1 The redevelopment of central Alexandria has been discussed at Committee since 2008 where various proposals have been considered and for a variety of reasons never been successfully completed. A summary of the reports are provided as background papers

3.2 The IRED Committee of 16 March 2016 authorised the selection of the sole bidder CCG (Scotland) Limited in partnership with Kingsmead Developments as the preferred developer. The developers offer for the site was £628,813 which was subject to surveys to include utility inquiries, site investigations and detailed designs. This is normal practise in developments of this type.The potential that the offer price might be reduced was identified as a potential risk in report of 16 March 2016.

3.3 The developers commissioned topographical and intrusive surveys and the results from these together with other unforeseen issues resulting from the detailed design have resulted in a significant increase in the overall cost of the development. The items that have impacted on the costs include; increases in the cut and fill to provide a balanced site; relocation of the gas main; increases in the substation provision required by Scottish Power; retention and strengthening of the existing retaining wall and additional decorative works to wall; and of the access arrangement at Bank Street. The impact of these increased overall costs on the appraisal is that the development is no longer viable at the proposed purchase price for the site. In fact, the appraisal shows a deficit of £282,000 exclusive of VAT at that price.

3.4 To try to fully understand the issues resulting in the increased cost Council officers have had numerous meetings with representatives of CCG (Scotland) Limited and Kingsmead Developments. The Council officers have interrogated the developer's appraisal and have had an opportunity to examine the detail.

4. Main Issues

4.1 It has been an overriding objective of the Council to achieve a quality outcome for the redevelopment of Alexandria Town Centre. A copy of the revised proposed layout is attached in Appendix 1. The main elements of the proposal are now as follows:

- Demolition of the remaining existing buildings on the site.

- A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park;

- A three storey development facing Bank Street and Mitchell Way comprising:-

  - 26 , 1 and 2 bed residential units with 15 parking spaces to the rear, accessed from Church Street, this has increased by 2 units from the original proposal; and

  - 9 ground floor retail units totalling 13,500 square feet comprising of unit sizes of between 1,000 and 2,500 square feet with service access from Church Street and 16 parking spaces for staff; this has increased from the original proposal by 2,500 square feet and is a result of the scheme being redesigned to facilitate the residential at the upper levels and reducing the number of entrance points to those areas, and

- Public realm improvements to the remaining section of Mitchell Way and the western side of Bank Street.

4.2 The preferred developer has been in prolonged and detailed discussions with Lidl UK Gmbh and has finally managed to agree terms to sell part of the site to Lidl to allow them to construct a new supermarket 25,000 sqft unit with associated car parking and servicing.

Terms in principle have also been agreed with Caledonia Housing Association for 26, 1 and 2 bedroom flats which will be constructed above the proposed new retail units. It is intended that Caledonian HA will buy these flats from the developer then let to tenants. The increased number is a result of the change in mix of units being provided.

Further negotiations have been entered into with two of the Councils existing tenants within the affected area and agreements have in principle been agreed for them to relocate on completion of the development. Terms have also been agreed with a new occupier to the area.

4.3 Following receipt of the site surveys a number of issues have arisen which has resulted in the cost budget increasing. In particular, it has been established that there is a 315mm medium pressure gas main which runs through the site within the car park close to the Bank Street boundary. This gas main did not show on previous information provided to the developer and was installed by Scottish Gas under Statutory legislation where they were taking a route through the Adopted Road Network. There was therefore no need for Scottish Gas to negotiate a servitude right of access. The cut and fill required to provide a balanced site for development means that the depth of the gas main at the extremities of the site would form a Health and Safety risk. The route of the gas main will require to be diverted and the estimated cost of this work has been established from SGN at £182,215 exclusive of vat.

4.4 SP Energy Networks have identified that the existing single sub-station is insufficient for the new development and have specified that two new sub-stations will be required. The cost of these new sub-stations has been estimated at a budget cost of £230,000 exclusive of vat.

4.5 Other cost increases result from the requirement for a gabion retaining wall, increased utility costs and costs associated with alterations to the access/ egress to the property from Bank Street.

4.6 Within the development appraisal the developer identified various "Provisional Sums" which are estimates of certain costs associated with the Development. These sums have now been interrogated and whilst there are still some unknown figures they are following investigation more than was anticipated. The Provisional sum figure included in the appraisal totals £913,015. Items included within the Provisional sums include:-sewer and water inspections and infrastructure, gas connections and disconnections,

Virgin Media diversions and disconnections. The full list of Identified Additional Costs to the Development is included as Appendix 2 to this report. These are expressed as Provisional Sums as the actual cost of these items will not be confirmed until prices are received from the various contactors and utility providers involved. It has been agreed that if there are any savings in the Provisional sum figures relating to utilities, these savings will be shared with the Council.

4.7 If the site price is reduced to zero the appraisal shows a negative outcome of £282,000.The preferred developers have requested that the Council provide them with a site which is enabled for development and that the intruding gas main is relocated off site. The cost of this and other associated costs is in the order of £282,000 with further contingency taking the figure to £300,000.On this basis the developers would move forward to finalise specifications, submit a planning application and complete the necessary legal agreements.

4.8 The demolition of part of 30-40 Mitchell Way (Phase1) was undertaken by the Council and completed on 12th August 2016 with the site cleared at a cost of £207,105.

4.9 There are three remaining commercial tenants within the Mitchell Way properties and the terms of the leases with these tenants are such that would allow the Council/ developer to obtain possession of these properties when required to allow demolition to take place.

4.10 The developer has submitted a revised outline programme. This indicates that should consent be obtained for the revised terms, they will require a further 4 weeks to finalise heads of terms with the other parties, notably Lidl UK Gmbh and Caledonia HA. This would then permit a planning application to be submitted and a potential site start date in Q2 2018 with completion of the development in Q1 2019.

5. People Implications

There is a requirement for on-going Council Legal input into this project. There will continue to be considerable officer input from various Council sections in progressing the project.

6. Financial and Procurement Implications

6.1 The revised terms proposed by the developer as detailed in 4.7 are disappointing but understandable given the increase in budget costs associated with the proposed development.

6.2 Following the disclosure by the developer of the impact the increased costs will have on the viability of the project, Council officials have given consideration to the possibility of the Council undertaking the development directly.

This course of action could result in a negative outcome for the Council and we consider that the additional potential risks both financial and in terms of timing make this option impracticable. A copy of our appraisal is attached as Appendix 3. For commercial reasons some of the figures have been redacted

6.3 The total cost of undertaking the development would be in the order of £6.1M. This money would have to be borrowed by the Council in order to complete the development. The Council would receive capital receipts from the sale of the development platform to a supermarket operator and the sale of the residential units to a Housing Association. This would generate sales in the order of £4.2 - £4.6M leaving the remainder to finance the retail development. The appraisal as laid out shows a deficit of between £476,000 and £80,000 depending on sales receipts.

6.4 Consideration has been given to the Council holding the shop element of the project on completion. This is identified in Appendix 3 as Option 2. A small rental surplus of approximately £74,000 per annum is produced having allowed for finance costs of holding the properties. It is considered that this return does not represent a viable return on capital expended.

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6.5 If the Council was to consider undertaking the development it would be required to establish that it had secured Best Value. In order to establish Best Value the opportunity would need to be marketed. There is no guarantee that either Lidl or Caledonia HA would still retain an interest in the location and as such the financial terms offered by them may not be the same as they have currently with the Development consortium. In addition there would be time delays in getting any such terms agreed and documented. It has taken the preferred developer over 12 months to reach the current agreements with Lidl and they have only recently opened negotiations with Caledonia HA. It is therefore likely that the Council would experience a delay beyond the 12 months it has taken the developer to agree terms as the supermarket operators investment programme will have been disrupted in the intervening period and been backfilled with another opportunity. It is estimated that if the development was undertaken by the Council it is likely to delay the project by up to 18 months whilst procurement procedures are incorporated into the programme.

6.6 The Council would need to accept the design and construction cost risks associated with the development. Any scheme that the current developers have advanced could be bought but this would be an additional cost to the development.

6.7 The Council would have to accept the letting risk of the new retail units. To date the current developers have Heads of Terms agreed with two potential retail tenants with the prospect of a third, leaving six units potentially vacant. Clearly if and when the deal with Lidl is finalised the marketability of

the retail units will be improved and we would be hopeful of securing further lettings.

6.8 The new development regardless of the developer will generate additional income for the Council in the form of rates from the commercial tenants and Council Tax from the residents. We estimate the additional revenue will be in the order of £256,500 per annum.

6.9 An options appraisal has been undertaken by officers considering this option against the developer route. The appraisal showed firmly in favour of the developer accepting the risk rather than the Council. We do not consider that the Council should be exposed to the undoubted additional risks involved in taking on the development directly.

6.10 The additional spend by the Council of £300,000 including contingency will be funded from the existing Local Economic Development Budget and the shortfall in Capital Receipts will be reported in the next Budgetary Control Report to Council.

7. Risk Analysis

7.1 The revised offer from the preferred developers would remain conditional on a number of factors, including a detailed planning consent, building warrant, road construction consent and a liquor licence. It is therefore possible that the development may not proceed if one or more of the conditions are not resolved satisfactorily

7.2 There is a risk that the proposed developer will not get the necessary transactions agreed with both Lidl UK Gmbh and Caledonia HA and/ or there may be delays in obtaining the commitments required. We think this is unlikely as both parties have been kept updated on progress and are indicating that they remain committed to the project. Council Officers would monitor this situation and push for these transactions to be tied up as quickly as possible.

7.3 There is a risk that statutory consents, such as Planning, and relevant licenses will not be obtained for the development. .

7.4 There is a risk that the timeframe for the redevelopment of the town centre site is affected by general economic or market conditions.

7.5 Not moving forward with the development opportunity at this time would see a continued decline of the town centre. It would also miss this opportunity for significant investment in the town centre and the opportunity to improve revenue to the Council in the form of additional business rates and Council tax.

8. Equalities Impact Assessment (EIA)

8.1 An Equality Impact Screening did not indicate any further action required in relation to any recommendations.

9. Consultation

Consultation has taken place between Regulatory and Finance in relation to this proposal.

10. Strategic Assessment

10.1 This report contributes to the Council's Strategic Priorities and in particular towards:
economic growth and employability

10.2 This development will also support the four strategic priorities of the Council's updated Economic Development Strategy (2015-2020):

- Stimulating economic investment and growing the business base;
- Improving the skills of all our people and supporting them into work;
- Creating an inclusive and prosperous place where people choose to live, work and invest; and
- Building stronger partnerships and innovative approaches to delivery.

Jim McAloon
Head of Service for Regeneration and Economic Development
Date: 7 November 2017

Person to Contact: Stuart Gibson, Assets Coordinator, Bridge Street, Dumbarton. Telephone 01389 737157
email: stuart.gibson@west-dunbarton.gov.uk

Appendices: 1– Proposed development layout plan.
2 – Identified Additional Costs Associated with Development

Background Papers: Report to Housing, Environment and Economic Development (HEED) Committee of 9 January 2008 entitled Alexandria Town Centre Masterplan Update

Report to HEED Committee of 8 October 2008 entitled Alexandria Town Centre Masterplan

Report to HEED Committee of 3 March 2010 entitled Alexandria Masterplan: Mitchell Way Marketing Brief

Report to HEED Committee of 3 March 2010 entitled

Surplus Council Housing Stock: Owners

Report to Council of 29 Jan 2011 entitled Securitisation of the Council's Non Operational Estates Portfolio

Report to HEED Committee of 7 September 2011 entitled Alexandria Masterplan: Mitchell Way Redevelopment Site;

Report to HEED Committee of 13 February 2013 entitled Mitchell Way Redevelopment Site: Request to extend site area to be marketed

Report to HEED Committee of 26 February 2014 entitled Preferred Bidder for Mitchell Way Development Site in Alexandria

Report to IRED Committee of 18 June 2014

Report to IRED Committee of 17 June 2015 entitled Mitchell Way Redevelopment Site, Alexandria

Report to IRED Committee of 16 March 2016 entitled Preferred Bidder for Mitchell Way Redevelopment Site, Alexandria

Wards Affected: 2

APPENDIX 1

Public Carpark
Iceland
To Let
RBS
Shopmobility
Individual Display
MaCo
The co-operative food
Unit 1
Unit 2
Unit 3
Unit 4
Unit 5
Unit 6
Unit 7
Unit 8
Unit 9
Unit 10
Staff / Residents Parking (x6no. spaces)
Service Yard
Sub-Cycle Stores
Car Park (134no. Spaces)
Trolley Park
Customer / Service Access
Retail Carpark
Bank Street
Bus Stop
Carpark
Main Street
Bonhill Church
Residents Parking (33no. spaces)
2ck left Retail Unit
Service Yard
Church Street
Signalised Service Access
Residential
Offices

Appendix 2

Update on Mitchell Way Redevelopment Site, Alexandria
Identified additional Costs to the development

ITEM	DESCRIPTION	UNIT	QTY	RATE (£)	TOTAL (£)
1	Scottish Water - sewers inspections and infrastructure	Nr	36	400.00	14,400.00
2	Scottish Water - water inspections and infrastructure	Nr	36	400.00	14,400.00
3	Water self-lay charges	Nr	36	250.00	9,000.00
3A	e/o Barrier Pipe for water mains	Nr	36	250.00	9,000.00
4	Electricity Connections	Nr	36		incl. Substation
5	New Substation (see SPEN quote)	Sum	1	230,000.00	230,000.00
6	Gas Connections	Nr	36	500.00	18,000.00
6A	e/o flat risers	Nr	26	500.00	13,000.00
7	Service Diversions and disconnections; Water	Sum	1	10,000.00	10,000.00
8	Service diversions and disconnections; Gas Main (315mm diameter)	Sum	1	0.00	182,215
9	Service diversions and disconnections; Gas disconnections/removals	Sum	1	5000.00	5,000.00
10	Service diversions and disconnections; existing Substation	Sum	1		incl. Substation
11	Service diversions and disconnections; BT/Open Reach	Sum	1	5000.00	5,000.00

ITEM	DESCRIPTION	UNIT	QTY	RATE (£)	TOTAL (£)
12	Service diversions and disconnections; Virgin Media	Sum	1	50000.00	50,000.00
13	Service diversions and disconnections; Street Lighting	Sum	1	10000.00	10,000.00
14	Localised Trench Fill to underside foundations	Sum	1	10000.00	10,000.00
15	Breaking out obstructions	Sum	1	5000.00	5,000.00
16	Scottish Water - DIA	Sum	1	0.00	0.00
17	Scottish Water - WIA	Sum	1	0.00	0.00
18	Contamination Allowance	Nr	1	In constructio n cost	0.00
19	Removal of Drainage to Church Street carpark (where proposed Lidl store footprint is) - not shown on Drainage Strategy drawing	Sum	1	5000.00	5,000.00
20	Decorative works to existing retaining wall to be retained along Church Street	Sum	1	10000.00	10,000.00
21	Works to Mitchell Way - undefined	Sum	1	0.00	100,000
22	Works to Bank Street (lights, junction, bus stop, etc.)	Sum	1	230000.00	230,000.00
				Total	**930,015**

Development Appraisal- Mitchell Way, Alexandria
Option 1
Revenue

	Area Sqft	Rental rate		Rent £pa			
Unit 1	2000		13	£	26,000.00		
Unit 2	1000		13	£	13,000.00		
Unit 3	1000		13	£	13,000.00		
Unit 4	1000		13	£	13,000.00		
Unit 5	2500		16	£	40,000.00		
Unit 6	2175		15	£	32,625.00		
Unit 7	1250		17.5	£	21,875.00		
Unit 8	1000		17.5	£	17,500.00		
Unit 9	1500		17.5	£	26,250.00		
		Gross Annual income		£	203,250.00		
		less voids @ 5%		-£	10,162.50		
		Net annual income		£	193,087.50		
	[redacted]	Capitalised		[redacted]			
		less 24 months rent free on all units		-£	406,500.00		
		less purchase costs at 5.85%		[redacted]		Gross Development Value	[redacted]
						Site sale to Supermarket	
						26 flats to Housing Association	
						Total Revenue	6,132,178

Costs

Site Purchase			£ -		
Prelims			£ 512,976.00		
Demolition			£ 124,200.00		
Provisional Sums			£ 913,015.00		
Substructure			£ 218,260.00		
Superstructure			£ 2,388,602.00		
Site Prep			£ 373,527.00		
Surface Treatment			£ 235,552.00		
Site enclosure and division			£ 155,712.00		
Fittings and furnishings			£ 27,000.00		
Drainage			£ 170,105.00		
External services			£ 86,579.00		
Shopfront			£ 75,000.00		
Contingency	at 5%		£ 264,026.40		
Inflation	at 4%		£ 211,221.12		
Architect	at 3%		£ 158,415.84		
QS	at 1.5%		£ 79,207.92		
Engineer	at 1 .25%		£ 66,006.60		
Surveys			£ 55,000.00	Build Costs	6,114,406
Letting agents fees		15%	£ 30,487.50		
Letting legals		10%	£ 20,325.00		
Sale legals		1%	£ 61,321.78	Fees	112,134
Finance	On 50% of build costs for 12 months @ 6%				183,432
				PROFIT/LOSS	**-277,794**
				Proft/Loss on costs	-4.33%

Development Appraisal- Mitchell Way, Alexandria
Option 2

Revenue

	Area Sqft	Rental rate		Rent £pa			
Unit 1	2000		13	£	26,000.00		
Unit 2	1000		13	£	13,000.00		
Unit 3	1000		13	£	13,000.00		
Unit 4	1000		13	£	13,000.00		
Unit 5	2500		16	£	40,000.00		
Unit 6	2175		15	£	32,625.00		
Unit 7	1250		17.5	£	21,875.00		
Unit 8	1000		17.5	£	17,500.00		
Unit 9	1500		17.5	£	26,250.00		
		Gross Annual income		£	203,250.00		
		less voids @ 5%		-£	10,162.50		
		Net annual income		£	193,087.50		
						Site sale to Supermarket	[redacted]
						26 flats to Housing Association	
						Total Revenue	4,399,950

Costs

Site Purchase			£	-		
Prelims			£	512,976.00		
Demolition			£	124,200.00		
Provisional Sums			£	913,015.00		
Substructure			£	218,260.00		
Superstructure			£	2,388,602.00		
Site Prep			£	373,527.00		
Surface Treatment			£	235,552.00		
Site enclosure and division			£	155,712.00		
Fittings and furnishings			£	27,000.00		
Drainage			£	170,105.00		
External services			£	86,579.00		
Shopfront			£	75,000.00		
Contingency	at 5%		£	264,026.40		
Inflation	at 4%		£	211,221.12		
Architect	at 3%		£	158,415.84		
QS	at 1.5%		£	79,207.92		
Engineer	at 1 .25%		£	66,006.60		
Surveys			£	55,000.00	Build Costs	6,114,406
Letting agents fees		15%	£	30,487.50		
Letting legals		10%	£	20,325.00		
Sale legals		1%	£	43,999.50	Fees	94,812
Finance	On 50% of build costs @ 6%					183,432

PROFIT/ LOSS Cost of Retail Development	**-1,992,700**
Proft/ Loss on costs	-31.17%
Income pa.	193,088
Interest pa	- 119,562
excess	73,526
Income yield on costs	9.69%

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Director - Regeneration, Environment & Growth

Infrastructure, Regeneration & Economic Development Committee: 22 November 2017

Subject: Infrastructure, Regeneration & Economic Development Budgetary Control Report 2017/18 to Period 7 (31 October 2017)

1. Purpose

1.1 The purpose of the report is to provide the Committee with an update on the financial performance to 31 October 2017 (Period 7) 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 which shows the revenue budget forecast to underspend against budget by £0.271m (1%) at the year-end;
ii) Note the net projected annual capital underspend of £19.777m (33.4%), of which £19.482m (32.9%) relates to project rephasing and an in-year underspend of £0.295m (less than 1%) ;
iii) Note the progress on savings incorporated into budgets for 2017/18**.**

3. Background

Revenue

3.1 At the meeting of West Dunbartonshire Council on 22 February 2017, Members agreed the revenue estimates for 2017/18. A total net budget of £25.424m was approved for IRED services.

Following approval of the report to Council on 25th October regarding changes to standing orders, the £1.248M Central Repairs budget has been transferred to IRED committee.

Other adjustments amounting to £0.177M have been made in respect of pay awards, office accommodation, training and procurement.

The revised budget is therefore now £26.849M.

Capital

3.2 At the meeting of Council on 22 February 2017, Members also agreed the updated 10 year General Services Capital Plan for 2017/2017 to 2025/26. The next three years from 2017/18 to 2018/19 have been approved in detail with the remaining 7 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 £194.096m.

4. Main Issues

Revenue Budget

4.1 The current budgetary position is summarised in Appendix 1. Of the 23 services monitored 13 (70%) are showing either a favourable or a nil variance; of the remaining 9 services showing an adverse variance, 2 (9%) are above the £0.050m reporting threshold. A more detailed analysis by service is given in Appendix 2. Comments are shown in Appendix 3 when there are projected annual variances greater that £50K. Appendix 4 shows progress on the achievement of saving options adopted as part of the 2017/18 budget.

4.2 Appendix 1 shows the probable outturn for the services at £26.578m. As the annual budget is £26.849m there is currently a projected favourable variance for the year of £0.271M.

Capital Budget

4.3 The overall programme summary report is shown in Appendix 5. Information on projects that are highlighted as being within the red and amber categories for probable underspends or overspends in-year and in total is provided in Appendices 6 and 7. Detail on projects within the green category that have variances over £50,000 are shown in Appendix 8. Appendices 6 to 8 include additional information on action being taken to minimise or mitigate slippage and/or overspends where possible. The analysis shows that for the in-year planned spend there is currently a projected annual favourable variance of £19.777m of which £19.482m relates to project underspending against profile in-year and an in-year underspend of £0.295m. Officers review regularly the in-year position to consider options to maximise the effective use of capital resource.

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.

6.2 Agreed savings and management adjustments are monitored with

current indications showing that all of the total actions of £0.267m being monitored are currently on target to be achieved (see Appendix 4). It should be noted that any variances are included within the service information and variances identified within this report.

7. Risk Analysis

7.1 The main financial risks to the ongoing financial position relate to unforeseen costs being incurred between now and the end of the financial year. This can affect all service areas. Virements will be considered where in-year capital underspends become apparent and regular reviews to minimise in-year underspends will continue.

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.

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 14 November 2017

Person to Contact: Janice Rainey - Business Unit Finance Partner, Garshake Road, Dumbarton, G82 3PU, telephone: 01389 737704, e-mail janice.rainey@west-dunbarton.gov.uk

Appendices:

Appendix 1 - Summary Budgetary Position (Revenue)
Appendix 2– Detailed Budgetary Position (Revenue)
Appendix 3 – Variance Analysis (Revenue)
Appendix 4 – Monitoring of Savings Options
Appendix 5 – Budgetary Position (Capital)
Appendix 6 – Variance Analysis Red Status (Capital)

Appendix 7- Variance Analysis Amber Status (Capital)
Appendix 8- Variance Analysis Green >£50K Capital)

Background Papers: None

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 1**

REVENUE BUDGETARY CONTROL 2017/18

IRED SUMMARY

MONTH END DATE **31 October 2017**

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18		Annual RAG Status
	£000	£000	£000	£000	%	
Central Repairs & Maintenance	1,248	334	966	(282)	-23%	↑
Office Accommodation	1,623	1,057	1,688	65	4%	↓
Transport, Fleet & Maintenance Services	(398)	582	(409)	(11)	-3%	↑
Catering Services	4,030	2,047	3,996	(34)	-1%	↑
Building Cleaning	1,441	778	1,429	(12)	-1%	↑
Building Cleaning PPP	(191)	(126)	(184)	7	4%	↓
Facilities Assistants	2,188	1,035	1,997	(191)	-9%	↑
Facilities Management	339	198	335	(4)	-1%	↑
Consultancy Services	983	543	971	(12)	-1%	↑
Roads Operations	(880)	(420)	(898)	(18)	-2%	↑
Roads Services	4,418	1,985	4,420	2	0%	↓
Grounds Maintenance & Street Cleaning Client	7,463	4,354	7,463	0	0%	→
Outdoor Services	268	120	246	(22)	-8%	↑
Leisure Management	3,406	2,332	3,406	0	0%	→
Events	123	87	123	0	0%	→
Burial Grounds	(47)	49	(2)	45	-96%	↓
Crematorium	(938)	(312)	(788)	150	16%	↓
Waste Services	6,916	3,793	6,909	(7)	0%	↑
Corporate Assets /Capital Investment Programme	(3,226)	(1,348)	(3,188)	38	1%	↓
Economic Development	483	267	486	3	1%	↓
CPP Investments	39	19	40	1	3%	↓
Depots	0	1	0	0	0%	→
Ground Maintenance & Street Cleaning Trading	(2,439)	(578)	(2,428)	11	0%	↓
Total Net Expenditure	**26,849**	**16,796**	**26,578**	**(271)**	**-1.0%**	↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/18
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE: 31 October 2017

PERIOD: 7

Actual Outturn 2016/17	Service Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Annual Variance 2017/18		RAG Status
£000	**All Services**	£000	£000	£000	£000	%	
22,148	Employee	23,197	12,839	22,866	(331)	-1%	↑
3,489	Property	4,442	2,605	4,635	193	4%	↓
3,901	Transport and Plant	3,827	1,783	3,776	(51)	-1%	↑
9,911	Supplies, Services and Admin	10,282	5,069	10,668	386	4%	↓
16,476	Payments to Other Bodies	16,720	9,842	16,664	(56)	0%	↑
189	Other	418	244	369	(49)	-12%	↑
56,114	**Gross Expenditure**	**58,886**	**32,381**	**58,977**	**91**	**0%**	↓
(30,332)	**Income**	**(32,037)**	**(15,585)**	**(32,399)**	**(362)**	**-1%**	↑
25,782	**Net Expenditure**	**26,849**	**16,796**	**26,578**	**(271)**	**-1%**	↑
£000	**Central Repairs & Maintenance**	£000	£000	£000	£000	%	
952	Employee	856	512	950	94	11%	↑
44	Property	1,133	426	1,133	0	0%	↓
29	Transport and Plant	36	11	36	0	0%	↑
410	Supplies, Services and Admin	343	227	573	230	67%	↓
1,172	Payments to Other Bodies	0	0	0	0	0%	→
0	Other	0	0	0	0	0%	→
2,607	**Gross Expenditure**	**2,368**	**1,176**	**2,692**	**324**	**14%**	↓
(1,435)	**Income**	**(1,120)**	**(842)**	**(1,726)**	**(606)**	**-54%**	↓
1,172	**Net Expenditure**	**1,248**	**334**	**966**	**(282)**	**-23%**	↓
£000	**Office Accommodation**	£000	£000	£000	£000	%	
118	Employee	125	68	121	(4)	-3%	↑
1,299	Property	1,405	936	1,448	43	3%	↓
1	Transport and Plant	2	0	1	(1)	-50%	↑
80	Supplies, Services and Admin	113	53	118	5	4%	↓
0	Payments to Other Bodies	0	0	0	0	0%	→
0	Other	0	0	0	0	0%	→
1,498	**Gross Expenditure**	**1,645**	**1,057**	**1,688**	**43**	**3%**	↓
0	**Income**	**(22)**	**0**	**0**	**22**	**100%**	↓
1,498	**Net Expenditure**	**1,623**	**1,057**	**1,688**	**65**	**4%**	↓
£000	**Transport, Fleet & Maintenance Services**	£000	£000	£000	£000	%	
1,623	Employee	1,590	890	1,598	8	1%	↓
101	Property	96	54	96	0	0%	→
1,831	Transport and Plant	1,546	915	1,542	(4)	0%	↑
454	Supplies, Services and Admin	375	247	374	(1)	0%	↑
23	Payments to Other Bodies	24	13	24	0	0%	→
0	Other	0	0	0	0	0%	→
4,032	**Gross Expenditure**	**3,631**	**2,119**	**3,634**	**3**	**0%**	↓
(4,048)	**Income**	**(4,029)**	**(1,537)**	**(4,043)**	**(14)**	**0%**	↑
(16)	**Net Expenditure**	**(398)**	**582**	**(409)**	**(11)**	**3%**	↑
£000	**Catering Services**	£000	£000	£000	£000	%	
2,738	Employee	2,771	1,531	2,765	(6)	0%	↑
66	Property	54	27	52	(2)	-4%	↑
95	Transport and Plant	107	42	99	(8)	-7%	↑
1,164	Supplies, Services and Admin	1,251	510	1,249	(2)	0%	↑
30	Payments to Other Bodies	32	10	32	0	0%	→
0	Other	0	0	0	0	0%	→
4,093	**Gross Expenditure**	**4,215**	**2,120**	**4,197**	**(18)**	**0%**	↑
(146)	**Income**	**(185)**	**(73)**	**(201)**	**(16)**	**-9%**	↑
3,947	**Net Expenditure**	**4,030**	**2,047**	**3,996**	**(34)**	**-1%**	↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/18
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE: 31 October 2017

PERIOD: 7

Actual Outturn 2016/17	Service Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Annual Variance 2017/18		RAG Status
£000	**Building Cleaning**	£000	£000	£000	£000	%	
1,509	Employee	1,584	825	1,524	(60)	-4%	↑
45	Property	44	52	83	39	89%	↓
2	Transport and Plant	2	1	2	0	0%	→
50	Supplies, Services and Admin	22	13	22	0	0%	→
0	Payments to Other Bodies	0	0	0	0	0%	→
0	Other	0	0	0	0	0%	→
1,606	**Gross Expenditure**	**1,652**	**891**	**1,631**	**(21)**	**-1%**	↑
(195)	**Income**	**(211)**	**(113)**	**(202)**	**9**	**4%**	↓
1,411	**Net Expenditure**	**1,441**	**778**	**1,429**	**(12)**	**-1%**	↑
£000	**Building Cleaning PPP**	£000	£000	£000	£000	%	
615	Employee	636	298	627	(9)	-1%	↑
32	Property	21	17	33	12	57%	↓
0	Transport and Plant	0	0	0	0	0%	→
12	Supplies, Services and Admin	17	2	17	0	0%	→
0	Payments to Other Bodies	0	0	0	0	0%	→
0	Other	0	0	0	0	0%	→
659	**Gross Expenditure**	**674**	**317**	**677**	**3**	**0%**	↓
(853)	**Income**	**(865)**	**(443)**	**(861)**	**4**	**0%**	↓
(194)	**Net Expenditure**	**(191)**	**(126)**	**(184)**	**7**	**-4%**	↓
£000	**Facilities Assistants**	£000	£000	£000	£000	%	
1,952	Employee	2,126	1,012	1,935	(191)	-9%	↑
12	Property	12	8	13	1	8%	↓
2	Transport and Plant	1	1	2	1	100%	↓
72	Supplies, Services and Admin	69	23	67	(2)	-3%	↑
0	Payments to Other Bodies	0	0	0	0	0%	→
0	Other	0	0	0	0	0%	→
2,038	**Gross Expenditure**	**2,208**	**1,044**	**2,017**	**(191)**	**-9%**	↑
(61)	**Income**	**(20)**	**(9)**	**(20)**	**0**	**0%**	→
1,977	**Net Expenditure**	**2,188**	**1,035**	**1,997**	**(191)**	**-9%**	↑
£000	**Facilities Management**	£000	£000	£000	£000	%	
347	Employee	332	192	327	(5)	-2%	↑
0	Property	0	0	0	0	0%	→
3	Transport and Plant	3	1	2	(1)	-33%	↑
3	Supplies, Services and Admin	4	5	6	2	50%	↓
0	Payments to Other Bodies	0	0	0	0	0%	→
0	Other	0	0	0	0	0%	→
353	**Gross Expenditure**	**339**	**198**	**335**	**(4)**	**-1%**	↑
0	**Income**	**0**	**0**	**0**	**0**	**0%**	→
353	**Net Expenditure**	**339**	**198**	**335**	**(4)**	**-1%**	↑
£000	**Consultancy Services**	£000	£000	£000	£000	%	
1,039	Employee	1,007	553	982	(25)	-3%	↑
0	Property	0	0	0	0	0%	→
8	Transport and Plant	8	3	6	(2)	-24%	↑
8	Supplies, Services and Admin	8	8	14	6	81%	↓
40	Payments to Other Bodies	36	18	36	0	0%	→
0	Other	0	0	0	0	0%	→
1,095	**Gross Expenditure**	**1,059**	**582**	**1,038**	**(21)**	**-2%**	↑
(139)	**Income**	**(76)**	**(39)**	**(67)**	**9**	**11%**	↓
956	**Net Expenditure**	**983**	**543**	**971**	**(12)**	**-1%**	↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/18
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE: 31 October 2017

PERIOD: 7

Actual Outturn 2016/17	Service Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Annual Variance 2017/18		RAG Status
£000	**Roads Operations**	£000	£000	£000	£000	%	
999	Employee	1,089	581	1,057	(32)	-3%	↑
84	Property	82	42	82	0	0%	→
460	Transport and Plant	589	227	589	0	0%	→
1,314	Supplies, Services and Admin	1,595	542	1,595	0	0%	→
153	Payments to Other Bodies	139	89	153	14	10%	↓
0	Other	0	0	0	0	0%	→
3,010	**Gross Expenditure**	**3,494**	**1,481**	**3,476**	**(18)**	**-1%**	↑
(3,834)	**Income**	**(4,374)**	**(1,901)**	**(4,374)**	**0**	**0%**	→
(824)	**Net Expenditure**	**(880)**	**(420)**	**(898)**	**(18)**	**2%**	↑
£000	**Roads Services**	£000	£000	£000	£000	%	
1,182	Employee	1,186	639	1,165	(21)	-2%	↑
94	Property	95	101	112	17	18%	↓
71	Transport and Plant	69	33	69	0	0%	→
1,184	Supplies, Services and Admin	1,194	476	1,241	47	4%	↓
2,637	Payments to Other Bodies	2,496	981	2,456	(40)	-2%	↑
0	Other	0	0	0	0	0%	→
5,168	**Gross Expenditure**	**5,040**	**2,230**	**5,043**	**3**	**0%**	↓
(1,015)	**Income**	**(622)**	**(245)**	**(623)**	**(1)**	**0%**	↑
4,153	**Net Expenditure**	**4,418**	**1,985**	**4,420**	**2**	**0%**	↓
£000	**Grounds Maintenance & Street Cleaning Client**	£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%	→
7,103	Payments to Other Bodies	7,463	4,354	7,463	0	0%	→
0	Other	0	0	0	0	0%	→
7,103	**Gross Expenditure**	**7,463**	**4,354**	**7,463**	**0**	**0%**	→
0	**Income**	**0**	**0**	**0**	**0**	**0%**	→
7,103	**Net Expenditure**	**7,463**	**4,354**	**7,463**	**0**	**0%**	→
£000	**Outdoor Services**	£000	£000	£000	£000	%	
371	Employee	114	62	106	(8)	-7%	↑
156	Property	81	35	68	(13)	-16%	↑
0	Transport and Plant	0	0	0	0	0%	→
16	Supplies, Services and Admin	94	54	99	5	5%	↓
136	Payments to Other Bodies	36	23	36	0	0%	→
0	Other				0	0%	→
679	**Gross Expenditure**	**325**	**174**	**309**	**(16)**	**-5%**	↑
(158)	**Income**	**(57)**	**(54)**	**(63)**	**(6)**	**-11%**	↑
521	**Net Expenditure**	**268**	**120**	**246**	**(22)**	**-8%**	↑
£000	**Leisure Management**	£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%	→
4,129	Payments to Other Bodies	4,109	2,698	4,109	0	0%	→
0	Other	0	0	0	0	0%	→
4,129	**Gross Expenditure**	**4,109**	**2,698**	**4,109**	**0**	**0%**	→
(666)	**Income**	**(703)**	**(366)**	**(703)**	**0**	**0%**	→
3,463	**Net Expenditure**	**3,406**	**2,332**	**3,406**	**0**	**0%**	→

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/18
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE: 31 October 2017

PERIOD: 7

Actual Outturn 2016/17	Service Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Annual Variance 2017/18		RAG Status
£000	**Events**	£000	£000	£000	£000	%	
0	Employee	0	0	0	0	0%	→
0	Property	3	(5)	3	0	0%	→
0	Transport and Plant	0	0	0	0	0%	→
183	Supplies, Services and Admin	88	62	88	0	0%	→
0	Payments to Other Bodies	82	80	92	10	12%	↓
0	Other	0	0	0	0	0%	→
183	**Gross Expenditure**	**173**	**137**	**183**	**10**	**6%**	↓
(69)	**Income**	**(50)**	**(50)**	**(60)**	**(10)**	**-20%**	↑
114	**Net Expenditure**	**123**	**87**	**123**	**0**	**0%**	→
£000	**Burial Grounds**	£000	£000	£000	£000	%	
0	Employee	0	0	0	0	0%	→
35	Property	30	9	30	0	0%	→
0	Transport and Plant	0	0	0	0	0%	→
0	Supplies, Services and Admin	0	0	0	0	0%	→
460	Payments to Other Bodies	479	269	479	0	0%	→
0	Other	0	0	0	0	0%	→
495	**Gross Expenditure**	**509**	**278**	**509**	**0**	**0%**	→
(495)	**Income**	**(556)**	**(229)**	**(511)**	**45**	**8%**	↓
0	**Net Expenditure**	**(47)**	**49**	**(2)**	**45**	**-96%**	↓
£000	**Crematorium**	£000	£000	£000	£000	%	
163	Employee	164	96	168	4	2%	↓
141	Property	158	113	170	12	8%	↓
0	Transport and Plant	0	0	0	0	0%	→
17	Supplies, Services and Admin	12	8	14	2	17%	↓
26	Payments to Other Bodies	22	17	30	8	36%	↓
0	Other	0	0	0	0	0%	→
347	**Gross Expenditure**	**356**	**234**	**382**	**26**	**7%**	↓
(1,139)	**Income**	**(1,294)**	**(546)**	**(1,170)**	**124**	**10%**	↓
(792)	**Net Expenditure**	**(938)**	**(312)**	**(788)**	**150**	**-16%**	↓
£000	**Waste Services**	£000	£000	£000	£000	%	
2,258	Employee	2,240	1,258	2,268	28	1%	↓
102	Property	108	52	104	(4)	-4%	↑
764	Transport and Plant	757	301	755	(2)	0%	↑
4,348	Supplies, Services and Admin	4,436	2,320	4,433	(3)	0%	↑
351	Payments to Other Bodies	350	212	352	2	1%	↓
0	Other	0	0	0	0	0%	→
7,823	**Gross Expenditure**	**7,891**	**4,143**	**7,912**	**21**	**0%**	↓
(978)	**Income**	**(975)**	**(350)**	**(1,003)**	**(28)**	**-3%**	↑
6,845	**Net Expenditure**	**6,916**	**3,793**	**6,909**	**(7)**	**0%**	↑
£000	**Corporate Assets /Capital Investment Programme**	£000	£000	£000	£000	%	
1,537	Employee	1,696	854	1,618	(78)	-5%	↑
580	Property	390	300	448	58	15%	↓
12	Transport and Plant	15	7	15	0	0%	→
93	Supplies, Services and Admin	(202)	61	(159)	43	-21%	↓
371	Payments to Other Bodies	368	366	241	(127)	-34%	↑
(180)	Other	0	0	0	0	0%	→
2,413	**Gross Expenditure**	**2,267**	**1,588**	**2,164**	**(103)**	**-5%**	↑
(5,174)	**Income**	**(5,493)**	**(2,937)**	**(5,352)**	**141**	**3%**	↓
(2,761)	**Net Expenditure**	**(3,226)**	**(1,348)**	**(3,188)**	**38**	**-1%**	↓

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/18
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE: 31 October 2017

PERIOD: 7

Actual Outturn 2016/17	Service Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Annual Variance 2017/18		RAG Status
£000	**Economic Development**	£000	£000	£000	£000	%	
706	Employee	721	409	716	(5)	-1%	↑
6	Property	10	2	5	(5)	-48%	↑
4	Transport and Plant	4	3	4	(0)	-11%	↑
4	Supplies, Services and Admin	7	2	27	20	287%	↓
490	Payments to Other Bodies	567	215	597	30	5%	↓
0	Other	0	0	0	0	0%	→
1,210	**Gross Expenditure**	**1,309**	**631**	**1,349**	**40**	**3%**	↓
(1,032)	**Income**	**(826)**	**(364)**	**(863)**	**(37)**	**-5%**	↑
178	**Net Expenditure**	**483**	**267**	**486**	**3**	**1%**	↓
£000	**CPP Investments**	£000	£000	£000	£000	%	
21	Employee	26	16	26	0	0%	→
0	Property	0	0	0	0	0%	→
0	Transport and Plant	0	0	0	0	0%	→
11	Supplies, Services and Admin	1	3	1	0	0%	→
24	Payments to Other Bodies	12	0	13	1	8%	↓
0	Other	0	0	0	0	0%	→
56	**Gross Expenditure**	**39**	**19**	**40**	**1**	**3%**	↓
(56)	**Income**	**0**	**0**	**0**	**0**	**0%**	→
0	**Net Expenditure**	**39**	**19**	**40**	**1**	**3%**	↓
£000	**Depots**	£000	£000	£000	£000	%	
0	Employee	0	0	0	0	0%	→
398	Property	413	285	431	18	4%	↓
0	Transport and Plant	0	0	0	0	0%	→
20	Supplies, Services and Admin	19	7	14	(5)	-26%	↑
0	Payments to Other Bodies	0	0	0	0	0%	→
0	Other	0	0	0	0	0%	→
418	**Gross Expenditure**	**432**	**292**	**445**	**13**	**3%**	↓
(418)	**Income**	**(432)**	**(291)**	**(445)**	**(13)**	**-3%**	↑
0	**Net Expenditure**	**0**	**1**	**0**	**0**	**0%**	→
£000	**Ground Maintenance & Street Cleaning Trading**	£000	£000	£000	£000	%	
4,970	Employee	4,934	3,043	4,913	(21)	0%	↑
338	Property	307	151	324	17	6%	↓
648	Transport and Plant	688	238	654	(34)	-5%	↑
878	Supplies, Services and Admin	836	446	874	38	5%	↓
503	Payments to Other Bodies	505	496	550	45	9%	↓
369	Other	418	244	369	(49)	-12%	↑
7,706	**Gross Expenditure**	**7,688**	**4,618**	**7,684**	**(4)**	**0%**	↑
(9,856)	**Income**	**(10,127)**	**(5,196)**	**(10,112)**	**15**	**0%**	↓
(2,150)	**Net Expenditure**	**(2,439)**	**(578)**	**(2,428)**	**11**	**0%**	↓

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 3**

REVENUE BUDGETARY CONTROL 2017/18

ANALYSIS FOR VARIANCES OVER £50,000

YEAR END DATE **31 October 2017**

Budget Details	Variance Analysis				
	Total Budget	Forecast Spend	Variance		RAG Status
	£000	£000	£000	%	
Central Repairs & Maintenance	1,248	966	(282)	-23%	↑
Service Description	This service manages and undertakes repairs and maintenance to public buildings.				
Main Issues / Reason for Variance	The main reason for the favourable variance is due to additional income anticipated due to the service undertaking and managing the capital works to Mountblow Pavillion.				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend is anticipated				
Office Accommodation	1,623	1,688	65	4%	↓
Service Description	Provision of shared office accommodation				
Main Issues / Reason for Variance	The office rationalisation project is ongoing and the most recent assumptions around closures/demolitions/ openings shows costs higher than originally anticipated when budget was set .				
Mitigating Action	Officers are continuing to progress the office rationalisation project and the cost benefits will be seen in future years				
Anticipated Outcome	A year end overspend is expected				
Facilities Assistants	2,188	1,997	(191)	-9%	↑
Service Description	This service provides janitors throughout WDC buildings				
Main Issues / Reason for Variance	Reduction in Facilities Assistant costs due to rationalisation of schools estate and campus approach				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend will be achieved				
Crematorium	(938)	(788)	150	-16%	↓
Service Description	Provision of Crematorium Services				
Main Issues / Reason for Variance	Income from cremations is less than anticpated				
Mitigating Action	This service is dependant on mortality rates in the area which are outwith the control of the service				
Anticipated Outcome	Based on the assumption that the number of cremations will be similar to last year for the remaining part of the year, there will be a shortfall in income .				
Corporate Assets /Capital Investment Programme	(3,226)	(3,188)	38	-1%	↓
Service Description	This service provides asset and estate management				
Main Issues / Reason for Variance	There are favourable variances in staffing due to restructures and payments to other bodies, offset by overspends in various property costs (e.g. water rates, electricity) and supplies and services. There is a shortfall in income in respect of Clydebank Shopping Centre leaving a net adverse variance of £38K.				
Mitigating Action	Vacant units within the Clyde Regional Centre are currently being marketed.				
Anticipated Outcome	An adverse variance is anticipated				

WEST DUNBARTONSHIRE COUNCIL
MONITORING OF SAVINGS 2017/18

Appendix 4

Efficiency reference		Efficiency Detail	2017/18 Budgeted Amount £	Projection of Total Saved £	Projection of Total Not Saved £	Comment
2017/18	MA9	Restructure Greenspace	90,000	90,000	0	
2017/18	MA23	Reduction in fleet vehicle numbers	12,000	12,000	0	
2017/18	MA24	Additional postage efficiencies	40,000	40,000	0	
2017/18	MA25	Review of cleaning service to offices, staff rooms & non-public corridors	75,000	75,000	0	
2017/18	MA30	Leisure trust funding reduction	50,000	50,000	0	
TOTAL			**267,000**	**267,000**	**-**	

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

APPENDIX 5

MONTH END DATE 31 October 2017

PERIOD 7

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	11	21%	2,609	5%	11	21%	751	7%
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	14	26%	4,251	7%	14	26%	1,655	16%
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	28	53%	50,573	88%	28	53%	8,105	77%
TOTAL EXPENDITURE	**53**	**100%**	**57,433**	**100%**	**53**	**100%**	**10,511**	**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	Re-Phasing £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	40,465	2,609	41,840	1,375	25,240	751	9,510	(15,729)	(15,585)	(145)
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	26,773	4,251	26,580	(193)	9,778	1,655	4,831	(4,947)	(4,754)	(194)
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	126,858	50,573	125,487	(1,371)	24,200	8,105	25,099	900	856	43
TOTAL EXPENDITURE	**194,096**	**57,433**	**193,907**	**(189)**	**59,218**	**10,511**	**39,440**	**(19,777)**	**(19,482)**	**(295)**

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 6**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT RED ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
1	**Clydebank Community Sports Hub**						
	Project Life Financials	3,851	156	4%	3,851	0	0%
	Current Year Financials	2,646	25	1%	1,661	(985)	-37%
	Project Description	Creation of a multi purpose sports hub in Clydebank					
	Project Lifecycle	Planned End Date	31-Mar-17		Forecast End Date	31-Aug-19	
2	**Levengrove Park**						
	Project Life Financials	3,639	378	10%	3,639	0	0%
	Current Year Financials	3,320	59	2%	1,660	(1,660)	-50%
	Project Description	Restoration and Regeneration of Levengrove Park					
	Project Lifecycle	Planned End Date	31-Mar-19		Forecast End Date	31-Mar-19	
3	**Strathleven Park and Ride Car Park**						
	Project Life Financials	285	0	0%	285	0	0%
	Current Year Financials	285	0	0%	40	(245)	-86%
	Project Description	Provision of additional car parking off Strathleven Place adjoining Church car Park. To be					
	Project Lifecycle	Planned End Date	31-Mar-21		Forecast End Date	31-Mar-18	

1 Clydebank Community Sports Hub

Main Issues / Reason for Variance

The 30 August 2017 Council meeting approved additional £0.850m capital monies to allow the project to proceed as designed and tendered. The current funding available for this project includes Council funding of £1.735m together with a range of other external bodies providing funds, including £1m Scottish Government RCGF, £0.5m Sport Scotland and £0.3m from the Gaelic Athletic Association. The project budget secured to date is £3.865m. The target is to award the construction contract by mid November 2017, with progress on site before end of 2017.

Mitigating Action

The Project Board meet on a regular basis and ongoing communication, updates and monitoring reports are provided to external funding stakeholders. All efforts are being taken to maximise spend in this financial year, such as the acceptance of utility connection quotations.

Anticipated Outcome

The project will be delivered in line with the programme and within secured funding.

2 Levengrove Park

Main Issues / Reason for Variance

Early delays due to timescales involved in securing external funding which impacted the procurement timescales have resulted in a requirement to re-phase £1.660m from 2017/18 into 2018/19. The tender has now been awarded and the project has started with forecast completion date of 31 March 2019.

Mitigating Action

Project has been rephased to meet original planned end date of 31st March 2019.

Anticipated Outcome

The project will be fully delivered and on time, despite initial delay.

3 Strathleven Park and Ride Car Park

Main Issues / Reason for Variance

Due to ownership and access issues, it is anticipated that the majority of physical works will be carried in 18/19, with costs in 17/18 in relation to consultancy and preparatory works.

Mitigating Action

Ownership and Access issues are currently being discussed in order to resolve issues which are delaying progressing. It is anticipated that these are resolved by the end of December 2017, with preparatory clearance works to be carried out by end of financial year.

Anticipated Outcome

Project completed within budget albeit later than anticipated

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 6**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT RED ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
4	**New Play & Recreation at Radnor Park, including MUGA**						
	Project Life Financials	260	0	0%	260	0	0%
	Current Year Financials	260	0	0%	130	(130)	-50%
	Project Description	New Play & Recreation at Radnor Park, including MUGA					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date		31-Jul-18	
	Main Issues / Reason for Variance						
	Public consultation has commenced with anticipation of outcome by end November 2017, final consultation on 24th November after which decisions will be taken with regards to the project design. Anticipate facilities to be in place by 31st July 2018.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Provision of new Play & Recreation at Radnor Park, including MUGA delivered within budget.						
5	**New Sports Changing Facility at Lusset Glen in Old Kilpatrick**						
	Project Life Financials	150	0	0%	150	0	0%
	Current Year Financials	150	0	0%	0	(150)	-100%
	Project Description	New Sports Changing Facility at Lusset Glen in Old Kilpatrick					
	Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date		31-Mar-19	
	Main Issues / Reason for Variance						
	New gas mains are being installed by Scottish Gas Networks in Autumn 2017 which will preclude construction works until 2018/19 resulting in rephasing of this budget. Currently at design phase.						
	Mitigating Action						
	None available due to gas works being carried out						
	Anticipated Outcome						
	Works to be carried out as planned						
6	**Mandatory 20mph Residential communities**						
	Project Life Financials	500	0	0%	500	0	0%
	Current Year Financials	100	0	0%	50	(50)	-50%
	Project Description	Mandatory 20mph Residential communities					
	Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date		31-Mar-18	
	Main Issues / Reason for Variance						
	The Scottish Government are currently reviewing 20mph legislation. Subsequently, it is unlikely that all works will be carried out in this this financial year, therefore remaining budget will be required to slip into 18/19.						
	Mitigating Action						
	None available at this time						
	Anticipated Outcome						
	Project to be delivered on time and within budget						

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 6**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT RED ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
7	**Leisure Energy projects**						
	Project Life Financials	277	33	12%	277	0	0%
	Current Year Financials	246	2	1%	21	(225)	-92%
	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 Lifecycle	Planned End Date		31-Jan-17	Forecast End Date		31-Mar-18

Main Issues / Reason for Variance

Main reason for variance is due to Air Handling Unit (AHU) upgrades AT Meadow Centre/Vale Swimming Pool. This project has been delayed due to higher priorities within the Procurement service in relation to other required procurement activities, which has resulted in remaining budget of £0.225m required to slip into 18/19.

Mitigating Action

None available at this time as the delay was due to prioritisation of resource.

Anticipated Outcome

A small number of projects will be complete by end of year with works to VOL and Meadow Centre Air Handling Units anticipated to be carried out in November 2018.

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 6**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT RED ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
8	**Regeneration/Local Economic Development**						
	Project Life Financials	2,766	137	5%	2,624	(142)	-5%
	Current Year Financials	2,766	137	5%	948	(1,817)	-66%
	Project Description	Budget to facilitate the delivery of Regeneration throughout West Dunbartonshire , aligned to the Economic Strategy 2015-20. External funding will be sought to maximise opportunities for redevelopment of these sites					
	Project Lifecycle	Planned End Date	31-Dec-17		Forecast End Date	31-Dec-18	

Main Issues / Reason for Variance

At this time we are forecasting an overall in-year underspend of £1.818m which comprises underspend due to unallocated budget of 0.142m, and £1.676m slippage (which includes £1.512m St Eunan's strategic disposal and £0.160m Mitchell Way). Clydebank Town Centre & Waterfront includes works at Bruce Street Baths which are now complete, Queens Quay and Connecting Clydebank (A814 project) consultancy fees and charrette projects which are progressing well. In relation to works at the St Eunan's site the contract for this project will soon be awarded following approval at Tender Committee of 06/09/17. A planning application will be required, which is now anticipated to be submitted by November 2017. Completion is required by December 2018 to comply with the external funder's requirements. Contract awarded & contractor preparing revised programme and finalised design prior to submitting a planning application. The updated contractor delivery programme will determine actual spend for 2017/18 and is anticipated to be significantly lower than forecast. Site start now expected to be May 2018. With regards to works to Balloch Charrette, Design work is progressing for Balloch Village Square. A project proposal has been approved at August 2017 IRED Committee to enable related works to be procured. This budget allocation will complete development work for all of the mentioned projects in 2017/18 (Balloch Village Square, Balloch Castle, Balloch Park and Balloch Station Square), and is anticipated to complete before the end of this financial year. Other works with no financial issues at this time include Dumbarton Town Centre and Waterfront (where further discussion with developers regarding the pathway have taken place during August 2017 with heads of terms anticipated to be agreed by end December 2017); a variety of charrette related projects are currently being progressed with partners and developers which will then be procured; Glencairn House repairs works are underway, aiming for completion of additional feasibility work for new users by December 2017 to inform IRED report early 2018. Re Dumbarton Rock area, no bat roosts have been identified therefore floodlighting design can progress, aiming for submission of statutory application in January 2018. Bowling Basin works (report from Scottish Canals indicates a requirement of £0.035m to take a joint partnership development to be eventually funded from the Regeneration Fund (notionally £2m) which includes support of £0.020m to jointly fund the feasibility of a new pedestrian route to Bowling Railway Station) and works to Alexandria Town Centre where public realm works at Mitchell Way to enable the regeneration of the site by CCG has been delayed due to conclusion of development appraisal.

Mitigating Action

St Eunan's - Strategic Disposals - key sites; The Regeneration Team have submitted a Proposal of Application Notice to Planning and Building Standards for the project which removes this requirement and potential 12 week lead from the contractor. The contract has now been awarded and the project and risk register will be managed as project progresses. There have been discussions with the contractor regarding what early works could be carried out but Planning have indicated that these should commence after planning permission is granted.

Anticipated Outcome

Significant progress with transformational projects including Dumbarton Waterfront, strategic disposal sites and Alexandria town centre and further progress with implementing Charrette Action Plans.

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 6**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT RED ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
9	**Queens Quay**						
	Project Life Financials	15,620	1,875	12%	15,620	0	0%
	Current Year Financials	13,950	529	4%	5,000	(8,950)	-64%
	Project Description	Queens Quay regeneration					
	Project Lifecycle	Planned End Date		31-Mar-18	Forecast End Date		01-Nov-18
10	**Regeneration Fund**						
	Project Life Financials	12,400	0	0%	12,400	0	0%
	Current Year Financials	800	0	0%	0	(800)	-100%
	Project Description	Match funding for various regeneration projects currently in development					
	Project Lifecycle	Planned End Date		01-Aug-16	Forecast End Date		31-Mar-20

Queens Quay

Main Issues / Reason for Variance

The project is reaching the key stage of where contracts will be issued related to Basin works during Autumn 2017. Remediation ground works commenced on site in August 2017 and a number of packages of works around the basin infrastructure are being finalised to commence on site in the Autumn of 2017. The roads infrastructure works and other development preparations works will be delivered later in 2017, with some delays experienced in bringing the District Heating Network project and Queens Quay project in-line for the roads/utilities work, subsequently resulting in forecast end date being extended to November 2018 and £8.950m to be slipped into 18/19. One key element of delay being experienced is in relation to the roads/utilities works which are being held up to ensure we integrate these works with the District Heating project pipework in particular. There will be an IRED paper on 22 November 2017 updating members on the progress at Queens Quay and explaining the slippage into 2018/19.

Mitigating Action

A number of mitigating actions are being monitored through the risk register by the Management Group. Fortnightly meetings with the development partner take place to progress the project and make every attempt to reduce delays and slippage.

Anticipated Outcome

Regeneration of Clydebank Waterfront in line with budget, but delayed to co-ordinate with District Heating project.

Regeneration Fund

Main Issues / Reason for Variance

Project proposals have been developed for Dumbarton Walkway and Balloch Squares, agreement was secured at the IRED Committee on 16 August 2017 to move forward with procuring contracts for Balloch Village and Dumbarton Pathway projects. Connecting Clydebank is at detailed design stage and requires time allocated in its programme to allow input from funding partners Sustrans. The development appraisal is progressing for Bowling Basin. It is expected that project proposals for both these projects will be reported to November 2017 IRED Committee.

Mitigating Action

Development work has progressed and the approval of project proposals in 2017/18 will enable officers to make progress with procuring related project works during the remainder of 2017/18 with significant spend on projects beginning to happen during 2018/19. The need to spend Sustrans external funding first, lengthy procurement timescales, the complexity of some of the projects, the need to programme some works to avoid busy tourism periods and reliance on third parties means that mitigation is challenging.

Anticipated Outcome

Delivery of planned projects on time and within budget

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 6**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT RED ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
11	**Project to bring scaffolding in-house**						
	Project Life Financials	717	0	0%	717	0	0%
	Current Year Financials	717	0	0%	0	(717)	-100%
	Project Description	At Council meeting on 30th August 2017 it was agreed to bring scaffolding in-house as a					
	Project Lifecycle	Planned End Date		31-Mar-18	Forecast End Date		30-Jun-18
	Main Issues / Reason for Variance						
	The project entails the purchase of vehicles and equipment, and property costs of works required to make Window Factory fit for purpose. The timing of the majority of the works is likely to slip into 2018/19 due to the lead in time of organising the project.						
	Mitigating Action						
	Any works that can be completed during 2017/18, following Council policies will be actioned						
	Anticipated Outcome						
	It is likely that this project will be delivered in 2018/19						

TOTAL PROJECTS AT RED STATUS						
Project Life Financials						
IRED	40,465	2,609	6%	41,840	(142)	0%
Current Year Financials						
IRED	25,240	751	3%	9,510	(15,729)	-62%

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 7**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT AMBER ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
1	**Vehicle Replacement**						
	Project Life Financials	1,597	1,136	71%	1,597	0	0%
	Current Year Financials	1,597	1,136	71%	1,526	(71)	-4%
	Project Description	Replacement of vehicles which have reached end of programmed lifespan (7 year heavy vehicles, 10 year light vehicles)					
	Project Lifecycle	Planned End Date		31-Mar-18	Forecast End Date		30-Apr-18
	Main Issues / Reason for Variance						
	Project currently reporting £0.071m underspend which relates to slippage for Replacement programme vehicles. Purchases of replacement of vehicles currently on long-term hire were given priority, therefore there is still a remaining budget in relation to purchase of vehicles on regular replacement programme have been.						
	Mitigating Action						
	None available due to the priority attached to the replacement of vehicles on long term hire.						
	Anticipated Outcome						
	The majority of the project will be completed on time						
2	**Allotment Development**						
	Project Life Financials	400	0	0%	400	0	0%
	Current Year Financials	400	0	0%	120	(280)	-70%
	Project Description	To develop an allotment site at Dumbarton Common					
	Project Lifecycle	Planned End Date		31-Mar-18	Forecast End Date		31-Mar-19
	Main Issues / Reason for Variance						
	The project team met in June and have identified a potential main site, however this site is currently identified on the local plan for housing and is being marketed as such by Estates, which is still ongoing. Once the outcome of this marketing is concluded then a recommendation can be made regarding its availability as an allotment site. The costs involved in providing the main site would be in the region of £0.300m and 2 further satellite sites are estimated to cost circa £0.100m. At this time it is anticipated that full spend will be achieved for the 2 satellite sites in this financial year although there may only be consultants costs of approx £0.020m in relation to the main site, with the remaining budget of £0.280m required to slip into 18/19. If the site is deemed suitable as an allotment site the local plan will have to be amended which would take in the region of 6 months. Suitable locations for the 2 satellite sites continue to be identified and assessed.						
	Mitigating Action						
	Continue to assess potential sites in conjunction with Environmental Health.						
	Anticipated Outcome						
	Development of allotments to take pressure off current 10 year waiting list.						
3	**Community Capital Fund**						
	Project Life Financials	3,609	2,123	59%	3,415	(194)	-5%
	Current Year Financials	1,783	297	17%	929	(854)	-48%
	Project Description	Upgrade and improve recreational facilities throughout West Dunbartonshire.					
	Project Lifecycle	Planned End Date		31-Mar-18	Forecast End Date		31-Mar-18
	Main Issues / Reason for Variance						
	This budget is for the creation and upgrade of play areas. The project is currently showing an underspend of £0.857m. This relates to slipapge required for parks which will be going to tender by the end of October (Balloch Park Slipway, Dillichip Park, Castlehill Upgrade MUGA, Brucehill, Goldenhill, Whitecrook & Inler Park) with works to carry into 18/19 after works to first set of new play parks (Mollanbowie, Bellsmyre Nursery, Silverton Milldam, Bowling, Faifley & Levengrove) are complete.						
	Mitigating Action						
	None available at this time due to workflow of current playparks.						
	Anticipated Outcome						
	Improved recreational facilities throughout WDC anticipated to be delivered within budget albeit later than anticipated						

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 7**
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ANALYSIS OF PROJECTS AT AMBER ALERT STATUS

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
4	**Holm Park & Yoker Athletic FC**						
	Project Life Financials	500	0	0%	500	0	0%
	Current Year Financials	500	0	0%	10	(490)	-98%
	Project Description	Develop a new 3G pitch to act as a home venue for Clydebank FC with extensive community access.					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date		31-Mar-19	
	Main Issues / Reason for Variance						
	Site investigation will be required as there may be contamination. It is anticipated that there will only be site investigation costs and consultancy fees in 17/18 with remaining budget to be slipped into 18/19 to complete the project.						
	Mitigating Action						
	Site investigation works to be speedily concluded to confirm scope of works required. Virement to be requested to move						
	Anticipated Outcome						
	A new community accessible 3G pitch in the Clydebank Area.						
5	**Creation of Environmental Improvement Fund**						
	Project Life Financials	1,690	519	31%	1,690	0	0%
	Current Year Financials	1,359	187	14%	1,084	(275)	-20%
	Project Description	This fund has been created to deliver environmental improvement projects for communities					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date		31-Mar-18	
	Main Issues / Reason for Variance						
	Rephasing required for works to Mountblow 3G pitch - consultants currently pulling together tender documentation to be						
	Mitigating Action						
	None available at this time						
	Anticipated Outcome						
	Mountblow 3G pitch to be completed within available budget albeit later than anticipated						
6	**Kilmaronock Cemetery Extension**						
	Project Life Financials	225	0	0%	225	0	0%
	Current Year Financials	225	0	0%	50	(175)	-78%
	Project Description	Extension of existing cemetery at Kilmaronock. Project not due to start April 2016. Procurement process anticipate starting August 2015.					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date		31-Jul-18	
	Main Issues / Reason for Variance						
	Initial project delay was due to the decision to appoint an external consultant with the necessary expertise to design the project and develop the tender documentation, and design consultants have now been appointed. Tenders will then be developed with proposed works commencing April 2018 and will take approximately 4 months to complete, with an anticipation of £0.050m spend in 17/18 in relation to consultants and planning fees, SEEPA costs and preparatory works. Therefore rephasing of approximately £0.175m into 17/18 will be required at this time.						
	Mitigating Action						
	Officers will monitor consultant progress with a view to accelerating any aspects of the project that are deemed appropriate to maximise spend in the current financial year.						
	Anticipated Outcome						
	Extension to Cemetery, around 2 months later than originally planned.						

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ANALYSIS OF PROJECTS AT AMBER ALERT STATUS

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
7	**Posties Park Sports Hub**						
	Project Life Financials	1,802	31	2%	1,802	0	0%
	Current Year Financials	1,778	7	0%	300	(1,478)	-83%
	Project Description	Creation of a sports hub at Posties/Marinecraft to include a new changing pavilion/Gym,					
	Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date		31-Mar-19	
	Main Issues / Reason for Variance						
	Early delays due to timescales involved in bidding for external funding. A stage 2 funding application was submitted to Sports Scotland for £0.500m. The initial outcome of this application advised that the Council was unsuccessful in the funding bid therefore this element of the budget has been removed and replaced with resources vired from other budget lines as approved by Members in October 2017. Consultancy services together with external consultants are preparing tender documentation with an anticipated start date of June 2018.						
	Mitigating Action						
	Officers will seek to ensure that tender process facilitates June 2018 start date.						
	Anticipated Outcome						
	Creation of sports hub by December 2018.						
8	**Sports Facilities Upgrades**						
	Project Life Financials	90	0	0%	90	0	0%
	Current Year Financials	90	0	0%	15	(75)	-83%
	Project Description	Project is part of wider investment in sporting facilities and is dependent on match funding from Sport Scotland. Agreement in principle to wider WDC strategic priorities.					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date		31-Mar-18	
	Main Issues / Reason for Variance						
	At this time £0.075m has been allocated to construction of 3 All weather tennis courts at Argyll Park. This project is estimated to cost £0.150m in total with the remaining £0.075m subject to a funding application to the Lawn Tennis Association for match funding. At this time officers are hopeful of an outcome regarding this funding application by the end of September and if successful it is anticipated that works will start April 2018 with completion by December 2018 resulting in rephasing of this element of the overall Sports Facilities budget into 2018/19. Options for the remaining budget are currently being developed with full spend anticipated at this time.						
	Mitigating Action						
	None available at this time						
	Anticipated Outcome						
	Improved sporting facilities						
9	**Vale of Leven Cemetery Extension**						
	Project Life Financials	650	156	24%	650	0	0%
	Current Year Financials	495	1	0%	130	(365)	-74%
	Project Description	Extension of existing cemetery in Vale of Leven					
	Project Lifecycle	Planned End Date	31-Mar-16	Forecast End Date		31-Mar-19	
	Main Issues / Reason for Variance						
	As previously reported there has been difficulties purchasing the preferred site with officers working to identify alternative locations. While officers are hopeful of concluding the land purchase in this financial year the main body of the works will require to be rephased from 2017/18 into 2018/19.						
	Mitigating Action						
	Identify suitable alternative sites and options being actively pursued.						
	Anticipated Outcome						
	A suitable site is identified and purchased to provide a sustainable burial environment, albeit delayed by 3 years as a result of identifying a suitable site.						

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
10	**Cashless Catering**						
	Project Life Financials	52	0	0%	52	0	0%
	Current Year Financials	52	0	0%	0	(52)	-100%
	Project Description	Cashless Catering within Primary Schools					
	Project Lifecycle	Planned End Date	31-Mar-18		Forecast End Date	31-Mar-18	
	Main Issues / Reason for Variance						
	The Funding was allocated to roll out cashless catering in a number of Primary Schools which is being co-ordinated and led by Educational Services. A preferred contractor has been identified but cannot be appointed until approved by tendering committee. There will then be a lead in time for contract initiation after which we can develop a plan of what equipment FM needs and start procurement, therefore it is unlikely that there will be any spend this financial year and that the budget may be required to be re-phased into 18/19.						
	Mitigating Action						
	None Required						
	Anticipated Outcome						
	Cashless catering effected as part of wider cashless project						
11	**Auld Street Clydebank - Bond**						
	Project Life Financials	400	144	36%	400	0	0%
	Current Year Financials	256	0	0%	120	(136)	-53%
	Project Description	Completion of roadworks associated with Auld Street housing development					
	Project Lifecycle	Planned End Date	31-Mar-18		Forecast End Date	31-Mar-19	
	Main Issues / Reason for Variance						
	Project running late and some slippage is anticipated this financial year						
	Mitigating Action						
	None available						
	Anticipated Outcome						
	Works complete within budget albeit later than anticipated						
12	**Flood Risk Management**						
	Project Life Financials	448	17	4%	448	0	0%
	Current Year Financials	448	17	4%	300	(148)	-33%
	Project Description	Enhancement of drainage infrastructure to ensure compliance with Flood Risk Management					
	Project Lifecycle	Planned End Date	31-Mar-18		Forecast End Date	31-Oct-18	
	Main Issues / Reason for Variance						
	Procurement currently working to progress minor civil works, with framework anticipated to be in place by 1st February 2018, although majority of works will be carried out in 18/19 which is reflected in reduced forecast spend.						
	Mitigating Action						
	Road staff working with procurement to try to mitigate any further delay.						
	Anticipated Outcome						
	Project completed within budget albeit later than anticipated						

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MONTH END DATE **31 October 2017**

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
13	**Gruggies Burn Flood Prevention**						
	Project Life Financials	15,000	124	1%	15,000	0	0%
	Current Year Financials	485	9	2%	70	(415)	-86%
	Project Description	Commission of Gruggies Flood Prevention Scheme					
	Project Lifecycle	Planned End Date	31-Mar-18		Forecast End Date	31-Mar-19	
	Main Issues / Reason for Variance						
	Onsite investigation has now been carried out with scope of works being reviewed to determine best way to progress project. Following initial investigations, further topographic survey will be required which is anticipated be carried out by end of financial year. Therefore the majority of physical works likely to be in 18/19 & 19/20. Forecast spend in 17/18 has been reduced to reflect this.						
	Mitigating Action						
	Once consultants report has delivered , further survey works will be procured and opportunities will be sought to mitigate any further delay.						
	Anticipated Outcome						
	Project completed within budget.						
14	**SPT**						
	Project Life Financials	310	0	0%	310	0	0%
	Current Year Financials	310	0	0%	176	(134)	-43%
	Project Description	Bus and cycling and walking infrastructure improvements within the West Dunbartonshire					
	Project Lifecycle	Planned End Date	31-Mar-18		Forecast End Date	31-Mar-18	
	Main Issues / Reason for Variance						
	Forecast spend of £0.176m (£0.075m allocated to lighting works and removal of central reservation,£0.021m Bus Infrastructure Improvements, £0.060m Clydebank Transport Improvements & £0.020m Cycle Route Improvements). Plans for delivery of project are still to be defined, and approval will be sought from SPT to carry any remaining budget into 18/19.						
	Mitigating Action						
	SPT will be contacted to request remaining budget to be carried into 18/19 to carry out remaining works.						
	Anticipated Outcome						
	Project completed on time and within budget						
	TOTAL PROJECTS AT AMBER STATUS						
	Project Life Financials						
	IRED	26,773	4,251	16%	26,580	(193)	-1%
	Current Year Financials						
	IRED	9,778	1,655	17%	4,831	(4,947)	-51%

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 8**

GENERAL SERVICES CAPITAL PROGRAMME

ANALYSIS OF PROJECTS AT GREEN ALERT STATUS WHERE VARIANCE IS OVER £0.050M

MONTH END DATE **31 October 2017**

PERIOD **7**

	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Forecast Variance	
		£000	£000	%	£000	£000	%
1	**Dalmonach CE Centre**						
	Project Life Financials	1,150	16	1%	1,150	0	0%
	Current Year Financials	1,122	3	0%	1,066	(56)	-5%
	Project Description	To create a new community facilities with additional space for early years provisions					
	Project Lifecycle	Planned End Date	31-Mar-17		Forecast End Date	31-Mar-19	
2	**Clydebank Crematorium**						
	Project Life Financials	1,569	1,681	107%	1,681	112	7%
	Current Year Financials	0	53	0%	53	53	0%
	Project Description	Installation of two new cremators with associated mercury abatement equipment.					
	Project Lifecycle	Planned End Date	01-Dec-15		Forecast End Date	30-Nov-16	
3	**Office Rationalisation**						
	Project Life Financials	21,445	16,487	77%	21,520	75	0%
	Current Year Financials	9,396	5,938	0%	10,527	1,131	0%
	Project Description	Delivery of office rationalisation programme					
	Project Lifecycle	Planned End Date	31-Mar-19		Forecast End Date	28-Feb-19	

1 Dalmonach CE Centre

Main Issues / Reason for Variance

Currently at design stage. Planning application was submitted July 2017, awaiting formal written approval. Will then go out to tender, anticipate contractor to be in place by December 2017. Retention of £0.056m required to slip into 18/19.

Mitigating Action

Consultancy Services to finalise design.

Anticipated Outcome

Project delivered on time and within budget.

2 Clydebank Crematorium

Main Issues / Reason for Variance

Project now complete. Project overspent due to purchase of memorial bookcases, asbestos issues found whilst carrying out upgrading works and also additional re-surfacing works to make the facility DDA compliant. Final retentions have now been paid.

Mitigating Action

None available as project is complete

Anticipated Outcome

New cremators fully installed and functional and building DDA compliant, with a forecast project life overspend of £0.112m.

3 Office Rationalisation

Main Issues / Reason for Variance

The main reason for the anticipated overspend in the 2017/18 is due to 50% of retention sum for the new Dumbarton Office requiring to be paid on practical completion showing an overspend of £0.964m which will be accelerated from 18/19 budget. The practical completion date is currently under review by Lendlease and Hub West Scotland. An updated completion date was confirmed on 26 September 2017 at Performance and Monitoring Group advising the new practical completion date of 28 February 2018. Budgets for Furniture, Audio Visuals and moves will also be spent in 2017/18. In addition to the accelerated retention there is an overspend of £0.091m in relation to Bridge Street for works which has been accelerated from 18/19 budget, £0.074m in relation to WDC Data Centre and £0.018 in relation to Aurora House. This shows an overall overspend in 17/18 of £1.131m (£1.056m accelerated budget, £0.092m overspend re Aurora House & WDC Data Centre and £0.018m underspend re Document Strategy) and a project-life overspend of £0.075m.

Mitigating Action

None available at this time, however spend from 2018/19 is anticipated to be accelerated into 2017/18

Anticipated Outcome

Improved and enhanced office accommodation delivered on time with an anticipated overspend of £0.075m

WEST DUNBARTONSHIRE COUNCIL **APPENDIX 8**
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT GREEN ALERT STATUS WHERE VARIANCE IS OVER £0.050M

MONTH END DATE **31 October 2017**

PERIOD **7**

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

4 Building Upgrades and H&S

Project Life Financials	4,976	749	15%	4,932	(44)	-1%
Current Year Financials	4,976	749	15%	4,799	(177)	-4%
Project Description	Lifecycle and reactive building upgrades					
Project Lifecycle	Planned End Date	31-Mar-16	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

Projects totalling £4.967m allocated. At this time it is anticipated that £0.134m of retentions (of which £0.096m relates to Municipal Building) that will be required to slip into 18/19.

Mitigating Action
Ongoing regular meetings seeking to mitigate any possible delays to projects.
Anticipated Outcome
Project delivered within budget and amended timescales.

5 Purchase of 3 Welfare Units

Project Life Financials	78	0	0%	78	0	0%
Current Year Financials	78	0	0%	26	(52)	-67%
Project Description	At Council meeting on 30th August 2017 it was agreed to purchase 3 Welfare Units as a spend-to-save proposal.					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

It is anticipated that one Welfare unit will be purchased in 17/18 with the purchase of 2 units being processed in 18/19.

Mitigating Action
None required at this time
Anticipated Outcome
Delivery of planned projects within budget and within planned timescale.