

MONTH END DATE

31 July 2022

PERIOD

4

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

1	Void house strategy programme						
	Project Life Financials	8,384	660	8%	8,884	500	6%
	Current Year Financials	2,000	660	33%	2,500	500	25%
	Project Description	Spend on Void Properties to bring them up to letting standard					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
	Main Issues / Reason for Variance	Void works to continue into 22/23 to bring void properties up to a lettable standard. The high number of voids has led to a higher than expected demand for this budget, resulting in a projected overspend in 22/23.					
	Mitigating Action	None available at this time					
	Anticipated Outcome	Void properties to be brought up to lettable standard					

2	Affordable Supply Programme						
	Project Life Financials	106,883	1,019	1%	106,883	0	0%
	Current Year Financials	39,645	1,008	3%	39,645	0	0%
	Project Description	Affordable Housing Supply Programme					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
	Main Issues / Reason for Variance	Progress will continue to be monitored as the year progresses. The project has been moved into amber due to issues around the Clydebank East site. Following additional and more detailed site investigations it now appears likely that there will be significant additional costs to deliver the ground remediation strategy. These additional costs place the development at risk due to affordability issues. It is expected full information to make an assessment will be available in early September and an update will be given to the Housing and Communities Committee when this has been achieved. Site specific updates as follows:-					
		Clydebank East - 88 units to be completed on the site. Estimated Start Date October 2022 and estimated completion October 2024. Full planning received and Officers are working through the planning conditions site with start date anticipated October 2022, subject to costs which will be received August 2022.					
		Queens Quay Site B - 29 units to be completed on the site with site completion expected August 2022. Rental income forecast from end of September 2022.					
		Queens Quay Site C - 20 units to be completed on site. Estimated start date March 2023 and estimated completion March 2024.					
		Pappert - 27 units to be completed on site. Estimated completion early 2023. Officers currently working on the design and build contract.					
		Bank Street - 20 units to be completed on the site. Estimated start date July 2023, estimated completion July 2024. Project is currently at feasibility stage.					
		Clydebank Health Centre - Units on site to be confirmed. Acquisition to be agreed with NHS on agreement of purchase cost.					
		Willox Park Phase1 - 17 units to be completed on site. Estimated start date March 2023 and estimated completion March 17/18 units demolition complete, and site investigation under way. Officers ready to submit to for full planning.					
		Mount Pleasant - 25 units to be completed on site. Estimated start date March 2023 with estimated completion March 2024. Demolition of current site to go to the August 2022 tendering committee.					
		Bonhill Gap Site - 32 units to be completed on site. Estimated start date April 2023 and estimated completion October 2024. The project is currently at design stage.					
	Mitigating Action	None required at this time					
	Anticipated Outcome	Project to complete and meet revised spend targets					

TOTAL OF AMBER PROJECTS							
	Project Life Financials	115,267	1,679	1%	115,767	500	0%
	Current Year Financials	41,645	1,668	4%	42,145	500	1%

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
1 Special needs adaptations						
Project Life Financials	2,487	0	0%	2,487	0	0%
Current Year Financials	474	0	0%	474	0	0%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
2 Capitalised minor works						
Project Life Financials	2,266	0	0%	2,266	0	0%
Current Year Financials	431	0	0%	431	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
3 Better Homes Priority Budget						
Project Life Financials	1,557	0	0%	1,557	0	0%
Current Year Financials	664	0	0%	664	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
A number of priority initiatives, supported by the Better Homes Project Board, are being investigated and are envisaged to have a positive impact on the current council housing stock and budget, with works expected to progress in 22/23.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
4 QL Development						
Project Life Financials	271	0	0%	271	0	0%
Current Year Financials	185	0	0%	185	0	0%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No issues. Development of QL system to carry on through 22/23.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
5 Gypsy Travellers Site						
Project Life Financials	170	0	0%	170	0	0%
Current Year Financials	40	0	0%	40	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
6 Community Safety Projects						
Project Life Financials	17	0	0%	17	0	0%
Current Year Financials	17	0	0%	17	0	0%
Project Description	Community Safety Projects					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
7 Airport Noise						
Project Life Financials	192	0	0%	192	0	0%
Current Year Financials	192	0	0%	192	0	0%
Project Description	Noise Insulation Project					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Awaiting receipt of the airport scheme outline from Glasgow Airport before works can planned. Project expected to make progression in 22/23.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
8 Targeted SHQS /ESSH compliance works						
Project Life Financials	19,841	0	0%	19,841	0	0%
Current Year Financials	4,455	0	0%	4,455	0	0%
Project Description	This budget is to focus on work required to maintain the SHQS compliance and energy efficiency with WDC housing stock.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets. Current progress is slightly behind cumulative monthly targets, work is progressing and additional resources will be coming on board shortly with new framework contractor.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
9 Roof Coverings						
Project Life Financials	17,607	1,654	9%	17,607	0	0%
Current Year Financials	4,955	1,654	33%	4,955	0	0%
Project Description	Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Currently behind monthly targets, however tentatively anticipated to meet full spend and targets. Current tiled roof progress is behind cumulative monthly targets but overall output is anticipated to increase with the new metal and flat roof framework contract coming on board contributing to a wider range of roof types being completed.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
10 Doors/window component renewals						
Project Life Financials	10,963	109	1%	10,963	0	0%
Current Year Financials	2,500	109	4%	2,500	0	0%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Project is anticipated to meet revised targets. Additional external support will be available from August to assist with window installs.						
Mitigating Action						
None required at this time						
Anticipated Outcome						
Full budget spend						
11 External stores/garages/bin stores/drainage component renewals						
Project Life Financials	257	0	0%	257	0	0%
Current Year Financials	75	0	0%	75	0	0%
Project Description	This budget is to focus on external stores/garages/bin stores etc. component renewals as identified and recommended from the housing stock condition survey.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
12 Secure entry component renewals						
Project Life Financials	273	35	13%	273	0	0%
Current Year Financials	91	35	39%	91	0	0%
Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
This programme always presents challenges with owner liaison and reaching agreements to install door entry where none exists, this contributes directly to achieving SHQS compliance for this element and reducing abeyances. The budget reflects the demand and number of installs required but it is acknowledged that full uptake is unlikely.						
Mitigating Action						
Officers continue to liaise with owners to encourage agreement for install.						
Anticipated Outcome						
Anticipated not to meet full spend despite best efforts.						
13 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
Project Life Financials	566	65	11%	566	0	0%
Current Year Financials	108	65	60%	108	0	0%
Project Description	This budget will be used to upgrade / replace components / installations in order to comply with the relevant standards / legislation / health and safety in relation to housing stock.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
14 Heating improvement works						
Project Life Financials	5,092	295	6%	5,092	0	0%
Current Year Financials	969	295	30%	969	0	0%
Project Description	Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Anticipated to meet full spend and targets and possibly overspend. This budget has overspent in recent years as demand has exceeded expectations. Current progress continues this trend however an industry wide shortage in microchips is likely to hinder availability of boilers and in turn will impact on spend. Due to the nature of this project (ensuring heating and hot water availability) there is no option for a conscious reduction of installs.						
Mitigating Action						
None available						
Anticipated Outcome						
Full budget spend, possible overspend.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
15 Energy improvements/energy efficiency works						
Project Life Financials	280	0	0%	280	0	0%
Current Year Financials	54	0	0%	54	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
16 Modern facilities and services						
Project Life Financials	5,293	73	1%	5,293	0	0%
Current Year Financials	1,036	73	7%	1,036	0	0%
Project Description	New Kitchens, Bathrooms and Showers					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
17 Improvement works (Risk St)						
Project Life Financials	103	0	0%	103	0	0%
Current Year Financials	103	0	0%	103	0	0%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
18	Contingencies						
	Project Life Financials	581	0	0%	400	(181)	-31%
	Current Year Financials	181	0	0%	0	(181)	-100%
	Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, contingent budget for unplanned spend						
	Mitigating Action						
	none at this time						
	Anticipated Outcome						
	Spend as required						
19	Defective structures/component renewals						
	Project Life Financials	3,637	35	1%	3,637	0	0%
	Current Year Financials	887	35	4%	887	0	0%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
20	Environmental renewal works, paths/fences/walls/parking area's						
	Project Life Financials	5,092	295	6%	5,092	0	0%
	Current Year Financials	969	295	30%	969	0	0%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
21	Asbestos management works						
	Project Life Financials	1,135	9	1%	1,135	0	0%
	Current Year Financials	215	9	4%	215	0	0%
	Project Description	This budget is to fund work associated with the management of current asbestos legislation and					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
22 Multi Story Flats (including Fire Risk Assessment Works)						
Project Life Financials	2,378	0	0%	2,378	0	0%
Current Year Financials	800	0	0%	800	0	0%
Project Description	High Rise Fire Safety Measures					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet spend and revised targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
23 Buy Backs						
Project Life Financials	7,729	172	2%	7,729	0	0%
Current Year Financials	2,019	172	9%	2,019	0	0%
Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. For these reasons, any purchase is subject to stringent criteria to ensure accountability and value for money for existing tenants. Spend in 22/23 will therefore be dependent on these factors. So far this year , 2 homes have been purchased, with 3 under offer and the targeted is to deliver an additional 20 homes each year through the buyback scheme						
Mitigating Action						
None required.						
Anticipated Outcome						
Budget spend anticipated, should criteria be met.						

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF GREEN PROJECTS

APPENDIX 5

MONTH END DATE

31 July 2022

PERIOD

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

24	Salaries/central support/offices						
	Project Life Financials	13,031	835	6%	13,031	0	0%
	Current Year Financials	2,504	835	33%	2,504	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, budget for salaries and support						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

TOTAL OF GREEN PROJECTS							
	Project Life Financials	100,816	3,577	4%	100,636	(181)	0%
	Current Year Financials	23,922	3,587	15%	23,742	(181)	-1%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

MONTH END DATE

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PERIOD

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

1 NEW BUILD GRANT							
Project Life Financials	(48,826)	0	0%	(48,826)	0	0%	
Current Year Financials	(30,006)	0	0%	(30,006)	0	0%	
Project Description	Grant to facilitate the building of new build housing						
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27			
Main Issues / Reason for Variance							
No issues, income due to be received with no problems anticipated							
Mitigating Action							
None required							
Anticipated Outcome							
Income due to be received							
TOTAL RESOURCES							
Project Life Financials	48,826	0	0%	48,826	0	0%	
Current Year Financials	30,006	0	0%	30,006	0	0%	

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

APPENDIX 7

MONTH END DATE

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PERIOD

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Site	Project Life Financials					RAG Status
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	£000	£000	%	
St Andrews School	636	34	636	-	0%	→
Haldane Primary School	148	0	148	-	0%	→
Aitkenbar Primary School	652	-	652	-	0%	→
Clydebank East	26,474	-	26,474	-	0%	→
Creveul Court	58	59	58	-	0%	→
Queens Quay Site B	1,259	858	1,259	-	0%	→
Queens Quay Site C	6,198	1	6,198	-	0%	→
Pappert	7,332	2	7,332	-	0%	→
Lilac Avenue	2,676	-	2,676	-	0%	→
Bank Street	4,674	-	4,674	-	0%	→
Clydebank Health Centre	6,930	3	6,930	-	0%	→
Willox Park Phase1	3,817	34	3,817	-	0%	→
Willox Park Phase2	6,300	-	6,300	-	0%	→
Mount Pleasant	4,200	11	4,200	-	0%	→
Silverton	2,100	-	2,100	-	0%	→
Fees, Staffing Costs, contingency	4,005	14	4,005	-	0%	→
<u>Gap sites</u>	12,600	-	12,600	-	0%	→
Bonhill Gap Site	-	2	-	-	0%	→
Future New build sites	16,824	-	16,824	-	0%	→
Total Expenditure	106,883	1,019	106,883	0		→