

**WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
CAPITAL PROJECTS FORECAST OUTTURN AND SLIPPAGE 2021/22**

**APPENDIX 1**

	<b>Budget</b>	<b>Forecast</b>	<b>Slippage</b>	<b>Over / (Under) Recovery</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<b>RESOURCES</b>				
New Build Grant	5,000	5,155	0	(155)
Prudential Borrowing	34,820	24,447	0	10,373
SG - Gypsy Travellers Site Upgrades	91	91	0	0
Contribution towards Noise Insulation Project	96	96	0	0
CFCR	8,320	7,727	0	593
<b>Total Resources</b>	<b>48,327</b>	<b>37,516</b>	<b>0</b>	<b>10,811</b>
	<b>Budget</b>	<b>Forecast</b>	<b>Slippage</b>	<b>Over / (Under) Spend</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<b>CAPITAL EXPENDITURE</b>				
<b>OTHER CAPITAL EXPENDITURE</b>				
Special Needs	575	575	0	0
Capitalised Minor Works	691	691	0	0
Better Homes Priority Budget	446	446	0	0
Community Safety	17	17	0	0
QL Development	26	26	0	0
Airport Noise Insulation Scheme	192	0	192	0
Gypsy Travellers Site Upgrades	91	91	0	0
<b>MAJOR COMPONENT REPLACEMENTS</b>				
Targeted SHQS compliance works	100	0	0	100
Targeted EESSH compliance works	5,076	5,076	0	0
Building external component renewals	4,088	3,000	1,088	0
Doors/window component renewals	3,831	2,000	1,831	0
External stores/garages/bin stores	125	75	50	0
Secure entry component renewals	200	100	0	100
Statutory/regulatory compliance works	1,136	1,350	0	(214)
Heating improvement works	948	1,198	0	(250)
Energy improvements/energy efficiency works	108	108	0	0
Modern facilities and services	1,320	1,320	0	0
Non Traditional/Traditional Improvement Works	170	67	103	0
<b>VOID CAPITAL</b>				
Void house strategy programme	2,101	2,101	0	0
<b>CONTINGENCIES</b>				
Contingencies	100	100	0	0
<b>STRUCTURAL &amp; ENVIRONMENTAL</b>				
Defective structures/component renewals	746	470	276	0
Environmental renewal	1,289	1,289	0	0
Asbestos management works	210	210	0	0
MSF Fire Risk Assessment Works	300	300	0	0
<b>SUPPORT COSTS</b>				
Direct Project Support	2,455	2,455	0	0
<b>AFFORDABLE SUPPLY PROGRAMME</b>				
Affordable housing supply programme	21,987	14,451	7,846	(310)
<b>TOTAL</b>	<b>48,328</b>	<b>37,516</b>	<b>11,386</b>	<b>(574)</b>

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
FINANCIAL YEAR 2022-27 DRAFT

	2022-23	2023-24	2024-25	2025-26	2026-27
	Annual Budget (excl Slippage)	Annual Budget	Annual Budget	Annual Budget	Annual Budget
	£000	£000	£000	£000	£000
<b>CAPITAL EXPENDITURE</b>					
<b>OTHER CAPITAL EXPENDITURE</b>	<b>1,329</b>	<b>1,193</b>	<b>1,223</b>	<b>1,254</b>	<b>1,287</b>
Special needs adaptations	474	485	497	509	522
Capitalised minor works	431	442	453	464	476
Better Homes Priority Budget	210	215	220	226	232
QL Development	185	20	21	22	23
Gypsy Travellers Site	30	31	32	33	34
Airport Noise	0	0	0	0	0
<b>MAJOR COMPONENT REPLACEMENTS</b>	<b>10,920</b>	<b>10,679</b>	<b>10,946</b>	<b>11,218</b>	<b>11,497</b>
Targeted SHQS /EESSE compliance works	4,115	3,705	3,798	3,893	3,990
Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp	2,972	3,047	3,123	3,201	3,281
Doors/window component renewals	1,615	1,656	1,697	1,739	1,782
External stores/garages/bin stores/drainage component renewals	43	44	45	46	47
Secure entry component renewals	43	44	45	46	47
Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)	108	110	113	116	119
Heating improvement works	969	993	1,018	1,043	1,069
Energy improvements/energy efficiency works	54	55	56	57	58
Modern facilities and services	1,000	1,025	1,051	1,077	1,104
Improvement works (Risk St)	0	0	0	0	0
<b>VOID CAPITAL</b>	<b>2,000</b>	<b>1,538</b>	<b>1,576</b>	<b>1,615</b>	<b>1,656</b>
Void house strategy programme	2,000	1,538	1,576	1,615	1,656
<b>CONTINGENCIES</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Contingencies	100	100	100	100	100
<b>STRUCTURAL &amp; ENVIRONMENTAL</b>	<b>2,331</b>	<b>2,389</b>	<b>2,450</b>	<b>2,511</b>	<b>2,021</b>
Defective structures/component renewals	646	662	679	696	713
Environmental renewal works, paths/fences/walls/parking area's	969	993	1,018	1,043	1,069
Asbestos management works	215	221	227	233	239
Multi Story Flats ( including Fire Risk Assessment Works)	500	513	526	539	0
<b>AFFORDABLE SUPPLY PROGRAMME</b>	<b>27,736</b>	<b>33,462</b>	<b>15,524</b>	<b>13,175</b>	<b>10,655</b>
Buy Backs	1,350	1,384	1,418	1,454	1,454
St Andrews School	600	0	0	0	0
Aitkenbar Primary School	245	0	0	0	0
Clydebank East	11,580	7,527	193	0	0
Dumbarton Harbour Ph 3	0	0	0	0	0
Queens Quay Site B	132	0	0	0	0
Queens Quay Site C	680	2,520	1,000	0	0
Pappert	3,526	2,351	0	0	0
Lilac Avenue	0	1,472	982	0	0
Bank Street	500	2,507	1,172	0	0
Clydebank Health Centre	800	3,812	2,319	0	0
Willox Park Phase1	2,142	1,428	0	0	0
Willox Park Phase2	0	0	3,780	2,520	0
Mount Pleasant	2,520	1,680	0	0	0
Silverton	340	1,260	500	0	0
Fees, Staffing Costs, contingency	801	801	801	801	801
Gap sites	2,520	6,720	3,360	0	0
Future New build sites	0	0	0	8,400	8,400
<b>SUPPORT COSTS</b>	<b>2,504</b>	<b>2,554</b>	<b>2,605</b>	<b>2,657</b>	<b>2,711</b>
Salaries/central support/offices	2,504	2,554	2,605	2,657	2,711
<b>ANNUAL TOTAL EXPENDITURE</b>	<b>46,919</b>	<b>51,915</b>	<b>34,424</b>	<b>32,531</b>	<b>29,926</b>

**ANTICIPATED RESOURCES**

	2022-23	2023-24	2024-25	2025-26	2026-27
	Annual Budget	Annual Budget	Annual Budget	Annual Budget	Annual Budget
	£000	£000	£000	£000	
<b>New Build Grant Income</b>					
New Build Grant	17,178	9,140	2,640	3,520	3,520
Prudential Borrowing	20,563	33,546	23,063	21,062	18,989
CFCR	9,179	9,228	8,722	7,949	7,418
<b>TOTAL ANTICIPATED RESOURCES</b>	<b>46,919</b>	<b>51,915</b>	<b>34,424</b>	<b>32,531</b>	<b>29,926</b>

## DRAFT HRA ESTIMATES 2022/23

2020/21 Outturn £000	EXPENDITURE	2021/22 Estimate	P9 Probable Outturn	2022/23 Estimate	Movement year on year	Comments on Movement >£50,000
		£000	£000	£000	£000	
5,830	Employee Costs	6,272	6,230	6,690	418	Provision for anticipated employee pay award, increments and additional staff requirements . Also £0.050m added to reflect new national insurance rates .
1,742	Property Costs	1,917	1,837	2,030	113	Utilities increase to reflect rising prices £0.075m, remaining increase is due to general inflation on rents and insurance
82	Transport Costs	110	83	112	2	
384	Supplies, Services and Admin	394	389	395	1	
2,547	Support Services	2,677	2,599	2,724	47	
531	Other Expenditure	498	498	532	34	
8,689	Repairs & Maintenance	12,872	12,686	12,942	70	Repairs inflation £0.470m . offset by Tenant Priority Budget reducing by £0.400m following rent consultation with tenants and noted at Council meeting in February . Note this £0.400m has been added on to the EESH budget in Capital Appendix 2
611	Bad Debt Provision	971	672	971	-	
1,396	Void Loss (Council Tax/Lost Rents)	737	1,355	946	209	Assumes void numbers returns to lower levels during 2022/23.
18,919	Loan Charges	19,699	19,699	19,676	-23	Adjusted to reflect most up to date borrowing costs figures
<b>40,731</b>	<b>Total Expenditure</b>	<b>46,147</b>	<b>46,048</b>	<b>47,018</b>	<b>871</b>	
42,439	House Rents	44,419	44,267	45,215	796	2% rent increase plus additional income from newly tenanted new builds
208	Lockup Rents	209	202	210	1	
1,212	Factoring/Insurance Charges	1,235	1,266	1,316	81	Annual fee increase applied
114	Other rents	114	115	115	1	
25	Interest on Revenue Balance	70	71	55	-15	
172	Miscellaneous Income	100	131	107	7	
<b>44,170</b>	<b>Total Income</b>	<b>46,147</b>	<b>46,053</b>	<b>47,018</b>	<b>871</b>	
<b>(3,439)</b>	<b>Net Expenditure</b>	<b>0</b>	<b>(5)</b>	<b>0</b>	<b>0</b>	