

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
OVERALL PROGRAMME SUMMARY

MONTH END DATE **30 September 2021**

PERIOD **6**

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
<b>Red</b> Projects are forecast to be overspent and/or experience material delay to completion	5	18.5%	2,058	2.5%	5	18.5%	1,433	7.4%
<b>Amber</b> 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	1	3.7%	66,311	81.9%	1	3.7%	5,266	27.3%
<b>Green</b> 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	21	77.8%	12,561	15.5%	21	77.8%	12,561	65.2%
<b>The in-year adverse variance reflects the 20/21 Scottish Govern</b>	<b>27</b>	<b>100%</b>	<b>80,930</b>	<b>100%</b>	<b>27</b>	<b>100%</b>	<b>19,260</b>	<b>100%</b>

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	Slippage £000	Over/ (Under) £000
<b>Red</b> Projects are forecast to be overspent and/or significant delay to completion	20,843	2,058	20,843	0	6,205	2,058	4,206	(1,999)	(1,999)	0
<b>Amber</b> 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	135,876	66,311	136,226	350	20,281	5,266	20,631	350	0	350
<b>Green</b> 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	88,886	12,561	88,886	0	21,842	12,561	21,842	0	0	0
<b>TOTAL EXPENDITURE</b>	<b>245,605</b>	<b>80,930</b>	<b>245,955</b>	<b>350</b>	<b>48,328</b>	<b>19,885</b>	<b>46,679</b>	<b>(1,649)</b>	<b>(1,999)</b>	<b>350</b>
<b>TOTAL RESOURCES</b>	<b>245,605</b>	<b>80,930</b>	<b>245,955</b>	<b>(350)</b>	<b>48,328</b>	<b>19,885</b>	<b>46,679</b>	<b>1,649</b>		
<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>1 Doors/window component renewals</b>						
Project Life Financials	10,539	1,150	11%	10,539	0	0%
Current Year Financials	3,831	1,150	30%	2,300	(1,531)	-40%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
Installs are behind original planned targets, however the combined internal and external contractor resources are showing an upturn in completions and an overall improving position. Officers will continue to monitor and support this position to maintain improvements.						
<b>Mitigating Action</b>						
No mitigation available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 22/23.						
<b>2 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)</b>						
Project Life Financials	683	625	92%	1,583	900	132%
Current Year Financials	236	625	265%	1,136	900	381%
Project Description	This budget will be used to upgrade / replace components / installations in order to comply with					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
The works in relation to the smoke detector installation programme has been continuing in connection with gas heating annual servicing and continues to gather pace. However an issue regarding the level of budget available has been identified in that installation costs have been higher than anticipated at time of budget setting, resulting in an estimated overspend of £0.900m at this time, which is being offset by the £0.900m underspend in the MSF Fire Risk Assessment Works project. A virement request was submitted to Council on 27th October to vire this £0.900m into this budget						
<b>Mitigating Action</b>						
No mitigation available at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned however now with expected overspend.						
<b>3 Defective structures/component renewals</b>						
Project Life Financials	3,429	283	8%	3,429	0	0%
Current Year Financials	746	283	38%	470	(276)	-37%
Project Description	Defective structures					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No significant issues. Programme continues albeit there are challenges with vacating tenants in next block to commence, impacted by COVID and suitable decant locations. Housing officers working to resolve this. Overall programme behind where we wanted to be at this stage and officers and team will work to maximise on opportunities to catch up on programme.						
<b>Mitigating Action</b>						
No mitigation available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 22/23.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>4 Airport Noise Insulation Scheme</b>						
Project Life Financials	192	0	0%	192	0	0%
Current Year Financials	192	0	0%	0	(192)	-100%
Project Description	Noise Insulation Project					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
<b>Main Issues / Reason for Variance</b>						
Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. With the challenges facing the Airport as a result of the pandemic, this programme has been paused at the request of Glasgow Airport.						
<b>Mitigating Action</b>						
There is regular dialogue between the Council and Glasgow Airport, and there is the basis of an agreed delivery plan which was ready to be implemented prior to the pausing of the project. This can be re-established immediately by both parties, however it has to be recognised the nature of works and with the indication that it will not commence until Q3 2021/22 there is a strong likelihood that this project will not complete until 2022/23, however both parties still remain committed to its delivery.						
<b>Anticipated Outcome</b>						
Full delivery and spend is unlikely to be achieved in 2021/22, however the phasing for future years is yet to be confirmed.						
<b>5 MSF Fire Risk Assessment Works</b>						
Project Life Financials	6,000	0	0%	5,100	(900)	-15%
Current Year Financials	1,200	0	0%	300	(900)	-75%
Project Description	High Rise Fire Safety Measures					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
An update report on this project is on the agenda for 27th October 2021 Council . This advises that the expected spend on replacing Spandrel panels will no longer be required but instead a variety of issues affecting Multi Stories will be reviewed and incorporated into the 2022 High Rise strategy. The resulting underspend of £0.900m will be used to offset the overspend related to the smoke detector installation programme under the statutory/ regulatory compliance works project. A virement request was submitted to Council on 27th October to transfer this amount .						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Progress on this programme will be closely monitored on a regular basis through the Better Homes Project Board.						
<b>TOTAL RED</b>						
Project Life Financials	20,843	2,058	10%	20,843	0	0%
Current Year Financials	6,205	2,058	33%	4,206	(1,999)	-32%

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
ANALYSIS OF PROJECTS AT AMBER STATUS

APPENDIX 5

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

1	<b>Affordable Housing Supply Programme</b>							
	Project Life Financials	135,876	66,311	49%	136,226	350	0%	
	Current Year Financials	20,281	5,266	26%	20,631	350	2%	
	Project Description	Affordable Housing Supply Programme						
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26		
	<b>Main Issues / Reason for Variance</b>							
	Updated revised cashflow positions are currently being sought for each site. However, as it currently stands, it is anticipated that this programme will complete on project life budget. Further details are provided within appendix 8. Site updates are as follows:							
	St Andrews - Project is complete with all properties being handed over.							
	Haldane - Project is complete with all properties being handed over.							
	Aitkenbar Primary School - Project is complete with all properties being handed over.							
	Clydebank East - A decision over the materials being used has now been made, the Planning Application has been made and will be heard at the next available Planning Committee.							
	Creveul Court - Project is complete with all properties being handed over.							
	Dumbarton Harbour Ph 3 - The shortage in labour and materials being experienced throughout the country has pushed prices up on the final work required on this site . It is expected that around £0.155m of this £0.350m overspend will be met by additional Scottish Executive funding although this has still to be agreed.							
	Queens Quay Site B - Project is moving on and timber kit is progressing. The project is on track for completion in March 2022.							
	Future Sites - Sites have been identified and are at various different stages, with some having their designs and feasibilities progressing. An exercise will be carried out to determine viability of a number of gap sites for future housing development within the ownership of HRA.							
	<b>Mitigating Action</b>							
	None required at this time.							
	<b>Anticipated Outcome</b>							
	Project to complete as planned and meet spend targets.							

<b>TOTAL AMBER</b>							
	Project Life Financials	135,876	66,311	49%	136,226	350	0%
	Current Year Financials	20,281	5,266	26%	20,631	350	2%

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>1 Special needs adaptations</b>						
Project Life Financials	2,540	287	11%	2,540	0	0%
Current Year Financials	575	287	50%	575	0	0%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues to report at this time. Due to impacts of COVID last year unspent budget was carried forward. This will place additional challenges on achieving full spend, however project officers and delivery team will endeavour to catch up with installs. Additional resources back-up contractor in-place and monthly numbers of installations/completions are positive in terms of assisting to meet spend targets. Overall performance is on an improving trend.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>2 Capitalised minor works</b>						
Project Life Financials	2,480	395	16%	2,480	0	0%
Current Year Financials	691	395	57%	691	0	0%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand throughout the financial year.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>3 Better Homes Priority Budget</b>						
Project Life Financials	1,319	4	0%	1,319	0	0%
Current Year Financials	446	4	1%	446	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
While pandemic restrictions stalled some proposed initiatives throughout 2020/21, it is anticipated that this will not be a concern throughout 2021/22. A number of priority initiatives, supported by the Better Homes Project Board, are already being investigated and are envisaged to have a positive impact on the current council housing stock, however these will still be subject to ongoing volatility with supply chains and labour markets that could impact on delivery. These include an Internet of Things pilot Project with AICO for Housing First properties, that will provide sensors to properties to measure temperature, humidity and air quality with training to be arranged; a pilot project to improve the efficiency of the electric storage heating systems in our multi-storey flats, initially starting with one block with the potential rollout to further blocks; and merging 2 flats into one property for a large family that cannot be accommodated elsewhere within the housing stock. The board are also investigating a number of energy efficiency and zero emission pilots to help us identify best practice for improvements across the wider stock for example under floor insulation.						
<b>Mitigating Action</b>						
No mitigation required at this time.						
<b>Anticipated Outcome</b>						
It is anticipated that the accelerated proposals will result in this budget achieving all targets, but will continue to monitor market conditions.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>4 QL Development</b>						
Project Life Financials	26	14	54%	26	0	0%
Current Year Financials	26	14	54%	26	0	0%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>5 Gypsy Travellers Site</b>						
Project Life Financials	91	0	0%	91	0	0%
Current Year Financials	91	0	0%	91	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
This budget is made up of Scottish Government grant which requires to be legally committed to improvement works on existing Gypsy Travellers sites by the end of March 2022. Initially the funding should have been committed a year earlier but as a result of the pandemic the timeline has been extended across Scotland. A condition of the grant requires that spend mirrors tenant priorities, and as such we have had a number of consultative engagements with the existing community to assess priorities. A project has been identified, estimated costs have been reported to Better Homes Group and officers are developing delivery plans for this work.						
<b>Mitigating Action</b>						
No mitigation required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>6 Community Safety Projects</b>						
Project Life Financials	17	0	0%	17	0	0%
Current Year Financials	17	0	0%	17	0	0%
Project Description	Community Safety Projects					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>7 Targeted SHQS compliance works</b>						
Project Life Financials	100	0	0%	100	0	0%
Current Year Financials	100	0	0%	100	0	0%
Project Description	This budget is to focus on work required to maintain the SHQS compliance with WDC housing stock.					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>8 Targeted EESSH compliance works</b>						
Project Life Financials	20,504	4,203	20%	20,504	0	0%
Current Year Financials	5,076	4,203	83%	5,076	0	0%
Project Description	This budget enables the council's continued commitment to achieving the Government's standards in relation to energy efficiency.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues currently. EWI programme continues into 21/22 and should work be able to continue with no further lockdowns, it is anticipated that the programme will be completed as planned. Monthly numbers tracking and work continues positively, although caution should remain with regards to emerging COVID increases and the effect that may have on labour and materials supply chain.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>9 Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp</b>						
Project Life Financials	16,430	2,418	15%	16,430	0	0%
Current Year Financials	4,088	2,418	59%	4,088	0	0%
Project Description	Building external component renewals					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues currently. Roof renewal programme continues into 21/22 and should work be able to continue with no further lockdowns, it is anticipated that the programme will be completed as planned. Monthly tracking slightly behind however additional installs by support contractor is underway and this should help with completions to target. Recent completions incorporating those by support contractor are showing an improving position.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>10 External stores/garages/bin stores/drainage component renewals</b>						
Project Life Financials	304	67	22%	304	0	0%
Current Year Financials	125	67	54%	125	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-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
<b>11 Secure entry component renewals</b>						
Project Life Financials	379	143	38%	379	0	0%
Current Year Financials	200	143	72%	200	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-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>12 Heating improvement works:</b>						
Project Life Financials	4,972	617	12%	4,972	0	0%
Current Year Financials	948	617	65%	948	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-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues. Install programme tracking ahead of targets.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>13 Energy improvements/energy efficiency works</b>						
Project Life Financials	331	54	16%	331	0	0%
Current Year Financials	108	54	50%	108	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>14 Improvement works (Risk St)</b>						
Project Life Financials	170	85	50%	170	0	0%
Current Year Financials	170	85	50%	170	0	0%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						



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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>15 Void house strategy programme</b>						
Project Life Financials	8,645	1,459	17%	8,645	0	0%
Current Year Financials	2,101	1,459	69%	2,101	0	0%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>16 Contingencies</b>						
Project Life Financials	500	0	0%	500	0	0%
Current Year Financials	100	0	0%	100	0	0%
Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>17 Environmental renewal works, paths/fences/walls/parking area's</b>						
Project Life Financials	5,089	644	13%	5,089	0	0%
Current Year Financials	1,289	644	50%	1,289	0	0%
Project Description	Environmental renewal works, paths/fences/walls/parking areas					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>18 Asbestos management works</b>						
Project Life Financials	1,104	222	20%	1,104	0	0%
Current Year Financials	210	222	106%	210	0	0%
Project Description	This budget is to fund work associated with the management of current asbestos legislation and the Council's asbestos policy within housing stock.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>19 Buy Backs</b>						
Project Life Financials	7,106	420	6%	7,106	0	0%
Current Year Financials	1,706	420	25%	1,706	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-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>20 Salaries/central support/offices</b>						
Project Life Financials	12,776	818	6%	12,776	0	0%
Current Year Financials	2,455	818	33%	2,455	0	0%
Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>21 Modern facilities and services</b>						
Project Life Financials	4,003	711	18%	4,003	0	0%
Current Year Financials	1,320	711	54%	1,320	0	0%
Project Description	New Kitchens, Bathrooms and Showers					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
<b>Main Issues / Reason for Variance</b>						
No Issues. Additional resources back-up contractor in-place and early numbers of installations/completions are positive in terms of spend targets. Performance is not caught up to cumulative year target position, however output of back-up contractor combined with in-house team is improving the output overall. Ledger spend is lagging behind completions, officers working on clearing work in progress (WIP) values to level this up.						
<b>Mitigating Action</b>						
Additional back-up contracts in place to assist in delivery.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
ANALYSIS OF PROJECTS AT GREEN STATUS

APPENDIX 6

MONTH END DATE

30 September 2021

PERIOD

6

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>TOTAL GREEN</b>						
Project Life Financials	88,886	12,561	14%	88,886	0	0%
Current Year Financials	21,842	12,561	58%	21,842	0	0%

MONTH END DATE

30 September 2021

PERIOD

6

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

1 NEW BUILD GRANT						
Project Life Financials	(39,600)	(23,814)	60%	(40,623)	(1,023)	3%
Current Year Financials	(5,000)	0	0%	(5,150)	(150)	3%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date		Forecast End Date			
<b>Main Issues / Reason for Variance</b>						
Overall, there is a favourable project life variance of £1.023m which relates to additional grant income successfully negotiated by Officers in relation to the increased grant per unit at Aitkenbar, Haldane and Dumbarton Harbour and the additional grant generated from the buyback scheme. Current year favourable variance of £0.155m relates to additional income anticipated to be received from Scottish Executive in relation to increase of costs at Dumbarton Harbour.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
The project life overall variance will be favourable by £1.023m due to additional Scottish Government Grant Income.						

TOTAL RESOURCES						
Project Life Financials	245,604	80,877	33%	245,954	(350)	0%
Current Year Financials	48,327	19,831	41%	46,678	1,649	3%

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

APPENDIX 8

MONTH END DATE

30 September 2021

PERIOD

6

Site	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		RAG Status
	£000	£000	£000	£000	%	
St Andrews	22,647	21,699	22,647	-	0%	→
Haldane PS	11,572	11,342	11,572	-	0%	→
Aitkenbar PS	10,669	9,941	10,669	-	0%	→
Clydebank East	21,645	3,576	21,645	-	0%	→
Creveul Court	3,811	3,751	3,811	-	0%	→
Dumbarton Harbour	8,124	8,282	8,474	350	4%	↓
Queens Quay (site B)	6,925	5,270	6,925	-	0%	→
Future Developments	46,132	1,216	46,132	-	0%	→
Fees and Staffing Costs	4,351	1,232	4,351	-	0%	→
<b>Total Expenditure</b>	<b>135,876</b>	<b>66,309</b>	<b>136,226</b>	<b>350</b>		↓