

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
OVERALL PROGRAMME SUMMARY

MONTH END DATE 31 August 2023

PERIOD 5

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	8	26.7%	11,281	69.2%	8	26.7%	11,281	69.2%		
<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	22	73.3%	5,027	30.8%	22	73.3%	5,027	30.8%		
	<b>30</b>	<b>100%</b>	<b>16,308</b>	<b>100%</b>	<b>30</b>	<b>100%</b>	<b>16,308</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	Reprofiled £000	Over/ (Under) £000
<b>Red</b>										
Projects are forecast to be overspent and/or significant delay to completion	252,401	11,281	256,056	3,655	99,783	11,281	38,588	(61,195)	(65,128)	3,933
<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	114,328	5,027	110,795	(3,532)	25,063	5,027	22,482	(2,581)	952	(3,532)
<b>TOTAL EXPENDITURE</b>	<b>366,729</b>	<b>16,308</b>	<b>366,851</b>	<b>124</b>	<b>124,846</b>	<b>16,308</b>	<b>61,070</b>	<b>(63,776)</b>	<b>(64,176)</b>	<b>401</b>
<b>TOTAL RESOURCES</b>	<b>366,729</b>	<b>16,308</b>	<b>366,851</b>	<b>(124)</b>	<b>124,846</b>	<b>16,308</b>	<b>61,070</b>	<b>63,776</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>		<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 Capitalised minor works</b>						
Project Life Financials	2,814	219	8%	3,074	260	9%
Current Year Financials	525	219	42%	785	260	50%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
Budget is expected to overspend due to costs and demand for budget being higher than anticipated at time of budget setting.						
<b>Mitigating Action</b>						
Officers in discussion to identify possible mitigation.						
<b>Anticipated Outcome</b>						
Project to complete over budget.						
<b>2 Environmental Sensors Programme</b>						
Project Life Financials	10,000	0	0%	10,000	0	0%
Current Year Financials	2,000	0	0%	1,000	(1,000)	-50%
Project Description	Environmental sensors programme, funded by enhanced housing investment programme					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
Project introduced as part of the enhanced capital programme, with aim to install an environmental sensor in every Council owned property. Council hopes to provide a supply and fit contractor at the Tendering Committee in October 2023. Officers anticipate the programme to commence before the end of 2023 targeting priority addresses identified.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>3 Targeted SHQS /ESSH compliance works</b>						
Project Life Financials	32,986	1,667	5%	32,986	0	0%
Current Year Financials	6,146	1,667	27%	4,725	(1,421)	-23%
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-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
Works progressing well, however some rephasing may be required to 24/25.						
<b>Mitigating Action</b>						
None available at this time						
<b>Anticipated Outcome</b>						
Full budget spend over project life						
<b>4 Secure entry component renewals</b>						
Project Life Financials	242	0	0%	242	0	0%
Current Year Financials	45	0	0%	21	(24)	-54%
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-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
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. Any underspend in current year will be carried forward to future years.						
<b>Mitigating Action</b>						
Officers continue to liaise with owners to encourage agreement for install.						
<b>Anticipated Outcome</b>						
It is likely that this will not to meet full spend in the current year despite best efforts but officers will endeavour to gain owners agreement.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>5 Heating improvement works</b>						
Project Life Financials	9,872	518	5%	10,399	527	5%
Current Year Financials	1,840	518	28%	2,367	527	29%
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-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
Demand has exceeded expectations. Due to the nature of this project (ensuring heating and hot water availability) there is no option for a conscious reduction of installs.						
<b>Mitigating Action</b>						
Whilst demand is leading spend, officers will work to minimise any budget overspend.						
<b>Anticipated Outcome</b>						
Full budget spend, likely overspend.						
<b>6 Void house strategy programme</b>						
Project Life Financials	13,900	1,505	11%	16,691	2,791	20%
Current Year Financials	3,000	1,505	50%	5,791	2,791	93%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
Void works to continue into 23/24 to bring void properties up to a lettable standard. Based on current projections using updated anticipated numbers it looks likely that the budget will be insufficient , resulting in a projected overspend in 23/24.						
<b>Mitigating Action</b>						
This is a significant priority and we continue to make positive progress against internal plan and targets to reduce the number of void houses. We expect this to continue to reduce.						
<b>Anticipated Outcome</b>						
The cost of bringing void properties up to lettable standard will result in a overspend.						
<b>7 Environmental renewal works, paths/fences/walls/parking area's</b>						
Project Life Financials	5,454	723	13%	5,454	0	0%
Current Year Financials	1,017	723	71%	1,295	278	27%
Project Description	Environmental renewal works, paths/fences/walls/parking areas					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
Work progressing well and ahead of spend targets, at this pace likely to exceed budget to meet tenant demand. Officers currently working to manage workload and prioritise to minimise overspend.						
<b>Mitigating Action</b>						
Officers currently working to manage workload and prioritise to minimise overspend.						
<b>Anticipated Outcome</b>						
Full budget spend, likely to overspend.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>8 Affordable Supply Programme</b>						
Project Life Financials	177,132	6,650	4%	177,209	77	0%
Current Year Financials	85,209	6,650	8%	22,604	(62,605)	-73%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
<b>Main Issues / Reason for Variance</b>						
The £62.605m variance is made up of £0.077m overspend, and reprofiling of £62.682m into 2024/25 onwards . Summary of reprofiled sites together with site specific updates as follows:-						
	<b>Variance to 22/23 Budget</b>	<b>Variance Category</b>				
<b>Site/ Spend</b>	<b>£000</b>	<b>Overspend</b>	<b>Underspend</b>	<b>Reprofiling</b>		
Haldane Primary School	77	77				
Clydebank East	(19,566)			(19,566)		
Queens Quay Site C	(7,425)			(7,425)		
Pappert	(10,193)			(10,193)		
Bank Street	(3,508)			(3,508)		
Clydebank Health Centre	(3,858)			(3,858)		
Willox Park Phase1	(5,022)			(5,022)		
Mount Pleasant	(7,717)			(7,717)		
Gap sites	(5,393)			(5,393)		
<b>TOTAL OF ALL PROJECTS</b>	<b>(62,605)</b>	<b>77</b>	<b>0</b>	<b>(62,682)</b>		
Haldane - Site complete, retention paid in 2023/24						
Clydebank East - 88 units to be completed by March 2025. Project delivery reprofiled due to extensive groundworks. Project on site and programme adhering to amended delivery plan.						
Queens Quay Site B - 29 units completed on site in 2022/23. Project completed, retention figure included and associated costs in terms with road construction.						
Queens Quay Site C - 20 units to be completed on site, however no further progress due to land owner issue. At the time it is assumed approximately £2m will be spent on land purchase, with the remaining current year budget to be reprofiled to 2024/25.						
Pappert - 26 units to be completed on site by April 2025. Planning delay negated anticipated spend profile for 2023/24, however Planning approval received 20 September 2023 and site start in early 2024 planned.						
Bank Street - 22 units to be completed on site. Spend reprofiled from 2023/24 to 2024/25 as design team procurement was delayed. Projected spend in 2023/24 will be design and statutory fees.						

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
ANALYSIS OF RED PROJECTS

APPENDIX 4

MONTH END DATE

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<p>Clydebank Health Centre - Demolitions planned for 2023/24, Design and Build development and contractors will be procured also this year, however physical site start will not be achieved until 2024/25.</p> <p>Willow Park Phase1 - 17 units to be completed on site. Spend reprofiled from 2023/24 to 2024/25 as design team procurement was delayed. Projected spend in 2023/24 will be design and statutory fees.</p> <p>Mount Pleasant -19 units to be completed on site by March 2025. Demolition now complete and contractor award appointment made in September. £1m estimated to be spent this financial year with remaining current year budget to be reprofiled to 2024/25 for site start in March 2024.</p> <p>Bonhill Gap Site - Spend reprofiled from 2023/24 to 2024/25 as design team procurement was delayed. Projected spend in 2023/24 will be design and statutory fees.</p> <p><b>Mitigating Action</b> Staff will work closely with all stakeholders to try and ensure timely resolutions of issues as they arise.</p> <p><b>Anticipated Outcome</b> Project will still complete and will meet revised spend profiles .</p>						

TOTAL OF RED PROJECTS						
Project Life Financials	252,401	11,281	4%	256,056	3,655	1%
Current Year Financials	99,783	11,281	11%	38,588	(61,195)	-61%

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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	3,216	223	7%	3,216	0	0%
Current Year Financials	600	223	37%	600	0	0%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
No Issues, anticipated to meet full spend and targets.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>2 Better Homes Priority Budget</b>						
Project Life Financials	1,493	0	0%	1,493	0	0%
Current Year Financials	529	0	0%	529	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
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 23/24.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>3 Housing CCTV Installation Programme</b>						
Project Life Financials	750	0	0%	750	0	0%
Current Year Financials	250	0	0%	250	0	0%
Project Description	CCTV Installation Programme, funded by enhanced housing investment programme					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works to progress as part of enhanced capital programme for 23/24 and to be led by Council CCTV team.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>4 QL Development</b>						
Project Life Financials	203	0	0%	203	0	0%
Current Year Financials	116	0	0%	116	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-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
No issues. Development of QL system to carry on through 23/24.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
<b>5 Gypsy Travellers Site</b>						
Project Life Financials	209	0	0%	209	0	0%
Current Year Financials	71	0	0%	71	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
No Issues, programme being progressed and anticipated to meet full spend and targets.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<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-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
No Issues, anticipated to meet full spend and targets.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>7 Redployable CCTV Cameras</b>						
Project Life Financials	36	36	99%	36	(1)	-1%
Current Year Financials	36	36	99%	36	(1)	-1%
Project Description	Purchase of 5 redeployable CCTV cameras for Housing use					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
Works for this project complete in April 23/24.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>8 Airport Noise</b>						
Project Life Financials	96	0	0%	96	0	0%
Current Year Financials	96	0	0%	96	0	0%
Project Description	Noise Insulation Project					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
West Dunbartonshire Council are no longer eligible for match funding from Glasgow Airport Association, following assessment of properties within West Dunbartonshire. West Dunbartonshire is not deemed to have any commercial or residential properties that fall within the scope of the scheme to be eligible for match funding, and budget therefore has been reduced from £0.192m to £0.096m. The remaining budget will be used to develop a programme of works following engagement with an aircraft noise consultant, who will work with Officers to make adaptations to previously identified properties. Budget spend anticipated in 23/24.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>9 Roof Coverings</b>						
Project Life Financials	19,286	287	1%	16,310	(2,976)	-15%
Current Year Financials	5,679	287	5%	2,703	(2,976)	-52%
Project Description	Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
Works expected to meet revised timescales which will be less than current year budget and therefore project will report an in year underspend.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Scheduled works to complete under current year budget.						
<b>10 Doors/window component renewals</b>						
Project Life Financials	17,937	1,307	7%	17,937	0	0%
Current Year Financials	4,547	1,307	29%	4,965	418	9%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
Project is progressing well in 23/24 and as a result may incur an overspend in the current year, with budget brought forward from future years to offset.						
<b>Mitigating Action</b>						
None required at this time						
<b>Anticipated Outcome</b>						
Full budget spend						



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	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>11 District Heating</b>						
Project Life Financials	6,400	0	0%	6,400	0	0%
Current Year Financials	0	0	#DIV/0!	0	0	#DIV/0!
Project Description	District Heating Connection to the Dalmuir and Littleholm multi storey flats					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
<b>Main Issues / Reason for Variance</b>						
Works expected to commence next financial year, therefore no Issues to report at this time. Project anticipated to meet full spend and targets.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>12 External stores/garages/bin stores/drainage component renewals</b>						
Project Life Financials	242	61	25%	242	0	0%
Current Year Financials	45	61	135%	42	(3)	-7%
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-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
No Issues, anticipated to meet full spend and targets, with possible underspend to be carried forward to future years.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>13 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)</b>						
Project Life Financials	606	2	0%	606	0	0%
Current Year Financials	113	2	2%	105	(8)	-7%
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-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
No Issues, anticipated to meet full spend and targets, with possible underspend to be carried forward to future years.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						
<b>14 Energy improvements/energy efficiency works</b>						
Project Life Financials	303	0	0%	303	0	0%
Current Year Financials	57	0	0%	57	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
No Issues, anticipated to meet full spend and targets.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Full budget spend						

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000 %	
15	<b>Modern facilities and services</b>						
	Project Life Financials	17,775	1,124	6%	17,775	0	0%
	Current Year Financials	3,235	1,124	35%	3,780	545	17%
	Project Description	New Kitchens, Bathrooms and Showers					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	Pace of installations are ahead of targets as increased budget was anticipated. Officers will work to manage outturn to revised budget and targets with likelihood of exceeding budget as demand and cost is higher than projected.						
	<b>Mitigating Action</b>						
	Officers will work to minimise any overspend whilst being mindful of tenant demand						
	<b>Anticipated Outcome</b>						
	Full budget spend, possibility of overspend.						
16	<b>Improvement works (Risk St)</b>						
	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-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	No Issues, anticipated to meet full spend and targets.						
	<b>Mitigating Action</b>						
	None required						
	<b>Anticipated Outcome</b>						
	Full budget spend						
17	<b>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-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	Contingent budget held for unplanned spend.						
	<b>Mitigating Action</b>						
	None required						
	<b>Anticipated Outcome</b>						
	Spend as required						
18	<b>Defective structures/component renewals</b>						
	Project Life Financials	3,835	724	19%	3,279	(556)	-15%
	Current Year Financials	877	724	83%	321	(556)	-63%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	Works expected to meet revised timescales which will be less than current year budget and therefore project will report an in year underspend.						
	<b>Mitigating Action</b>						
	None required						
	<b>Anticipated Outcome</b>						
	Scheduled works to complete under current year budget.						

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
19	<b>Asbestos management works</b>						
	Project Life Financials	1,212	38	3%	1,212	0	0%
	Current Year Financials	226	38	17%	226	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-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	No Issues, anticipated to meet full spend and targets.						
	<b>Mitigating Action</b>						
	None required						
	<b>Anticipated Outcome</b>						
	Full budget spend						
20	<b>Multi Story Flats ( including Fire Risk Assessment Works)</b>						
	Project Life Financials	5,050	0	0%	5,050	0	0%
	Current Year Financials	1,300	0	0%	1,300	0	0%
	Project Description	High Rise Fire Safety Measures					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	No Issues, anticipated to meet spend and revised targets.						
	<b>Mitigating Action</b>						
	None required						
	<b>Anticipated Outcome</b>						
	Full budget spend						
21	<b>Buy Backs</b>						
	Project Life Financials	21,073	1,225	6%	21,073	0	0%
	Current Year Financials	4,435	1,225	28%	4,435	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-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	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. From 23/24, over 5 years, the buy back scheme is benefiting from an additional £2m investment each year, included in this revised budget, totaling £10m over 5 years, to further reduce the waiting list. The progress will be monitored and reported as the financial year progresses.						
	<b>Mitigating Action</b>						
	None required.						
	<b>Anticipated Outcome</b>						
	Budget spend anticipated, should criteria be met.						
22	<b>Salaries/central support/offices</b>						
	Project Life Financials	13,984	0	0%	13,984	0	0%
	Current Year Financials	2,629	0	0%	2,629	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	<b>Main Issues / Reason for Variance</b>						
	No Issues, budget for salaries and support						
	<b>Mitigating Action</b>						
	None required						
	<b>Anticipated Outcome</b>						
	Full budget spend						
<b>TOTAL OF RED PROJECTS</b>							
	Project Life Financials	114,328	5,027	4%	110,795	(3,533)	-3%
	Current Year Financials	25,063	5,027	20%	22,482	(2,581)	-10%

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
ANALYSIS OF RESOURCES

MONTH END DATE

31 August 2023

PERIOD

5

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>1 New Build Grant</b>						
Project Life Financials	(46,875)	(585)	1%	(46,875)	0	0%
Current Year Financials	(28,055)	(585)	2%	(7,442)	20,613	-73%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
Income due to be received in line with spend incurred.						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Income due to be received						
<b>2 CFCR</b>						
Project Life Financials	(8,646)	(432)	5%	(6,917)	1,729	-20%
Current Year Financials	(1,729)	(432)	25%	0	1,729	-100%
Project Description	This is capital spend which is funded by revenue budgets					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
Contribution to Capital from Revenue in 23/24						
<b>Mitigating Action</b>						
None required						
<b>Anticipated Outcome</b>						
Income to Capital						
<b>3 Prudential Borrowing</b>						
Project Life Financials	(311,208)	(10,567)	3%	(269,773)	41,435	-13%
Current Year Financials	(94,267)	(10,567)	11%	(53,627)	40,640	-43%
Project Description	Prudential borrowing is long term borrowing from financial institutions that has been approved for the purposes of funding capital expenditure					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
<b>Main Issues / Reason for Variance</b>						
Prudential borrowing is impacted by programme delivery.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Prudential borrowing incurred as required						
<b>TOTAL RESOURCES</b>						
Project Life Financials	(366,729)	(11,584)	3%	(323,565)	43,163	-12%
Current Year Financials	(124,051)	(11,584)	9%	(61,070)	62,981	-51%

MONTH END DATE

31 August 2023

PERIOD

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Site	Project Life Financials					RAG Status
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	£000	£000	%	
Haldane Primary School	-	77	77	77	#DIV/0!	→
Clydebank East	37,992	5,903	37,992	-	0%	→
Queens Quay Site B	660	0	660	-	0%	→
Queens Quay Site C	25,175	-	25,175	-	0%	→
Pappert	13,276	14	13,276	-	0%	→
Bank Street	5,751	-	5,751	-	0%	→
Clydebank Health Centre	11,016	591	11,016	-	0%	→
Willox Park Phase1	6,185	37	6,185	-	0%	→
Willox Park Phase2	7,500	-	7,500	-	0%	→
Mount Pleasant	8,717	5	8,717	-	0%	→
Silverton	2,590	4	2,590	-	0%	→
<u>Gap sites</u>						
Gap sites budget remaining	9,182	-	9,182	-	0%	→
Bonhill Gap Site - all Bonhill Sites	245	0	245	-	0%	→
Clydebank Gap Sites ( prev Lilac Avenue) - unallocated	13,622	-	13,622	-	0%	→
Clydebank Gap Sites ( prev Lilac Avenue) - 7-9 Gilmour Avenue	50	11	50	-	0%	→
Clydebank Gap Sites ( prev Lilac Avenue) - Queen Mary Avenue	50	7	50	-	0%	→
Future New build sites	27,000	-	27,000	-	0%	→
28 Bridge Street Alexandria	23	-	23	-	0%	→
Fees, Staffing Costs, contingency	8,097	-	8,097	-	0%	→
<b>Total Expenditure</b>	<b>177,132</b>	<b>6,650</b>	<b>177,209</b>	<b>77</b>		→