

Agenda



Infrastructure, Regeneration and Economic Development Committee

Date: Wednesday, 16 February 2022

Time: 2:00 p.m.

Format: Hybrid meeting

Contact: Gabriella Gonda, Committee Officer
Email: gabriella.gonda@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Infrastructure, Regeneration and Economic Development Committee** as detailed above.

The Convener has directed that the powers contained in Section 43 of the Local Government in Scotland Act 2003 will be used and Members will have the option to attend the meeting remotely or in person at the Civic Space, Church Street, Dumbarton.

The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Iain McLaren (Chair)
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty (Vice Chair)
Councillor Jim Finn
Provost William Hendrie
Councillor David McBride
Councillor Jonathan McColl
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Martin Rooney

All other Councillors for information

Chief Executive
Chief Officer – Regulatory and Regeneration
Chief Officer – Supply, Distribution and Property
Chief Officer – Roads and Neighbourhood

Date of Issue: 3 February 2022

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**INFRASTRUCTURE, REGENERATION AND ECONOMIC
DEVELOPMENT COMMITTEE**

WEDNESDAY, 16 FEBRUARY 2022

AGENDA

1 STATEMENT BY CHAIR – AUDIO STREAMING

The Chair will be heard in connection with the above.

2 APOLOGIES

3 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

4 RECORDING OF VOTES

The Committee is asked to agree that all votes taken during the meeting be done by roll call vote to ensure an accurate record.

5 MINUTES OF PREVIOUS MEETINGS

5 - 11

Submit for approval as a correct record the draft Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 17 November 2021.

6 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

7 CONNECTING DUMBARTON

13 - 23

Submit report by the Chief Officer – Regulatory and Regeneration seeking approval to (i) allocate Regeneration Fund to close the funding gap that had been anticipated to be funded by Sustrans, and (ii) seeking approval for the costs of design and project delivery consultancy fees, some of which have been subject to a pre-Committee approval.

8	CLYDEBANK REGIONAL SHOPPING CENTRE	25 - 27
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Submit report by the Chief Officer – Supply, Distribution and Property providing an update on activities in relation to the Clyde Regional Shopping Centre.

9	SALE OF SITE AT BURROUGHS WAY, VALE OF LEVEN INDUSTRIAL ESTATE, DUMBARTON	29 - 36
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Submit report by the Chief Officer – Supply, Distribution and Property seeking approval to enter into a contract for the disposal of the site to CW Properties – Bruce Weir Holdings Limited.

10	SALE OF SITE FORMERLY KNOWN AS PLAYDROME	37 - 50
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Submit report by the Chief Officer – Supply, Distribution and Property seeking approval to enter into a contract for the disposal of the site to Miller Homes Limited.

11	DEPOT RATIONALISATION PROJECT DELIVERY PHASE 1: SALT STORAGE	51 - 56
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Submit joint report by the Chief Officer – Shared Services Roads and Neighbourhood and Chief Officer – Supply, Distribution and Property updating on the current status of the Depot Rationalisation Project and seeking approval to progress with Phase 1 which would see the delivery of a new Salt Storage facility.

12	INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2021/22 TO PERIOD 9 (31 DECEMBER 2021)	57 - 96
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Submit report by the Chief Officer – Resources providing an update on the financial performance to 31 December 2021 of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee (IRED).

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Hybrid Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 17 November 2021 at 10.01 a.m.

Present: Provost William Hendrie and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn, David McBride, Jonathan McColl, Iain McLaren, John Mooney, Lawrence O'Neill and Martin Rooney.

Attending: Peter Hissett, Chief Officer – Regulatory and Regeneration; Angela Wilson, Chief Officer – Supply, Distribution and Property; Gail MacFarlane, Chief Officer – Roads and Neighbourhood; Malcolm Bennie, Chief Officer – Citizen, Culture and Facilities; Richard Cairns, Strategic Advisor; Michael McGuinness, Economic Development Manager; Craig Jardine, Corporate Assets Manager; Michelle Lynn, Assets Coordinator; Martin Feeney, Building Services Manager; Alan Young, Housing Asset and Investment Manager; Jackie Nicol-Thomson, Business Partner – Resources; Gillian McNamara, Regeneration Co-ordinator; Christine McCaffary, Senior Democratic Services Officer; and Ashley McIntyre and Gabriella Gonda, Committee Officers.

Councillor Iain McLaren in the Chair

STATEMENT BY CHAIR – AUDIO STREAMING

Councillor Iain McLaren, Chair, advised that the meeting was being audio streamed and broadcast live to the internet and would be available for playback.

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting would be done by roll call vote to ensure an accurate record.

MINUTES OF PREVIOUS MEETINGS

The Minutes of Meetings of the Infrastructure, Regeneration and Economic Development Committee held on 10 June 2021 (Special Meeting) and 15 September 2021 (Ordinary Meeting) were submitted and approved as correct records, subject to the Minutes of the Meeting held on 15 September 2021 to show that It was Councillor Mooney who had moved the motion in relation to the item 'Sale of former Care Home Known as Frank Downie House, Ottawa Crescent, Clydebank'.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

WEST DUNBARTONSHIRE ECONOMIC DEVELOPMENT STRATEGY UPDATE

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update of progress made in delivering the West Dunbartonshire Economic Development Strategy 2015-20 and its associated action plan.

After discussion and having heard the Economic Development Manager in further explanation and in answer to Members' questions, the Committee agreed to note the final progress made in delivering the West Dunbartonshire Economic Development Strategy Action Plan 2015-20.

CLYDEBANK TOWN CENTRE DEVELOPMENT FRAMEWORK

A report was submitted by the Chief Officer – Regulatory and Regeneration advising of the Clydebank Town Centre Development Framework and seeking approval to use it to guide future development, funding and decisions around acquisitions and disposals in Clydebank Town Centre.

After discussion and having heard the Economic Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the Development Framework;
- (2) that a cross-service approach was required to deliver the Framework;
- (3) to authorise the development of projects and commencement of procurement for the projects contained within the Framework from the Local Economic Development budget bringing projects to a 'shovel ready' business case condition;

- (4) to note that the Framework would be presented to the Planning Committee to seek approval to adopt as planning guidance; and
- (5) to note that discussions on the delivery of the principles of the Framework would continue.

ECONOMIC DEVELOPMENT ELEMENTS OF THE REGULATORY & REGENERATION DELIVERY PLAN 2021/22 MID-YEAR PROGRESS REPORT

A report was submitted by the Chief Officer – Regulatory and Regeneration setting out the mid-year progress of the Economic Development elements of the Regulatory & Regeneration Delivery Plan 2021/22.

After discussion and having heard the Chief Officer – Regulatory and Regeneration in further explanation and in answer to Members' questions, the Committee agreed to note the contents of the report and the progress achieved at mid-year.

SALE OF FORMER CARE HOME KNOWN AS FRANK DOWNIE HOUSE, OTTOWA CRESCENT, CLYDEBANK

A report was submitted by the Chief Officer – Supply, Distribution and Property providing additional information on the outcome of the marketing of the former care home known as Frank Downie House, Ottawa Crescent, Clydebank, detailing the offer received and seeking Committee approval to conclude disposal of the site.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the disposal of former care home known as Frank Downie House, Ottawa Crescent, Clydebank for a consideration of £137,137 (One Hundred and Thirty Seven Thousand One Hundred and Thirty Seven Pounds) to Torah Capital;
- (2) to authorise the Chief Officer – Supply, Distribution and Property to conclude negotiations; and
- (3) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

SALE OF SITES AT CHARLESTON WAY & WILSON STREET, ALEXANDRIA

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking the approval of the Committee for the Council to enter into a contract for the disposal of these sites to Bingham Homes and Co Ltd.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the disposal of the sites for a gross value of Seven Hundred Thousand Pounds (£700,000) Sterling to Bingham Homes and Co Ltd subject to abnormalities; and
- (2) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

UPDATE ON REVIEW OF CHANGING PLACES TOILET PROVISION IN WEST DUNBARTONSHIRE COUNCIL

A report was submitted by the Chief Officer – Supply, Distribution and Property updating on a review of Changing Places Toilet provision in West Dunbartonshire Council area.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed to note the review and to request additional budget for financial year 2022/23 that is proposed as outlined in paragraph 4.9. of the report.

UPDATE ON ACTIVITY IN RELATION TO GLENCAIRN HOUSE, HIGH STREET, DUMBARTON AND THE CREATION OF A PUBLICLY ACCESSIBLE COLLECTIONS STORE AND ARCHIVE

A report was submitted by the Chief Officer – Citizens, Culture and Facilities providing an update on the progress made since August 2019 in relation to the redevelopment of Glencairn House, Dumbarton, and the creation of a Publicly Accessible Collections Store.

After discussion and having heard the Chief Officer – Citizens, Culture and Facilities in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the terms of the report and the progress made in developing the plans for Glencairn House, Dumbarton and the creation of a Publicly Accessible Collections Store and Archive;
- (2) to authorise the Chief Officer – Supply, Distribution and Property to carry out a procurement exercise in accordance with the Council's Standing Orders and Financial Regulations and the Public Contracts (Scotland) Regulations 2015; and
- (3) to note that the outcome of the procurement process would be reported to a future meeting of the Tendering Committee for approval.

UPDATE ON ACTIVITY BY CLYDEBANK PROPERTY COMPANY LIMITED

A report was submitted by the Chief Officer – Supply, Distribution and Property updating on the progress of activity in Clydebank Property Company Limited (CPC) for the last 12 month period November 2020-2021.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed to note the progress being made in terms of the Council's investment in Clydebank Property Company Limited.

SUPPLY, DISTRIBUTION AND PROPERTY DELIVERY PLAN 2021/22: MID-YEAR PROGRESS

A report was submitted by the Chief Officer – Supply, Distribution and Property setting out progress to date in delivery of the actions detailed within the Supply, Distribution and Property Delivery Plan 2021/22 which are delegated to IRED Committee. These are: Corporate Asset Management, Building Services and Housing Asset & Investment.

After discussion and having heard the Chief Officer – Supply, Distribution and Property in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report and the progress achieved at mid-year; and
- (2) to note that the progress of the Delivery Plan for Corporate Procurement would also be submitted to the Corporate Services Committee to enable scrutiny of the Corporate Procurement Unit.

SUBCONTRACTOR PROCUREMENTS FOR THE BUILDING SERVICES

A report was submitted by the Chief Officer – Supply, Distribution and Property advising the Committee of the proposed procurement of subcontractors supporting the work of Building Services.

After discussion and having heard the Chief Officer – Supply, Distribution and Property in further explanation and in answer to Members' questions, the Committee agreed:

- (1) to the commencement of procurement of subcontractors; and
- (2) to note that following the conclusion of tendering activities, reports would be remitted to the Tendering Committee for the award of contracts.

ROADS AND NEIGHBOURHOOD DELIVERY PLAN 2021/22 – MID-YEAR PROGRESS

A report was submitted by the Chief Officer – Roads and Neighbourhood setting out the mid-year progress to date in delivery of the actions detailed within the Roads and Neighbourhood Delivery Plan 2021/22 which are delegated to IRED Committee.

After discussion and having heard the Chief Officer – Roads and Neighbourhood in further explanation and in answer to Members' questions, the Committee agreed to note the contents of the report and the progress achieved at mid-year.

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2021/22 TO PERIOD 6 (30 SEPTEMBER 2021)

A report was submitted by the Chief Officer – Resources providing an update on the financial performance to 30 September 2021 (Period 6) of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee.

After discussion and having heard the Business Partner – Resources in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report which showed the revenue budget forecast to overspend against budget by £1.068m (9.02%) at the year-end, of which £0.462m was COVID-19 related;
- (2) to note the net projected annual position in relation to relevant capital projects which was highlighting a projected variance of £5.019m (14.87%) due to slippage of £4.923m (14.58%) and an overspend of £0.096m (0.28%); and
- (3) to note the progress on efficiencies incorporated into budgets for 2021/22.

OUT OF HOURS FOOTWAY GRITTING

A report was submitted by the Chief Officer – Roads and Neighbourhood providing an update on the costs incurred following the implementation of the additional footway gritting actions during the period between November 2020 and March 2021 and seeking approval to agree footway gritting actions for the Winter Plan 2021/2022.

After discussion and having heard the Chief Officer – Roads and Neighbourhood in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the incurred additional costs identified in paragraph 4.4. of the report and the number of times treatment had taken place for the period between November 2020 and March 2021;

- (2) to note the anticipated financial impact for 2021/22 set out in paragraph 4.5 of the report should a similar gritting regime be implemented for Winter 2021/22 and that there was no budget available for delivery of this level of provision;
- (3) to approve Option 1 (continuation of the full footway treatment in place January to March) of paragraph 3.4 of the report and identify free reserves as suitable budget for this option, and also to note that this would require to be ratified by Council; and
- (4) to instruct officers to update the Winter Plan to reflect the out of hours footway gritting position.

PURCHASE OF ARTIZAN SHOPPING CENTRE

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update in relation to the planned purchase of the Artizan Shopping Centre in Dumbarton and seeking approval to use existing Council capital budgets, if required.

After discussion and having heard the Chief Officer – Regulatory and Regeneration in further explanation and in answer to Members' questions, the Committee agreed that the Council temporarily funds the purchase of the Artizan Centre from the Regeneration Fund and funding which was available from the approved Local Economic Development Budget, as detailed in paragraph 4.6 of the report, in advance of receipt of funds from the UK Government's Levelling-up Fund, should this be required.

The meeting closed at 12.22 p.m.

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer (Regulatory & Regeneration)****Infrastructure, Regeneration & Economic Development Committee
16 February 2022**

Subject: Connecting Dumbarton

1 Purpose

- 1.1** This report provides an update on the Connecting Dumbarton project, seeks approval to allocate Regeneration Fund to close the funding gap that had been anticipated to be funded by Sustrans, and seeks approval for the costs of design and project delivery consultancy fees, some of which have been subject to a pre-Committee approval. The report also requests permission to begin the procurement process for the construction of the project.

2 Recommendation

- 2.1** It is recommended that Committee:

- approves allocation of £1.2M of Regeneration Fund to meet the balance of costs for the project;
- confirms the approval of an additional fee increase of £50,448 taking total fees committed to £135,448, which is required to secure and retain the consultants until the tendering stage, and
- approves the commencement of procurement for both the contract management and construction of the project.

3 Background

- 3.1** Connecting Dumbarton is one of the three Levelling-Up Funding projects. It will enhance the historic connection between the Dumbarton Central Station and High Street, create a gateway to Dumbarton for people arriving by train, and improve Station road and the route of National Cycle Network (NCN7) through Dumbarton Town Centre. It will also contribute to a modal shift towards active travel modes like walking and cycling.

- 3.2** When the Levelling-Up Fund (LUF) application was made to UK Government in June 2021, officers had for some time been working with Sustrans on the Connecting Dumbarton project. Sustrans had helped shape and develop the project from its original modest scope, and it was anticipated that Sustrans would fund the design and contribute to its delivery with a contribution of £1.2M. The £1.2M was included in the LUF application as anticipated match funding. In November 2021 we were notified that our application for Sustrans funding was unsuccessful. The principal reason for this would appear to be that Sustrans funding had been over committed during their “Spaces for People” funding programme, resulting in reduced funding available for

projects such as this that were part of their “Places for Everyone” programme. Several projects that Sustrans had been engaged with were not ultimately funded, Connecting Dumbarton being one.

- 3.3** The total match funding stated in the Council’s LUF application was £2.2M, towards a total project value of £22.1M, of which LUF is contributing £19.9M. UK Government had requested a minimum of 10% from applicants from their own capital funding and/or additional external funding, meaning that following the unsuccessful application to Sustrans, the Council would have to identify £1.2M from its own Capital funding in the absence of alternatives.
- 3.4** In November 2021 this Committee agreed to temporarily provide funds for the purchase of the Artizan Shopping Centre from the Regeneration Fund together with funding which is available from the approved Local Economic Development Budget, in advance of receipt of funds from the UK Government’s Levelling Up Fund, should this be required. The report identified that £1,255,346 towards the acquisition cost of £1.7M could be made available from the £12.4M Regeneration Fund without compromising commitment to other Regeneration Funded projects. Officers have since been advised by the LUF team that a funding claim can be made to them in February 2022 to cover eligible costs incurred by the Council during 2021/22 including the purchase of the Artizan Centre, meaning that the funding package proposed in the November IRED report is no longer required. This identified budget can now however provide an opportunity to meet the funding gap for the Connecting Dumbarton project that was created as a result of the Sustrans’ decision, ensuring that the full LUF award of £19.9M is forthcoming.
- 3.5** Regarding the consultancy design fee costs for the project, in November 2019 MBLA (Matt Benians Landscape Architects) were appointed as a Lead Consultant for a much smaller Connecting Dumbarton project following a Quick Quote exercise. Their design fee was costed for modest improvements along the section of College Street between the station and Risk Street. Not long after the appointment of the Consultant, an opportunity arose for the Council to engage with Sustrans in order to secure their design and construction funding towards the project. As a result of this cooperation, and at Sustran’s request, the project scope was significantly increased to include Station Road, areas adjacent to College Street, bespoke artwork and extensive public consultations. To align with Sustrans funding timescales and approval stages, the programme had also been significantly enhanced and extended. The changes in scope contributed to the overall estimated cost increase in project value to £2.275m (excluding a 30% optimism bias). This amount, which was provided in the LUF application, also reflects the increase of construction inflation prices in the period of 2 years from the initial cost estimate (Q3 2019), as well as impact of Brexit and COVID. Regardless of Sustrans’ eventual decision to decline funding, it is considered that their early involvement has resulted in an enhanced project that will have a greater positive impact and better outcomes for Dumbarton town centre. This is likely to have played a part in UK Government’s decision to approve the LUF application.

- 3.6** Tendering for the construction of the project is programmed for April 2022. Officers are undertaking a procurement strategy options appraisal that will consider the route to construction including post-contract consultancy services, which may include MBLA's services through project delivery and handover.

4 Main Issues

- 4.1** In order to draw down the full LUF grant of £19.9M the Council will need to identify the shortfall of £1.2M. Officers will continue to explore alternative external funding sources that could contribute to the £1.2M, however because of the nature of the project the opportunities are limited. It is therefore proposed that a provision of £1.2M of Regeneration Fund is approved for this purpose.
- 4.2** The increase of scope and value of the project since 2019 has resulted in significant increase of time and resources required from the consultants. The additional work and time associated with the extended project development will take the consultant's total fees beyond the Quick Quote threshold to £135,448 in order to secure and retain their services till the tender stage and ensure compliance with the LUF timescales. Pre-Committee approval was obtained from the Chief Executive in accordance with the standing orders and scheme of delegation after consultation with the Chair of the Committee and Leader of the Council to address this amount.
- 4.3** Advice from Legal, Procurement and Roads is being provided on the best method of procuring a contractor for the project, with the main options being the use of an appropriate Framework or open tender. At the same time officers will consider ways in which to manage the contractor, either by a further procurement process, or if possible undertaking it in-house. This exercise will be concluded by April 2022, therefore approval is sought to commence procurement of the contract management and contractor required to deliver the project.

5 Options Appraisal

- 5.1** An options appraisal for the contract management and construction of the Connecting Dumbarton project is ongoing, and prior to the request to extend the existing Consultant's fees to tender stage, consideration was given to testing the market by procuring through a Quick Quote or an open tender exercise. It was concluded that this was unlikely to deliver any better value for money, would lead to further delays and could result in inconsistency in project design. Further tendering remains an option for project management beyond the tender stage.

6 People Implications

- 6.1** There are no additional people implications as a consequence of this paper.

7 Financial & Procurement Implications

- 7.1** The £1.2M will require to be allocated from the Regeneration Fund to close the project funding gap, and the background report to November 2021 IRED Committee for a similar allocation for purchase of the Artizan Centre, which is no longer required, provides the context. All design, contract management and construction fees will be charged against the LUF programme.

8 Risk Analysis

- 8.1** Not providing the £1.2M could put the LUF award at risk, and potentially prevent the Council from drawing down the full £19.9m grant.

9 Equalities Impact Assessment

- 9.1** An Equality Impact Assessment has been undertaken for the project and is provided as appendix 1.

10 Environmental Sustainability

- 10.1** Not applicable to this report

11 Consultation

- 11.1** Advice has been provided by the Procurement, Legal and Roads teams.

12 Strategic Assessment

- 12.1** At its meeting on 25 October 2017, the Council agreed that its five main strategic priorities for 2017 - 2022 are as follows:
- A Strong local economy and improved employment opportunities;
 - Supported individuals, families and carers living independently and with dignity;
 - Meaningful community engagement with active empowered and informed citizens who feel safe and engaged;
 - Open, accountable and accessible local government, and
 - Efficient and effective frontline services that improve the everyday lives of residents.
- 12.2** The proposals within this report are in line with the Council's strategic priorities as stated above.

Peter Hessett

Chief Officer, Regulatory & Regeneration

Date: 24 January 2022

Person to Contact: Michael McGuinness, Economic Development Manager
T: 07774428294
Michael.mcguinness@west-dunbarton.gov.uk

Appendices: Appendix 1: Equality Impact Assessment

Background Papers: Report on Levelling-Up Fund and Community Renewal
Fund to IRED 10 June 2021
Report on Purchase of Artizan Shopping Centre, 17
November 2021

Wards Affected: Dumbarton

AssessmentNo	394	Owner	mswider	
Resource	Regeneration, Environment and Growth		Service/Establishment	Regeneration
	First Name	Surname	Job title	
Head Officer	Magda	Swider	Regeneration Officer	
	(include job titles/organisation)			
Members	Matt Benians, Consultant Landscape Architect			
	<i>(Please note: the word 'policy' is used as shorthand for strategy policy function or financial decision)</i>			
Policy Title	Connecting Dumbarton - Update Aug 2021			
	The aim, objective, purpose and intended outcome of policy			
	To improve active travel connections within Dumbarton particularly in and around Dumbarton Central Station and along the route of the national cycle network. The first phase of improvements focuses on College Street. The aim is to create a more inclusive, accessible and inviting environment for pedestrians (including those with prams and buggies), cyclists and wheelchair/scooter users to get between the town centre and its train station and connect to the wider area.			
	Service/Partners/Stakeholders/service users involved in the development and/or implementation of policy.			
	WDC, Sustrans, Scotrail/Abellio, Dumbarton Stations Improvement Trust			
Does the proposals involve the procurement of any goods or services?			Yes	
If yes please confirm that you have contacted our procurement services to discuss your requirements.			Yes	
SCREENING				
<i>You must indicate if there is any relevance to the four areas</i>				
Duty to eliminate discrimination (E), advance equal opportunities (A) or foster good relations (F)			Yes	
Relevance to Human Rights (HR)			Yes	
Relevance to Health Impacts (H)			Yes	
Relevance to Social Economic Impacts (SE)			Yes	
Who will be affected by this policy?				
People from West Dunbartonshire and people visiting Dumbarton especially those using Dumbarton Central Railway Station, the NCN and the places around them. The improvements will not just enhance a route but create a place which marks the arrival point into a regenerated Dumbarton.				
Who will be/has been involved in the consultation process?				
Details of who has been involved in the consultation process to date and will be involved during further stages of the project is outlined more fully in the project Engagement and Communications Plan and corresponding Stakeholder Map. It has and will include various WDC sections, elected members, the local community, users of the route and train station, local businesses, school children, cycling groups, community groups and organisations, West Dunbartonshire Equality Forum, WD Access for All, Sustrans, Network Rail, Scotrail/Abellio, Dumbarton Stations Improvement Trust and other stakeholders. This EIA builds on the previous one carried out in relation to the project in 2020. There has been extensive consultations around the project over the last year. Due to the restrictions associated with Covid 19 there has been an increased need to				

carry out a lot of the consultation online. To assist with this a dedicated interactive project website was created - www.connectingDumbarton.com This has been a very useful tool to engage with groups and individuals when traditional forms of offline engagement were not possible. For groups and individuals who did not have online access, phone conversations made up for the absence of face to face or site meetings. An access consultant is engaged as part of the design team. They have a particular focus on equalities and has been a key contact with equalities groups and the WDC Access Forum to ensure the needs of all are considered as part of the project.

Please outline any particular need/barriers which equality groups may have in relation to this policy list evidence you are using to support this and whether there is any negative impact on particular groups.

	Needs	Evidence	Impact
Age	Access routes and public spaces need to be safe and accessible for all people. There are concerns about some older people feeling unsafe at night especially using the underpass under the A814 and children using it as a route to school.	Intergenerational contact and intercultural contact can be of great benefit to both older and younger people. Particular effort has been made to engage with all ages as part of the consultation on the project - groups and organisations that represent the elderly and schools and activity groups that capture the young.	People, especially the elderly and young children, will be more comfortable using the space due to increased safety from better lighting and definition to the area through signage and artwork. They will be better able to access the train station and onward path connections due to improved surfacing and clarity of the route.
Cross Cutting	All the above areas cross cut to some extent therefore we have considered them as a whole.	Taken as a whole the project would produce a better space for all users in terms of accessibility and safety. This is something which has been recognised from the consultation.	As well as economic and environmental benefits (increase cycle use etc) there are a range of potential positive outcomes in terms of equality groups and community relations.
Disability	Public spaces need to be safe and accessible for all people.	West Dunbartonshire Access Panel have been consulted and some design changes made as a result to ensure the designs met the needs of people with disabilities.	A more accessible public space and better defined route will be created which will be more wheelchair friendly and more suitable to people with other physical impairments.
Social & Economic Impact	The community have a central role to play in shaping the project and their town. The centre	It will aid the regeneration of the town centre by creating a vibrant activity hub.	The project will boost community pride and ownership and create a more attractive arrival

	will be run by the community and for the community.	<p>Consideration will be given to how it could help lower socio economic gaps.</p> <p>It will make Clydebank town centre a more attractive place to spend time in.</p> <p>During the consultations people indicated that there is a need for more non-commercial activity in the town.</p>	<p>point into the town centre. It will help boost the local economy in an area of high deprivation and provide better infrastructure for future sustainable growth. The project opens up access to the town centre and its waterfront from West Highland railway line which may encouraged people to visit, spend time and money in the town.</p>
Sex	Women tend to be more involved in care for children and ill or disabled people.	<p>Making areas wheelchair/ scooter, pram and buggy accessible and enhancing safety is a particular requirement for many women. These factors have been considered in the design.</p>	<p>More accessible and safer spaces and better connections to places may particularly benefit women who provide the majority of care for children. Future phases of the Connecting Dumbarton project will look at wider connections to schools and encourage more active travel to them.</p>
Gender Reassign	N/A	N/A	N/A
Health	Everyone should have as much opportunity as possible to access inclusive public spaces and easily get to the places they want to go without feeling unsafe and vulnerable. Plus the positive impact on people's health from becoming more active is a central theme of the project.	<p>More Accessible public spaces and better opportunities for active travel can contribute towards better physical and mental health and reduce social exclusion. As part of the consultation to date information has been collected on the barriers people experience to active travel.</p>	<p>The project will have positive health benefits in terms of increased and safer physical activity e.g. walking, cycling and making it easier for people to get around Dumbarton. Being involved in the design of the project will also give people greater ownership of the space and encourage them to use it, boosting their health and wellbeing. Built into</p>

			the project is the desire to encourage more active travel. A Behaviour Change Plan has been prepared to look at this aspect on more detail.
Human Rights	N/A	N/A	N/A
Marriage & Civil Partnership	N/A	N/A	N/A
Pregnancy & Maternity	Public spaces need to be safe and accessible for all people including the pregnant and people with young children.	Parents with prams and toddlers have different requirements than others and making the space accessible and suitable for them will be an important factor to consider. Mother and toddlers groups have been consulted and asked for their views on the designs - safety and accessibility are matters which need to be considered.	A safer and more pleasant environment will be created which the pregnant and people with young children can access, use and enjoy.
Race	Public spaces need to be safe and accessible for all people.	Inclusive spaces where people spend some time provide an opportunity for social interaction between different groups. Evidence suggests that peoples attitudes to people from different groups are more accepting if there is contact.	The is an opportunity to provide a shared public space that allows people from different communities to come into contact as they traverse through the space on way to the station or the town centre or other uses nearby such as the library or Municipal Buildings.
Religion and Belief	N/A	N/A	N/A
Sexual Orientation	N/A	N/A	N/A
Actions			
Policy has a negative impact on an equality group, but is still to be implemented, please provide justification for this.			
Evidence does not point to any negative effect for any protected group, or in terms of Human			

Rights, Health, or Socio Economic impact.
Will the impact of the policy be monitored and reported on an ongoing bases?
Yes, the impact will be monitored during the design and delivery stages and on completion of works when the new public space is in use and better connections are provided. Given that WDC has a equality outcome on increasing the involvement of under represented groups it is intended that West Dunbartonshire Equality Forum continue to be given the opportunity to make comment on this project. Ensuring that members of WDEF are consulted will help ensure that people from a range of protected groups have their views and experience taken into account in the development and delivery of the Connecting Dumbarton project.
Q7 What is you recommendation for this policy?
Introduce
Please provide a meaningful summary of how you have reached the recommendation
The updated equality impact assessment carried out has identified a range of positive impacts for equality groups. There are also likely to be postive impacts in terms of Health and Socio-Economic Impact. It is hoped that as a result of the project more people will be encouraged to make active travel choices. A series of interventions which can assist with this will be considered as part of the project's Behaviour Change Plan. An important element of this will be targeting equality groups.

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee****16 February 2022**

Subject: Clyde Regional Shopping Centre**1. Purpose**

- 1.1** The purpose of this report is to update Committee on activities in relation to the Clyde Regional Shopping Centre.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Note the content of the report and progress on activities in relation to the Clyde Regional Shopping Centre.

3. Background

- 3.1** Clyde Regional Shopping Centre is a key retail and leisure destination servicing the West of Scotland. The Centre has over 555,000 sq. ft of retail and leisure space. The Centre comprises of over 120 retail units, a 10 screen cinema and a parking provision for 2,500 vehicles.
- 3.2** The first phase of the centre opened in 1978 with extensions in 1980, 1987 and 2003. The original phase was comprehensively refurbished in 2003. The strong mix of retail and leisure units are anchored by Asda, Empire Cinema, Wilko, Primark, TJ Hughes and Dunelm.
- 3.3** Currently it has a low vacancy rate and recent letting activity highlights strong occupational demand with annual footfall of approximately 10 million visitors and a weekly footfall of almost 200,000 visitors.
- 3.4** The Property is held on five separate ground leases from West Dunbartonshire Council expiring November 2103. The leases benefit from a tenant's option to extend to 16 August 2151.
- 3.5** Currently WDC receive payment in respect of the ground rent payable is higher of £1.00 per annum, or 19.43% of net rental income payable quarterly in arrears.
- 3.6** The tenant benefits from a pre-emption right in the event that landlord wishes to dispose of their heritable interest.

- 3.7** The current leasehold is in the name of Promotira a company based in Holland and is operated by Managing Agents Edinburgh House Ltd.
- 3.8** Officers were asked by elected members at a previous Committee to explore the possible opportunity of acquiring the long leasehold interest. As head Landlord for the 19.43%, if the Council were to acquire the leasehold interest this would simplify the ownership structure and assume better short term and long term control over the Centre.

4. Main Issues

- 4.1** Clydebank Regional Shopping Centre continues to be reasonably buoyant when compared with other towns, but with the predicted decline in the next five to ten years the Clydebank Town Centre Development Framework has an ambitious plan to counter this in a phased approach over the next 15 years.
- 4.2** At it's meeting on 17 November 2021 the Infrastructure Regeneration and Economic Development Committee approved the Clydebank Town Centre Development Framework, would be used to guide future development, funding, and decisions around acquisitions and disposals in Clydebank Town Centre.
- 4.3** Officers have received an updated indicative valuation for acquiring the leasehold interest, as well as advice regarding potential funding options / avenues open to the Council. However, further work is required to assess those potential funding options, and in turn also undertake a full options appraisal. This would include assessment of the benefits of potential purchase and ownership, future options for purpose of the Centre and risks therein, particularly in the current and future economic climate.
- 4.4** Currently the site is off market and discussions would require to take place with the current owners to ascertain whether they would be interested in a possible future sale of the site as an off market transaction.

5. People Implications

- 5.1** There are no people implications.

6. Financial and Procurement Implications

- 6.1** There are no financial implications arising from this report.
- 6.2** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** It was not necessary to carry out a risk assessment on the proposal contained within the report.

8. Environmental Sustainability

- 8.1** An Environmental Sustainability Assessment was not required for the purposes of this report.

9. Equalities Impact Assessment (EIA)

- 9.1** An Equality Impact Assessment is not applicable.

10. Strategic Assessment

- 10.1** A full Strategic Assessment was not required for this Report but will be included in any future assessment.

Angela Wilson
Chief Officer
Date: 27 January 2022

Person to Contact: Michelle Lynn, Assets Co-ordinator, Council Offices,
Bridge Street, Dumbarton, G82 1NT. T:01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: None

Background Papers: Report by Chief Officer: Supply, Distribution and
Property to Infrastructure Regeneration and Economic
Development Committee: 12 May 2021

Wards Affected: 5 and 6

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****16 February 2022**

Subject: Sale of Site at Burroughs Way, Vale of Leven Industrial Estate, Dumbarton

1. Purpose

- 1.1** The purpose of this report is to seek Committee approval for the Council to enter into a contract for the disposal of the site to CW Properties - Bruce Weir Holdings Limited, or a nominated subsidiary company, for a gross price of £1,050,000.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the sale of the site to CW Properties - Bruce Weir Holdings Limited (SC188273) or nominated subsidiary company.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** This site is wholly owned by West Dunbartonshire Council and is currently disused and overgrown with vegetation.
- 3.2** The site is designated as a Strategic Economic Investment Location (SEIL) within Local Development Plan and is zoned as suitable for business and industrial uses. From initial discussions with the Planning service, they have indicated that in principle, they would welcome development of the site for industrial and business uses.

4. Main Issues

- 4.1** The property is not required by the Council for any operational purposes.
- 4.2** The site was extensively marketed for sale during November and December 2021. Details of Particulars were prepared (Appendix 1) and were sent to all parties who had previously enquired about the site and industrial land within the wider West Dunbartonshire area.

- 4.3 The availability of the site was also listed on the Councils website and social media. Details were also circulated to commercial property agents, local solicitors, business development bodies including Scottish Enterprise and the property was listed on the main Commercial property marketing websites.
- 4.4 A "For Sale" board was also erected in a prominent position at the front of the site.
- 4.5 A closing date was set for receipt of informal offers on Tuesday 11 January 2022, at which two offers were received ranging from gross price of £807,000 - £1,050,000.
- 4.6 The company submitting the lower offer, proposed construction of warehousing and associated office and laboratories for food and drink production and development.
- 4.7 The offer recommended for approval is from CW Properties -Bruce Weir Holdings Ltd and is for development of the site for a mixed industrial scheme for occupation by others. We have been advised that currently there are no tenants identified but the offer and subsequent settlement is not dependant on that.
- 4.8 The proposed sale will provide a significant capital receipt to the Council of £1,050,000 gross which reflects a gross overall rate of £102,500 per acre which we consider to be a fair value for industrial development land.
- 4.9 The purchase is conditional upon the Purchaser obtaining planning consent for their development proposals and a suitable site investigation report.
- 4.10 The proposed development will develop an area of land, which is currently unused and will provide a supply of much needed industrial/warehouse accommodation to the area.
- 4.11 The development of this site for industrial/warehouse use will generate local employment opportunities and generate income for the Council in the form of business rates.
- 4.12 The proposed timescale is that missives will be concluded 8 weeks from Committee approval. Ground investigations and service information conditions to be purified within 16 weeks from conclusion of missives.

5. People Implications

- 5.1 There are no people implications with this report.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from a significant capital receipt.

6.2 The Council will no longer have to incur resources in managing the site and dealing with fly tipping etc.

6.3 The Council can anticipate additional revenue for non-domestic rates but this cannot be calculated at this time.

7. Risk Analysis

7.1 The disposal is subject to legal, technical due diligence and planning. In the event that there are any issues resulting from any of these matters the disposal may not proceed and the site will require to be remarketed

7.3 The price proposed is the gross purchase price and there is a risk, that there may be deductions from this price if issues arise during the technical due diligence and planning process.

7.4 The offer, which is being recommended, is 30% above the other offer received and provides some flexibility for any justified price adjustment as a result of abnormals.

7.5 As with any deal of this nature, there is a risk of the deal not proceeding due to issues which arise during the due diligence process.

8. Environmental Sustainability

8.1 A site investigation was carried out in 2019 and a copy of this has been passed to the preferred bidder. The report identified that some ground improvement may be required over parts of the site if large loadings are anticipated. Furthermore some asbestos was detected in certain areas of the site and remediation of this is likely to be required prior to development.

9. Equalities Impact Assessment (EIA)

9.1 An Equality Impact Assessment is not applicable for the purpose of this report.

10. Consultation

10.1 Consultations have been undertaken with Finance and Regulatory however wider consultation will take place during any Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a sizeable capital receipt and longer term will benefit from the business rates generated from the development.
- 11.2** A significant area of land which has been identified as being suitable for Strategic Economic Investment will be developed and modern industrial accommodation provided which will attract and retain employment generating companies to the West Dunbartonshire area thus contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 27 January 2022

Person to Contact: J David Johnston, Estates Surveyor, 6-14 Bridge Street,
Dumbarton G82 1NT. T: 01389 737581
Email: david.johnston2@west-dunbarton.gov.uk

Michelle Lynn, Asset Coordinator, 6-14 Bridge Street,
Dumbarton G82 1NT. T: 01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: Appendix 1 – Marketing Details.

Background Papers: None

Wards Affected: Ward 2



FOR SALE: INDUSTRIAL DEVELOPMENT OPPORTUNITY



BURROUGHS WAY VALE OF LEVEN INDUSTRIAL ESTATE DUMBARTON G82 3PD



PROPOSAL

West Dunbartonshire Council are pleased to offer for sale the heritable interest in this prime industrial development site located within the established Vale of Leven Industrial Estate, Dumbarton.

LOCATION

Vale of Leven Industrial Estate is located approximately 0.5 mile from the A82 (Glasgow - Inverness trunk road) which gives access to the M8, via the Erskine Bridge (5 miles), Glasgow city centre (16 miles), Glasgow International Airport (10 miles) and Loch Lomond & the Trossachs National Park (4 miles) Dumbarton town centre is around 1.5 miles south, and has 3 train stations offering services to Glasgow, Edinburgh, Helensburgh, Balloch, Oban and Fort William. Renton station (on the Balloch line) is within walking distance of Vale of Leven Industrial Estate and is accessed by footbridge over the River Leven. The estate is long-established, and offers good connectivity in conjunction with a semi-rural setting.

PROPERTY

The property for sale comprises a regular shaped slightly sloping site situated on the east side of Burroughs Way within the established industrial estate. The site is currently overgrown with rough grassland and vegetation. The site is bounded on the north by the River Leven and to the west by Burroughs Way. Residential areas of Bonhill are located on the eastern boundary. The surrounding area contains industrial properties and development land.

SITE AREA

We calculate the site area extends to 10.25 acres (4,15 hectares) or thereby. The site boundaries are shown on the attached plan.

PLANNING

Vale of Leven Industrial Estate is part of a Strategic Economic Investment Location (SEIL) within the West Dunbartonshire Local Development Plan. The subject site is zoned as suitable for business and industrial use. Proposals for uses other than Use Class 4, 5 & 6 will not be encouraged.

The site lies immediately north of the A-listed Strathleven House and any development on the southern edge of the site should be respectful of the setting of the listed building. Interested parties are advised to make their own enquiries about the site to:

WDC Planning
Planning and Building Standards
Telephone: 0141 951 7940
Email: buildingandplanning@west-dunbarton.gov.uk
<https://www.west-dunbarton.gov.uk/planning-building-standards/planning-applications/pre-application/pre-application-enquiry/>

TENURE

The heritable interest in the property is available for sale.

There is a Section 32 Agreement registered against the Title. Any sale needs to be for a use consistent with the local development plan in place in 2014, namely Classes 4,5 &6.

OFFERS

We are seeking offers for the benefit of the Council's interest in the property. It is likely that a closing date will be set for receipt of offers and it is strongly recommended that parties, register their interest in writing.

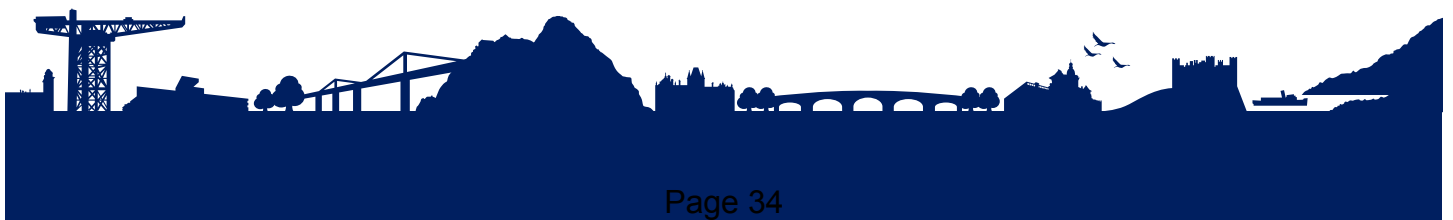
VAT

This property is vat elected and accordingly vat will be payable on the purchase price.

FURTHER INFORMATION AND VIEWING

Parties are asked to register their interest in writing with:

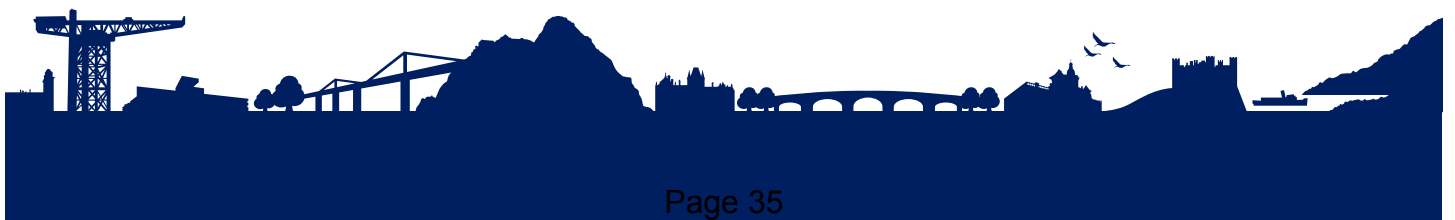
J David Johnston
Asset Management
West Dunbartonshire Council Council Offices
Bridge Street Dumbarton
G82 1NT Tel: 01389 737581
Email: david.johnston2@west-dunbarton.gov.uk



IMPORTANT NOTICE

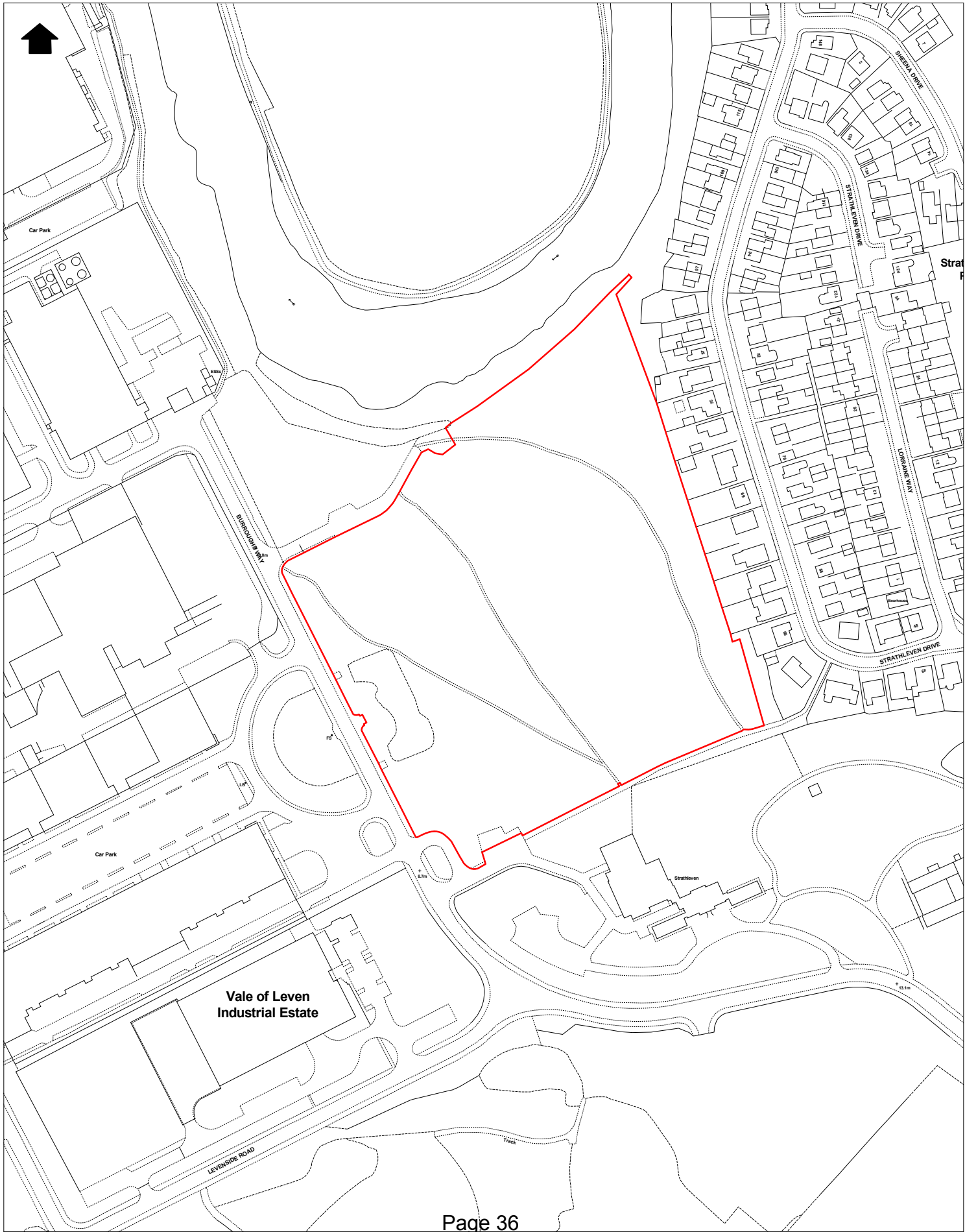
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.
5. West Dunbartonshire Council reserve the right to impose title conditions/securities to take into account the particular circumstances of the transaction including, for example, the proposed use of the subjects and any price restrictions."

Date prepared: November 2021



West Dunbartonshire Council
Title : Site 3 VOL industrial estate 9.9 ac

Map No : AM631B Map Ref : NS3978SE Reproduced by permission of Ordnance Survey on behalf of HSMO
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WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****16 February 2022**

Subject: Sale of Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA

1. Purpose

- 1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA and seek Committee approval for the Council to enter into a contract for the disposal of the site to Miller Homes Limited.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the sale of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA for a consideration of Five Million Six Hundred and Seventy Five Thousand Pounds Sterling (£5,675,000) to Miller Homes Limited.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** The Infrastructure Regeneration and Economic Development Committee held on 17 June 2015 authorised the Executive Director of Infrastructure Regeneration to market the site of the Playdrome for lease or sale following the withdrawal of the preferred developer Tesco who were the previous preferred developer for this site.
- 3.2** Following the withdrawal of Tesco as the preferred developer the Infrastructure Regeneration and Economic Development Committee held on 14 December 2019 authorised the Executive Director of Infrastructure Regeneration to sell to Henry Boot Developments Limited which subsequently fell through due to a number of factors.
- 3.3** Following the withdrawal of Henry Boot Limited the Infrastructure Regeneration and Economic Development Committee held on 11 November 2020 authorised the Executive Director of Infrastructure Regeneration to demolish the former

Playdrome building to allow for a clear developable site to be marketed for sale.

3.4 Prior to the completion of the demolition of the former Playdrome building in October 2021 the site was soft marketed to gain interest prior to being placed on the open market.

3.5 The site is not required for any current Council operational requirements.

4. Main Issues

4.1 The development opportunity site is located in Clydebank Town Centre. It is bounded to the north by the Forth and Clyde Canal, Argyll Road to the east, Chalmers Street to the south and Abbotsford Church, Clydebank Credit Union and the rear of Sylvania Way South to the west. A plan showing the site outlined is contained within Appendix 1.

4.2 A marketing campaign was commenced by our nominated marketing agent, which resulted in a closing date being set of 20 January 2022.

4.3 Marketing details for the property was made readily available on both the Council's website and our nominated marketing agent's website.

4.4 At the closing date, six proposals were received from developers three of which were non-compliant bids as they did not contain minimum guaranteed price.

4.5 Capital offers ranged from £2,685,000 to £5,675,300. All of the proposals that were submitted presented housing developments.

4.6 The proposed design is currently for 116 residential units with a mix of 3 bedroom units including townhouses and canal frontage.

4.7 In the adopted West Dunbartonshire Local Plan (2010) the Playdrome site is identified as a superstore opportunity within Clydebank town centre. Within the Proposed West Dunbartonshire Local Development Plan (2020, as modified following Examination), a mix of uses is supported on the site, with specific reference to support for retail units that integrate with and provide a strong frontage and relationship with the Canal. Subsequent to the preparation of Local Development Plan 2, the Council has prepared as Planning Guidance the Clydebank Town Centre Development Framework which is being presented for approval to the February Planning Committee. This reflects retail becoming a less dominant use within town centres, and a predominantly residential future is proposed for the Playdrome site.

4.8 Pre application discussions will take place with the Council's Development Management Team and the preferred developer to ensure that the future development proposals align with the Local Development Plan and the Clydebank Development Framework and placemaking ambitions. This may result in changes to the general layout, number and design of the development.

5. People Implications

5.1 There are no people implications with this report.

6. Financial and Procurement Implications

- 6.1** The Council will benefit from a capital receipt subject to deductions for abnormals.
- 6.2** The Council will no longer have to incur resources in managing and maintaining the site.
- 6.3** The Council can anticipate should all 116 units be granted planning permission an additional revenue in the region of £150,000 for council tax, water and sewage. This is based on an assumption that the site generates a net gross increase in Council tax payers equivalent to the number of new units being built.
- 6.4** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The disposal is subject to legal and technical due diligence and planning.
- 7.2** The price proposed is the gross purchase price and it is possible there may be deductions from this if issues arise during the technical due diligence and planning process but a minimum price has been agreed upon which provides some certainty.
- 7.4** As will any sale of this nature there is a risk of the deal not proceeding due to issues which arise during the due diligence process.

8. Environmental Sustainability

- 8.1** A site investigation was carried out in 2016 and a copy of this has been passed to the preferred bidder. The bidder will require to carry out their own site investigations relative to their particular development.

9. Equalities Impact Assessment (EIA)

- 9.1** An Equality Impact Assessment is not applicable for the purpose of this report.

10. Consultation

- 10.1** Consultations have been undertaken with Finance and Regulatory however wider consultation will take place during any Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a sizeable capital receipt and longer term will benefit from the business rates generated from the development.
- 11.2** By agreeing to this contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 27 January 2022

Person to Contact: Michelle Lynn, Asset Coordinator, 6-14 Bridge Street,
Dumbarton G82 1NT. T: 01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: Appendix 1 – Marketing Details

Background Papers: Report by the Executive Director of Infrastructure and
Regeneration to the Infrastructure, Regeneration and
Economic Development Committee on 17 June 2015
2015

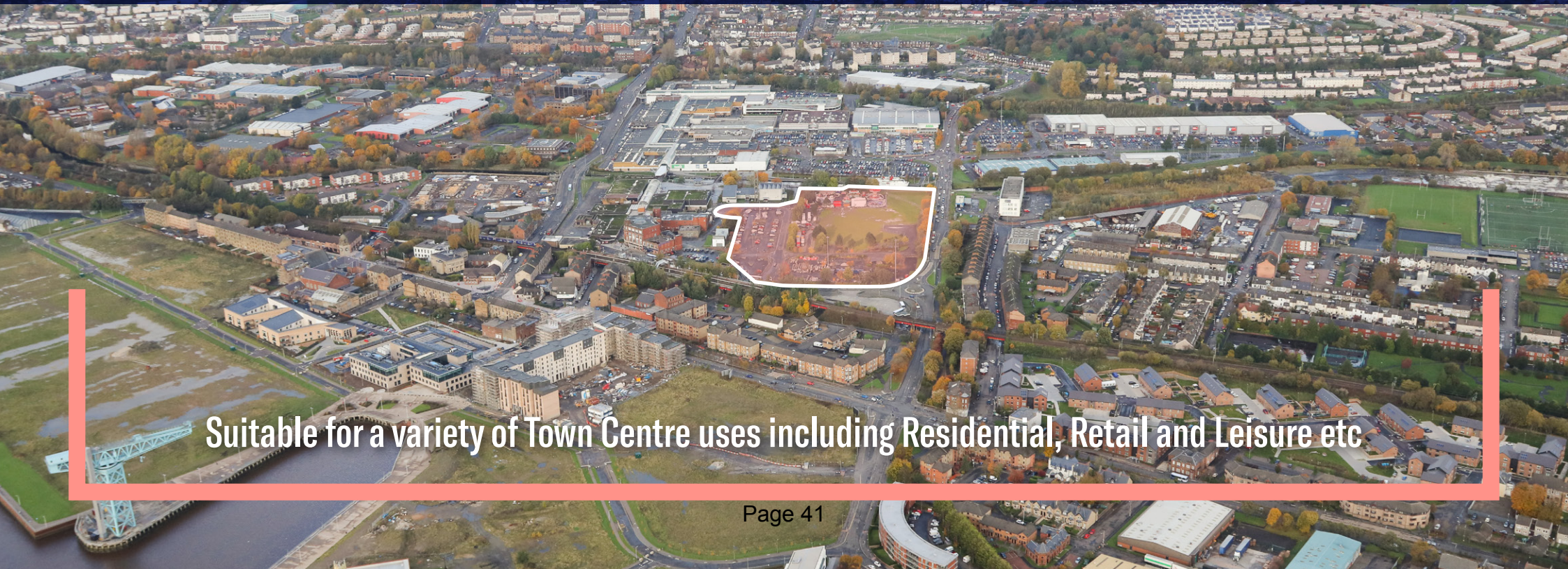
Report by the Executive Director of Infrastructure and
Regeneration to the Infrastructure, Regeneration and
Economic Development Committee on 14 December
2016

Wards Affected: Ward 6

FOR SALE

8.89 ACRES (3.60 HECTARES)

Clydebank Town Centre Site



Suitable for a variety of Town Centre uses including Residential, Retail and Leisure etc

HISTORIC PAST FUTURE POTENTIAL

CLYDEBANK TOWN CENTRE SITE



Clydebank is an historic town on the north west edge of the Glasgow conurbation, located between the Kilpatrick Hills and the River Clyde. The town is XX miles west of Glasgow city centre and is the largest town in the West Dunbartonshire Council (WDC) area.

Major local employers include West Dunbartonshire Council, Golden Jubilee Hospital, Clydebank College, Aggreko etc.

CLYDEBANK

CLYDEBANK TOWN CENTRE SITE



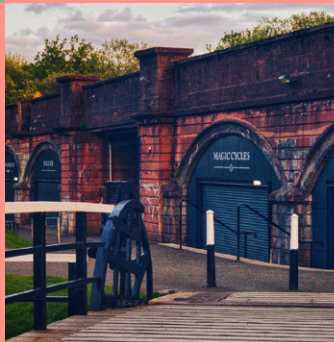
Resident
population
26,000



Catchment of
c.89,000 within
10 mins



Singer Station to
Glasgow City Centre
in 22 minutes



Glasgow Airport in
15 minutes' drive



Employment rate of
approximately 69%



£400 million
riverside investment
programme underway



Most successful
retail and leisure
location to the north
west of Glasgow



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

The town has a resident population of approximately 26,000, with the wider WDC area being approximately 89,000 persons.

Retail provision in the town is dominated by the 782,000 sq ft Clyde Shopping Centre, situated immediately adjacent to the subject property, in addition to Clyde Retail Park, Clydebank Retail Park and K Retail Park.



CLYDEBANK TOWN CENTRE SITE



The main retail and leisure operators include Primark, Asda, Boots, TK Maxx, Home Bargains, Dunelm, Clydebank Co-op and Empire Cinema.

A THRIVING ECONOMY



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

AN EXPANDING

CLYDEBANK TOWN CENTRE SITE

QUEENS QUAY DEVELOPMENT

Queens Quay is an extensive mixed use residential-led waterfront development of 80 acres with extensive frontage to the River Clyde. The entrance to Queens Quay has direct vehicle access to the main A814 which runs west / east and connects up with Argyll Road a short distance from the subject property.

Queens Quay already has West College Scotland; Clydebank Leisure Centre (replacement for the Playdrome); Titan Enterprise Business Centre; and the new care home at the site, Queens Quay House.

The developer - Riverside Regeneration - in further phases is looking to deliver 1,200 private sector homes; 200 social homes (completion Q4 2021) and a new Health Centre (on site March 2021).

A new £20m District Heating System has recently gone 'live' and whilst this currently only serves Queens Quay, the capacity will allow a more extensive use including potential to link up with the proposed redevelopment of the former Playdrome site.

www.queens-quay.co.uk



NEW RIVER CLYDE CROSSING

The proposed new River Clyde crossing will be located approximately 1 mile east of Clydebank town centre, and is part of the 'Glasgow City Deal'.

The proposed new Renfrew / Yoker bridge over the River Clyde is programmed for completion in 2024, this will create greater connectivity between Yoker / Clydebank and Renfrew / Braehead to the south over the river.



LOCALE

SUITABLE FOR A VARIETY OF TOWN CENTRE USES

HEART OF THE TOWN

The offer site is located within Clydebank Town Centre, immediately east of the existing Clyde Shopping Centre.

CLYDEBANK TOWN CENTRE SITE



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

PERFECTLY SITUATED

The property is bounded to the east by Argyll Road, to the south by Chalmers Street and to the north by the Forth & Clyde Canal. The western boundary is adjacent to the rear of the existing retail activity at the southern end of the Clyde Shopping Centre. Abbotsford Road bisects part of the western end of the site on a north / south axis.

The boundaries shown are indicative only and are subject to final confirmation with the preferred bidder.

CLYDEBANK TOWN CENTRE SITE



Singer Train Station

Kilbowie Retail Park



PRIMARK

EMPIRE
CINEMAS

ASDA

T.K. MAXX

home bargains



Dunelm

Clyde Shopping Centre

Clyde Retail Park



Clydebank Train Station

THE SITE

CLYDEBANK TOWN CENTRE SITE



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

PLANNING AND DEVELOPMENT

The Seller invites offers for the heritable interest in the site as a whole or 3 separate lots as shown on the indicative plan below.

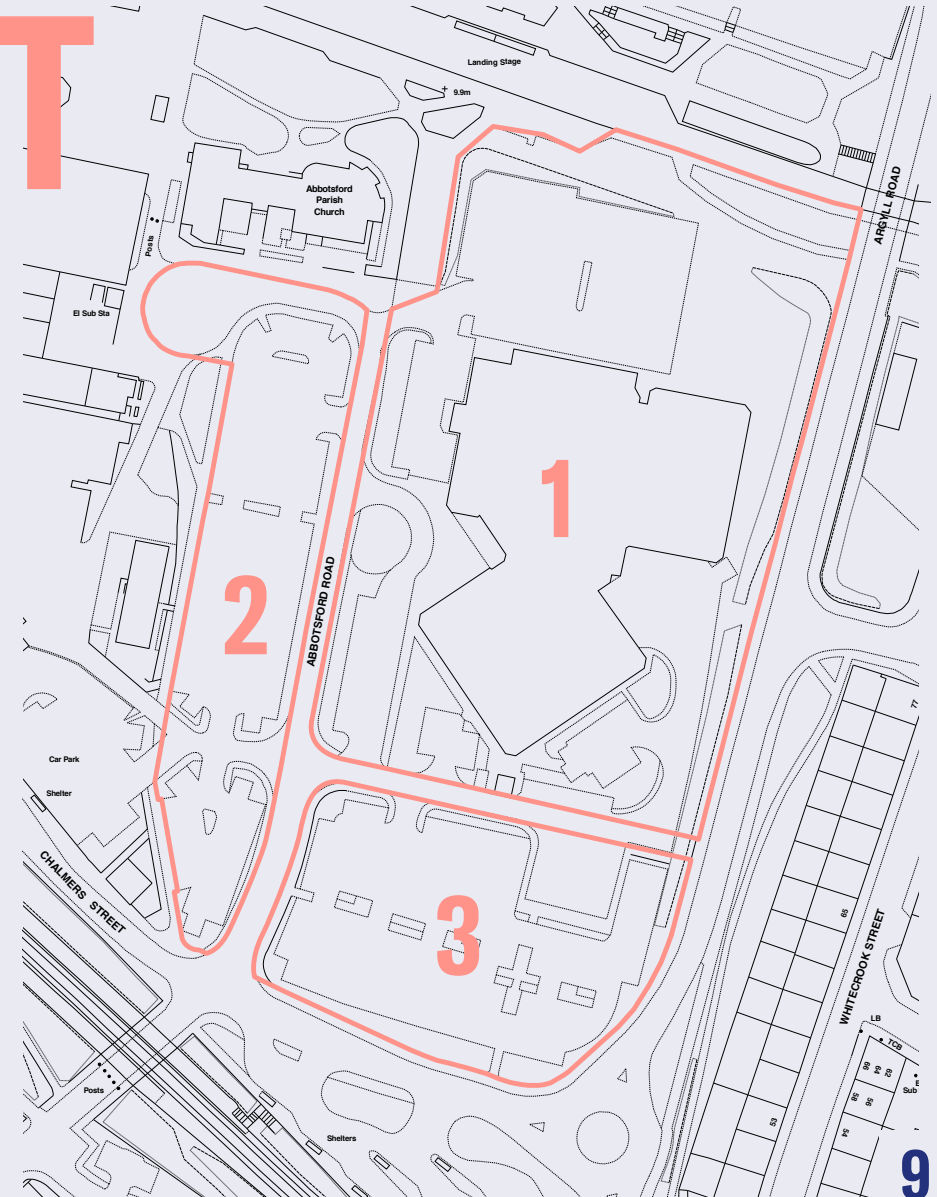
Suggested uses for the 3 sites are as follows:

Site 1 – Mixed use potentially to include private residential development to include a social housing element; as well as medium/ large scale retail or leisure. Any proposed development will be expected to maximise exposure to, and integrate with, the canal frontage.

Site 2 – Mixed use private and social housing residential development in compliance with West Dunbartonshire Council Planning Policy.

Site 3 – Mixed use retail, leisure, 'roadside' and residential uses.

The above list of suggested uses is not prescriptive, and it is for individual bidders to assess and propose suitable land uses in compliance with the West Dunbartonshire Council Planning Policy and the adopted Local Development Plan.



METHOD OF SALE

Competitive offers are invited for the heritable interest in the Playdrome site.

Offers can be submitted for the site as a whole, or in combinations based on the 3 sites outlined above.

West Dunbartonshire Council is seeking formal offers are invited to be received by no later than 12 noon on Thursday 20th January 2022.

Preference will be given to bids with no/minimal conditionality in respect of deductible figures for abnormal costs.

Interested parties should formally note their interest with the selling agents, and request access to the full suite of Technical and Legal information can be made available to qualifying interested parties via the Data Room. Enquiries regarding Data Room access are to be addressed to the sole selling agents Colliers International.

OFFERS

Bidders for the development must deliver the following as a minimum:

- Capital receipt and confirmation of payment by no later than 31st March 2022
- A detailed breakdown of uses proposed
- Proposed public realm enhancements associated with the opportunity site
- Development appraisal and full funding confirmation and model
- Any key Conditionality
- Requirement for any Board or other approvals etc.
- Detailed timescales for delivery of development to include key dates

WDC reserve the right to include a period of controlled dialogue with interested developers during the bidding process, prior to submission of bids. There may be a requirement to meet with the Council and their appointed representatives.

All proposals should be submitted in standard legal form and must contain a Design Statement supported by layouts, elevations and details of proposed materials.

Offers will be assessed for a variety of criteria including design quality, contribution to wider regeneration objectives and price. The sellers reserve the right to request further details in relation to specific bidders proposals.

There is no obligation on the sellers to accept the highest offer, or indeed to accept any offer.

The sale will be subject to Value Added Tax (VAT) and other taxes due in respect of the transaction.

Clydebank Town Centre Site

8.89 ACRES (3.60 HECTARES)

TECHNICAL INFORMATION

Access to the Data Room is by request through Colliers International. The Data Room contains all available information on Title, Topographical survey, Site Investigation Report, Services and Utilities etc.

ALL ENQUIRIES



John Duffy

DD: 0141 226 1050

M: 07920 188 946

E: john.duffy@colliers.com



Colliers International on their behalf and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: November 2021.

WEST DUNBARTONSHIRE COUNCIL

**Report by Chief Officer : Roads & Neighbourhood (Shared Service)
Chief Officer : Supply, Distribution & Property**

Infrastructure, Regeneration and Economic Growth: 16 February 2022

Subject: Depot Rationalisation Project Delivery Phase 1 : Salt Storage

1. Purpose

- 1.1** The purpose of this Report is to update IRED Committee on the current status of the Depot Rationalisation Project and to seek approval to progress with Phase 1 which would see the delivery of a new Salt Storage facility.

2. Recommendations

- 2.1** It is recommended that the Committee:

- I. Note the Depot Rationalisation Project update and the options being progressed to business case and options appraisal stage;
- II. Agree proposals as set out within the Report to progress with the procurement and installation of a salt dome;
- III. Authorise the Chief Officer - Supply, Property and Distribution to carry out a procurement exercise in accordance with the Council's Standing Orders and Financial Regulations and the Public Contracts (Scotland) Regulations 2015 to procure a salt dome;
- IV. Grant delegated authority to the Chief Officer – Roads and Neighbourhood Services to approve the award of contract for the salt dome to the most economically advantageous tenderer following a compliant procurement process; and
- V. Authorise the Chief Officer – Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council, the award of the salt dome to the successful bidder following authorisation from the Chief Officer – Roads and Neighbourhood Services.

3. Background

- 3.1** Discussions around the depot provision had been put on hold during 2020 to assess service provision and to review the impact of Covid 19.
- 3.2** Prior to this, the Depot Rationalisation Project Board last met in June 2019 where it was agreed the Project Board would meet again in the Autumn of that year once the status was known on the options for a future Depot location, as well as the potential impact of service delivery implications on

future depot requirements.

- 3.3** Further to the above, as a result in changing legislation within the Waste Environment, there is a requirement for the Council to consider options to develop and implement a Waste Transfer Station. This requires to be considered in conjunction with the development of the Depot Rationalisation Project due to interdependencies.
- 3.4** A paper was presented to the Strategic Assessment Management Group in December 2021 providing an update on the current status of the Depot Rationalisation Project and an indicative timeline to conclude the Business Case. The options appraisal and business case will be presented to Committee for consideration in Autumn 2022. In addition it was noted that the implementation of a salt dome should be delivered as Phase 1 of the project.
- 3.5** The Depot Rationalisation Project Board met in January 2022 and agreed to progress with:
- a. Phase 1 - Procurement and installation of the salt dome; and
 - b. Options to be considered to be taken forward to full Business Case and Options Appraisal

- 3.6** The DRP Project Board agreed to progress with the recommendation to develop the Business Case and Options Appraisal for the following options:

It is proposed to compare the Business Case scenarios against the existing estate baseline of 'do- nothing' for the following proposed alternatives:

- Demolish and rebuild facilities on Elm Road Dumbarton in a phased/tandem build approach to accommodate continuity of existing services delivery. Remodel Richmond and Stanford Street areas retaining Waste Transfer station and providing satellite base and welfare facilities for Greenspace, Roads, Waste, Fleet and Building Services; and
- As above but include all Depot provision currently split over both the Dumbarton and Clydebank ends of the authority into one existing site footprint.

4. Main Issues

- 4.1** A requirement to progress with the provision of a new salt storage area is a priority and is required prior to the conclusion of the DRP Business Case being considered by the IRED committee. This will be delivered separately via the Roads & Transportation service area and the cost of which will be met from the Depot project budget. Initial budget indications are in the area of £300k approx. for the salt dome element.
- 4.2** The Roads Service currently does not have a salt dome for storage. Materials have been kept in open storage on spare ground opposite the depot. Due to this open storage and exposure to the elements an approximate 175T of salt was lost each year.
- 4.3** In addition a recent Health and Safety report into the storage area identified several safety issues relating to the storage of these materials here, primarily due to the risk to operatives having to climb the salt heap to remove and replace the tarpaulin covering during loading and restocking operations and the subsequent risk of salt heap collapse. The recommendation of the H&S report was the installation of a salt dome.
- 4.4** As an interim measure storage was moved to an existing shed within the Elm Road Depot. This shed, although providing cover, is past its useful life and requires additional maintenance costs to keep it water tight and secure. Whilst it provides a safer temporary solution, the limited storage capacity does not make it a long term viable option.
- 4.5** The limited height of the existing shed prevents deliveries being made with standard articulated vehicles and the Roads operations team have to pay an increased premium for deliveries using specialist vehicles. In addition the small capacity of the shed means that stocks have to be replenished on a weekly basis. The additional and more frequent deliveries result in increased costs to the service.
- 4.6** Overall, with these additional measures it is estimated that this leads to an additional cost of £44,000 per year.
- 4.7** The proposed salt dome will have the capacity to store 4000T of material, compared with the existing shed which has a capacity of 950T and needs topped up on a weekly basis. The salt dome will allow the service to retain a larger quantity of salt over the course of the year and will provide better resilience to respond to any extreme weather events as well as any instances where salt deliveries or supplies become limited.

- 4.8** Whilst there will be some works required within the depot to construct foundations and supports for the salt dome, the majority of fabrication works will be undertaken off site. This will allow the on-site works to be completed with minimum impact to the continued service delivery.
- 4.9** The procurement process for the salt dome is anticipated to commence in February 2022 (subject to approval at this Committee), with the new salt dome being operational for the winter season of 2022.
- 4.10** A high level indicative Procurement timeline has been developed which sets out activities as follows:

Task	Deadline
IREC committee giving approval to procure	16/02/2022
Completion of Market Research	Complete
Completion of Procurement Strategy target	28/01/22
Issue Tender	17/02/2022
Return of Tender	31/03/2022
Completion of clarifications & evaluations	11/04/2022
Tendering Committee	08/06/2022
End of standstill period	19/06/2022
Award of contract	20/06/2022
Fabrication Period	30 weeks
Complete	16/01/2023

- 4.11** As noted above the timeline shows that the salt dome would not be installed until mid January 2023. As this is during the winter gritting period it would be a potentially difficult time to install and commence operational use.
- 4.12** It is requested that Committee grant delegated authority to the Chief Officer : Roads & Neighbourhood Services to award the contract to the successful tenderer following evaluation and standstill period. The updated timeline would be as follows:

Completion of clarifications & evaluations	11/04/2022
End of Standstill Period	22/04/2022
Award of contract	25/04/2022
Fabrication Period	30 weeks
Complete	14/11/2022

This would permit the salt dome to be fabricated close to the commencement of the winter gritting programme maximising the benefits.

5. Financial and Procurement Implications

- 5.1** The Depot Rationalisation project has a budget of £8,535,000 with spend to date at £119k.
- 5.2** Forecast spend for financial year 2022/2023 will include costs for development of salt storage area within Elm Road. Details of which will be known once procurement exercise is concluded. It is anticipated that the provision of the salt dome alone will be in the region of £300,000.
- 5.3** Procurement Officers have advised that it would be compliant for the Committee to grant delegated authority to the Chief Officer – Roads and Neighbourhood Services to approve the award of contracts for the salt dome to the most economically advantageous tenderer following a compliant procurement process in advance the commencement of winter gritting.

6. Risk Analysis

- 6.1** Should the salt dome not progress there is anticipated to be further redundant costs and the Service will not fully address health and safety issues.

7. Equalities Impact Assessment (EIA)

- 7.1** Screening and impact assessments will be carried out on specific activities as required.

8. Environmental Sustainability

- 8.1** The installation of the salt dome will ensure less deliveries of salt are required reducing carbon impacts.

9. Consultation

- 9.1** All Services involved with the Depots will be consulted during each key stage of the project development and delivery.
- 9.2** Procurement, Legal and Finance colleagues have been consulted and are members of the Project Board.

10. Strategic Assessment

- 10.1** A full Strategic Assessment was not required for this Report but will be included in any future assessment.

Gail MacFarlane
Service Area : Shared Services Roads & Neighbourhood
Date: 24 January 2022

Person to Contact:

Appendices: None

Background Papers: None

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer - Resources

**Infrastructure, Regeneration & Economic Development Committee:
16 February 2022**

Subject: Infrastructure, Regeneration & Economic Development Budgetary Control Report 2021/22 to Period 9 (31 December 2021)

1. Purpose

- 1.1** This report provides an update on the financial performance to 31 December 2021 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 showing the revenue budget forecast to overspend against budget by £1.042m (8.80%) at the year-end, of which £0.770m is COVID-19 related, therefore the non-covid variance is currently projected at £0.272m adverse;
- ii) note the net projected annual position in relation to relevant capital projects which is highlighting a projected variance of £10.996m (32.06%) due to slippage of £11.793m (34.38%) and an overspend of £0.797m (2.32%). This includes the acceleration of budget detailed at appendix 9;
- iii) note the progress on efficiencies incorporated into budgets for 2021/22; and
- iv) note the projects to be accelerated.

3. Background

Revenue

- 3.1** At the meeting of West Dunbartonshire Council on 22 March 2021, Members agreed the revenue estimates for 2021/22. A total net budget of £12.034m was approved for IRED services. Since then there have been various adjustments and some services have moved outwith the IRED remit and the revised budget is therefore now £11.837m, as follows:

	£m
Starting Position	12.034
Transfer of staff	-0.030
Reduction in budget due to capitalisation	-0.060
Redesign of litter collection	-0.020
Procurement Savings	-0.144
Recurring Variances	0.097
Shared managers post in Greenspace	-0.040
Revised budget	11.837

Capital

- 3.2** At the meeting of Council on 4 March 2021, Members also agreed the updated 10 year General Services Capital Plan for 2021/2122 to 2030/2031. The next three years from 2021/22 to 2023/24 have been approved in detail with the remaining 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 £177.737m.

4. Main Issues

Revenue Budget

- 4.1** The current budgetary position is summarised in Appendix 1. A more detailed analysis by service is given in Appendix 2. Of the 13 services monitored 7 are showing either a favourable or nil variance, with 6 services showing an adverse variance. Comments are shown in Appendix 3 when there are projected net annual variances greater than £0.050m and also where the net variance is below £0.050m but there are offsetting variances of over £0.050m within the service. Appendix 4 shows progress on the achievement of saving options adopted as part of the 2021/22 budget.
- 4.2** Appendix 1 shows the probable outturn for the services at £12.879m. As the annual budget is £11.837m there is currently a projected adverse variance for the year of £1.042m, of which £0.770m is COVID-19 related, therefore the non-covid variance is currently projected at £0.272m adverse.
- 4.3** Officers will continue to manage the budgets as closely as possible throughout the year and it is hoped that by tight budgetary control expenditure may be brought in on line.

Capital Budget

- 4.4** The overall programme summary report is shown in Appendix 5. Information on projects in the red category for probable underspends or overspends in-year and in total is provided in Appendices 6 together with additional information on action being taken to minimise or mitigate slippage and/or overspends where possible. Projects within the amber category are shown at appendix 7 and detail on projects within the green category are shown in

Appendix 8. The analysis shows that for the in-year planned spend there is currently a projected in-year variance of £10.996m of which £11.793m relates to project slippage and an in-year overspend of £0.797m. Officers review regularly the in-year position to consider options to maximise the effective use of capital resources. Appendix 9 details projects within the approved 3-year capital programme which require to be accelerated from 2022/23 into 2021/22, mainly due to health and safety requirements.

- 4.5** From the analysis within the appendices it can be seen that there are six projects with forecast slippage over £0.500m, as listed as follows:

Project Name	Slippage (£m)
Vehicle Replacement	0.872
Viresco Studios and Art Centre	0.750
Clydebank on the Canal	0.747
Regeneration Fund	0.675
Place Based Investments	0.641
New Westbridgend Community Centre	0.585

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 efficiencies and management adjustments are monitored with current indications showing that £0.118m of the total actions of £0.118m 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 present variances should be viewed in the knowledge that there are a number of variable factors which could arise between now and 31 March and which could affect the year end results for both the revenue and capital budgets.

- 7.2** Assumptions around service demand and timing of nationally agreed changes through the phasing out of lockdown change regularly and therefore there is a significant risk that the projected year end budgetary position will change from that reported.

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.

Laurence Slavin
Chief Officer – Resources

Date: 19 January 2022

Person to Contact: Jackie Thomson - Business Unit Finance Partner, 16 Church Street, Dumbarton, G81 1QL.
e-mail jackie.nicol-thomson@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 (Capital)
Appendix 8 - Variance Analysis Green (Capital)
Appendix 9 – Acceleration of Projects

Background Papers: None
Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2021/22
IRED SUMMARY

APPENDIX 1

MONTH END DATE **30 December 2021**

Service / Subjective Summary	Total Budget 2021/22	Spend to Date 2021/22	Forecast Spend 2021/22	Annual Variance 2021/22		Annual RAG Status	Net Variance Attributable to Covid	Underlying Variance Excluding Covid
	£000	£000	£000	£000	%		£000	£000
Corporate Asset Maintenance	(266)	(208)	(266)	0	0%	→	0	0
Transport, Fleet & Maintenance Services	(563)	(724)	(553)	10	-2%	↓	34	(24)
Consultancy Services	755	798	735	(20)	-3%	↑	0	(20)
Roads Services	2,791	3,304	2,748	(44)	-2%	↑	0	(44)
Grounds Maintenance & Street Cleaning Client	7,360	5,520	7,360	0	0%	→	0	0
Outdoor Services	181	68	155	(26)	-14%	↑	0	(26)
Burial Grounds	(127)	(1)	(187)	(60)	47%	↑	0	(60)
Crematorium	(984)	(594)	(953)	31	-3%	↓	0	31
Waste Services	7,341	5,860	8,245	904	12%	↓	511	393
Corporate Assets /Capital Investment Program	(2,285)	(1,261)	(2,273)	12	-1%	↓	69	(57)
Economic Development	90	858	150	60	66%	↓	(5)	65
Depots	0	0	0	0	0%	→	0	0
Ground Maintenance & Street Cleaning Trading	(2,455)	(477)	(2,281)	174	-7%	↓	161	13
Total Net Expenditure	11,837	13,143	12,879	1,042	9%	↓	770	272

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2021/22
IRED COMMITTEE DETAIL

APPENDIX 2

PERIOD END DATE 30 December 2021

PERIOD

9

Actual Outturn 2020/21	Service Summary	Total Budget 2021/22	Spend to Date 2021/22	Forecast Spend 2021/22	Annual Variance 2021/22	RAG Status
£000	All Services	£000	£000	£000	£000	%
17,248	Employee	18,778	13,295	18,800	21	0%
3,788	Property	3,455	1,948	3,508	52	2%
3,266	Transport and Plant	4,078	2,451	4,668	591	14%
10,062	Supplies, Services and Admin	11,112	6,556	10,820	(292)	-3%
10,487	Payments to Other Bodies	9,248	6,624	9,220	(28)	0%
573	Other	557	412	557	(0)	0%
45,423	Gross Expenditure	47,228	31,287	47,572	344	1%
(31,913)	Income	(35,390)	(18,143)	(34,693)	697	2%
13,510	Net Expenditure	11,837	13,143	12,879	1,042	9%
£000	Corporate Asset Maintenance	£000	£000	£000	£000	%
1,654	Employee	1,625	1,253	1,687	62	4%
55	Property	48	36	48	0	0%
68	Transport and Plant	67	34	47	(20)	-30%
2,742	Supplies, Services and Admin	3,070	935	1,925	(1,145)	-37%
	Payments to Other Bodies	0	0	0	0	0%
	Other	0	0	0	0	0%
4,519	Gross Expenditure	4,810	2,258	3,707	(1,103)	-23%
(4,848)	Income	(5,076)	(2,466)	(3,973)	1,103	22%
(329)	Net Expenditure	(266)	(208)	(266)	0	0%
£000	Transport, Fleet & Maintenance Services	£000	£000	£000	£000	%
1,665	Employee	1,718	1,192	1,718	1	0%
83	Property	80	61	79	(2)	-2%
1,575	Transport and Plant	1,765	788	2,075	310	18%
473	Supplies, Services and Admin	566	258	560	(5)	-1%
0	Payments to Other Bodies	0	0	0	(0)	-100%
0	Other	0	0	0	0	0%
3,796	Gross Expenditure	4,128	2,300	4,432	303	7%
(4,292)	Income	(4,691)	(3,024)	(4,984)	(293)	-6%
(496)	Net Expenditure	(563)	(724)	(553)	10	-2%
£000	Consultancy Services	£000	£000	£000	£000	%
1,195	Employee	1,245	791	1,209	(36)	-3%
0	Property	0	0	0	0	0%
6	Transport and Plant	7	5	7	0	0%
6	Supplies, Services and Admin	5	2	5	0	0%
45	Payments to Other Bodies	43	0	43	0	1%
0	Other	0	0	0	0	0%
1,252	Gross Expenditure	1,300	798	1,264	(36)	-3%
(577)	Income	(545)	0	(529)	16	3%
675	Net Expenditure	755	798	735	(20)	-3%
£000	Roads Services	£000	£000	£000	£000	%
1,185	Employee	2,715	1,842	2,684	(31)	-1%
111	Property	206	167	213	7	3%
79	Transport and Plant	497	430	560	62	13%
922	Supplies, Services and Admin	2,085	1,153	2,058	(27)	-1%
1,904	Payments to Other Bodies	839	449	815	(23)	-3%
0	Other	0	0	0	0	0%
4,200	Gross Expenditure	6,342	4,042	6,330	(12)	0%
(607)	Income	(3,550)	(738)	(3,582)	(32)	-1%
3,593	Net Expenditure	2,791	3,304	2,748	(44)	-2%

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2021/22
IRED COMMITTEE DETAIL

APPENDIX 2

PERIOD END DATE 30 December 2021

PERIOD

9

Actual Outturn 2020/21 £000	Service Summary	Total Budget 2021/22 £000	Spend to Date 2021/22 £000	Forecast Spend 2021/22 £000	Annual Variance 2021/22 £000	%	RAG Status
	Grounds Maintenance & Street Cleaning Client						
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%	→
7,360	Payments to Other Bodies	7,360	5,520	7,360	0	0%	→
0	Other	0	0	0	0	0%	→
7,360	Gross Expenditure	7,360	5,520	7,360	0	0%	→
0	Income	0	0	0	0	0%	→
7,360	Net Expenditure	7,360	5,520	7,360	0	0%	→
	Outdoor Services						
59	Employee	106	39	69	(37)	-35%	↑
75	Property	79	47	74	(5)	-7%	↑
0	Transport and Plant	0	0	0	0	0%	→
71	Supplies, Services and Admin	115	55	114	(1)	0%	↑
48	Payments to Other Bodies	45	44	53	8	17%	↓
0	Other	0	0	0	0	0%	→
254	Gross Expenditure	345	186	310	(35)	-10%	↑
(126)	Income	(165)	(118)	(155)	9	6%	↓
129	Net Expenditure	181	68	155	(26)	-14%	↑
	Burial Grounds						
0	Employee	0	0	0	0	0%	→
19	Property	20	14	21	1	5%	↓
0	Transport and Plant	0	0	0	0	0%	→
0	Supplies, Services and Admin	0	0	0	0	0%	→
409	Payments to Other Bodies	425	425	425	0	0%	→
0	Other	0	0	0	0	0%	→
428	Gross Expenditure	445	439	446	1	0%	↓
(655)	Income	(572)	(441)	(633)	(61)	-11%	↑
(228)	Net Expenditure	(127)	(1)	(187)	(60)	47%	↑
	Crematorium						
188	Employee	192	142	196	4	2%	↓
165	Property	160	125	164	4	3%	↓
0	Transport and Plant	0	0	0	0	0%	→
14	Supplies, Services and Admin	16	12	19	3	22%	↓
35	Payments to Other Bodies	30	26	34	4	12%	↓
0	Other	0	0	0	0	0%	→
401	Gross Expenditure	398	304	413	15	4%	↓
(1,402)	Income	(1,382)	(898)	(1,366)	16	1%	↓
(1,001)	Net Expenditure	(984)	(594)	(953)	31	-3%	↓
	Waste Services						
2,755	Employee	2,761	1,971	2,736	(25)	-1%	↑
116	Property	118	54	145	28	24%	↓
909	Transport and Plant	1,030	709	1,129	99	10%	↓
5,338	Supplies, Services and Admin	4,698	3,686	5,425	727	15%	↓
25	Payments to Other Bodies	22	2	22	0	0%	→
0	Other	0	0	0	0	0%	→
9,144	Gross Expenditure	8,628	6,421	9,457	829	10%	↓
(782)	Income	(1,287)	(561)	(1,212)	74	6%	↓
8,362	Net Expenditure	7,341	5,860	8,245	904	12%	↓

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2021/22
IRED COMMITTEE DETAIL

APPENDIX 2

PERIOD END DATE 30 December 2021

PERIOD

9

Actual Outturn 2020/21	Service Summary	Total Budget 2021/22	Spend to Date 2021/22	Forecast Spend 2021/22	Annual Variance 2021/22	RAG Status
£000		£000	£000	£000	£000 %	
	Corporate Assets /Capital Investment Programme					
1,720	Employee	1,287	826	1,219	(68) -5%	↑
1,892	Property	1,909	1,016	1,924	15 1%	↓
5	Transport and Plant	8	2	4	(4) -51%	↑
(164)	Supplies, Services and Admin	(40)	(46)	64	104 -260%	↓
43	Payments to Other Bodies	42	17	43	1 2%	↓
0	Other	0	0	0	0 0%	→
3,496	Gross Expenditure	3,206	1,815	3,253	47 1%	↓
(6,395)	Income	(5,491)	(3,076)	(5,526)	(35) -1%	↑
(2,899)	Net Expenditure	(2,285)	(1,261)	(2,273)	12 -1%	↓
£000	Economic Development	£000	£000	£000	£000 %	
620	Employee	955	693	985	30 3%	↓
489	Property	22	19	23	1 4%	↓
2	Transport and Plant	4	0	0	(4) -100%	↑
13	Supplies, Services and Admin	(134)	6	(84)	50 -37%	↓
618	Payments to Other Bodies	442	141	425	(17) -4%	↑
0	Other			0	0 0%	→
1,743	Gross Expenditure	1,289	859	1,349	60 5%	↓
(976)	Income	(1,199)	(1)	(1,199)	0 0%	→
767	Net Expenditure	90	858	150	60 66%	↓
£000	Depots	£000	£000	£000	£000 %	
0	Employee	0	0	0	0 0%	→
487	Property	494	328	488	(6) -1%	↑
0	Transport and Plant	0	0	0	0 0%	→
12	Supplies, Services and Admin	14	6	15	1 7%	↓
0	Payments to Other Bodies	0	0	0	0 0%	→
0	Other	0	0	0	0 0%	→
499	Gross Expenditure	508	334	503	(5) -1%	↑
(499)	Income	(508)	(334)	(503)	5 1%	↓
0	Net Expenditure	0	0	0	0 0%	→
£000	Ground Maintenance & Street Cleaning Trading A/c	£000	£000	£000	£000 %	
6,207	Employee	6,175	4,546	6,297	122 2%	↓
296	Property	319	81	328	10 3%	↓
622	Transport and Plant	700	482	847	147 21%	↓
634	Supplies, Services and Admin	719	489	719	0 0%	↓
0	Payments to Other Bodies	0	0	0	0 0%	→
573	Other	557	412	557	(0) 0%	↑
8,331	Gross Expenditure	8,469	6,010	8,749	280 3%	↓
(10,754)	Income	(10,924)	(6,487)	(11,030)	(106) -1%	↑
(2,423)	Net Expenditure	(2,455)	(477)	(2,281)	174 -7%	↓

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2021/22
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 3

PERIOD END DATE

30 December 2021

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Corporate Asset Maintenance	(266)	(266)	0	0%	→
Service Description	This service manages and undertakes repairs and maintenance to public buildings				
Main Issues / Reason for Variance	<p>Overall there is no variance in Corporate Asset Maintenance. However, there are offsetting favourable and adverse variances. The main ones being: Employee cost overspend of £62k is due to increased internal resources being used to deliver General Fund projects.</p> <p>Supplies underspend of £1,145k is due to subcontractor costs being significantly less than anticipated. This reflects a lower than anticipated throughput of major capital programmes managed and delivered by the CAMS service.</p> <p>Income under-recovery of £1,103k reflects a lower than anticipated throughput of major capital programmes managed and delivered by the CAMS service.</p>				
Mitigating Action	None required				
Anticipated Outcome	Surplus target achieved at year end				
Roads Services	2,791	2,748	(44)	-2%	↑
Service Description	This service relates to Roads design, structures, street lighting, road safety and school crossing patrols				
Main Issues / Reason for Variance	The budget for plant hire has been set too low so there is an adverse variance against plant hire costs.				
Mitigating Action	Management will continue to review the service and take action where appropriate to minimise the overspend.				
Anticipated Outcome	An favourable variance is anticipated				
Ground Maintenance & Street Cleaning Trading A/c	(2,455)	(2,281)	174	-7%	↓
Service Description	Trading operation providing grounds maintenance and street cleaning services				
Main Issues / Reason for Variance	The adverse variance of £174k is made up of £161k which is covid-specific, leaving £13k as non-covid related.				
Mitigating Action	None possible as variance is attributable to unbudgeted rates/rent.				
Anticipated Outcome	A small adverse variance is anticipated				

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2021/22
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 3

PERIOD END DATE

30 December 2021

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Burial Grounds	(127)	(187)	(60)	47%	↑
Service Description	This service provides burial services within the Council area				
Main Issues / Reason for Variance	Income from internments/lairs is projected to exceed budget - invoiced income to November is already 78% of budgeted income.				
Mitigating Action	None necessary				
Anticipated Outcome	A favourable variance is anticipated				
Waste Services	7,341	8,245	904	12%	↓
Service Description	Waste Collection and Refuse disposal services				
Main Issues / Reason for Variance	The adverse variance of £904k is made up of £511k which is covid specific, leaving £393k as non-covid-related. External waste removal costs are also projected to increase due to increased volumes.				
Mitigating Action	It is expected that once the work from home advice is lifted then the volume of rubbish will decrease again - this assumption has been built into the projected spend. Also the service has commenced with a communication strategy reminding residents of how to correctly recycle to reduce contaminated recycling loads				
Anticipated Outcome	Overspend anticipated				

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2021/22
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 3

PERIOD END DATE

30 December 2021

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Corporate Assets /Capital Investment Programme	(2,285)	(2,273)	12	-1%	↓
Service Description	This service provides asset and estate management				
Main Issues / Reason for Variance	<p>Overall Corporate Assets/ Capital Investment Programme has a small adverse variance of £12k. However, there are favourable and adverse variances which offset each other. The main ones being: There has been an over recovery of income of £35k due to good estates management and maximising income.</p> <p>There is also a favourable variance on employee costs of £68k due to current vacancies.</p> <p>However, there is an adverse variance because, Aon/BAM PPP issued an Insurance Cost Sharing Report in December 2020, with a cost share of £117k to the Authority. In May 2021 they issued a statement that there was an error in the report and the sum should have read a cost share of £18k and not £117k. All information was passed to WDC's insurance broker for review who have recently confirmed there is no grounds to challenge the revised figure. This results in and adverse variance of £104k within supplies and services.</p>				
Mitigating Action	Income and expenditure will continue to be monitored throughout the year.				
Anticipated Outcome	A small overspend is anticipated				

Economic Development	90	150	60	66%	↓
Service Description	Promotion of regeneration activities within West Dunbartonshire Council				
Main Issues / Reason for Variance	<p>Staffing is £30k adverse due to turnover not being fully achieved, Payments to Other bodies is £17k favourable due to reduced projected outturn for Scheme Allocation costs and Supplies and Services is £50k adverse due to a projected shortfall in targeted energy efficiency savings.</p>				
Mitigating Action	Income and expenditure will continue to be monitored throughout the year.				
Anticipated Outcome	An overspend is anticipated				

Efficiency reference	Efficiency Detail	Strategic Lead Area	budgeted Amount £	Projection of Total Saved £	Projection of Total Not Saved £	Comment
SNP budget item	General Efficiency target	Roads and Neighbourhood	118,000	118,000	-	This has been fully allocated

MONTH END DATE

31 December 2021

PERIOD

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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	38	52%	63,041	77%	38	52%	6,224	65%		
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	2	3%	149	0%	2	3%	144	1%		
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	33	45%	19,023	23%	33	45%	3,250	34%		
TOTAL EXPENDITURE	73	100%	82,213	100%	73	100%	9,618	100%		
	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
Red										
Projects are forecast to be overspent and/or significant delay to completion	113,375	63,041	114,147	772	22,174	6,224	11,200	(10,974)	(11,762)	788
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	452	149	452	0	441	144	428	(12)	(12)	0
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	63,911	19,023	63,920	9	11,684	3,250	11,675	(10)	(19)	9
TOTAL EXPENDITURE	177,737	82,213	178,519	782	34,299	9,618	23,303	(10,996)	(11,793)	797

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

APPENDIX 6

PERIOD END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
1 Installation of Solar PV at Clydebank Leisure Centre						
Project Life Financials	61	3	5%	61	0	0%
Current Year Financials	59	1	1%	1	(58)	-99%
Project Description	Installation of Solar PV at Clydebank Leisure Centre.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Peter Hesselst					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Contract strategy to be approved and tenders to be submitted with contract award prior to end of March 2022.						
Mitigating Action						
Opportunities to mitigate are limited at this stage. Officers aim to pass to procurement and tender this financial year. Aim for works in April /May 2022. It is not advisable to undertake roofing works over winter period.						
Anticipated Outcome						
Complete in 2022/23.						
2 Replace existing main hall Air Handling unit at Clydebank Town Hall						
Project Life Financials	85	0	0%	85	0	0%
Current Year Financials	83	0	0%	5	(78)	-94%
Project Description	Replace existing main hall Air Handling unit at Clydebank Town Hall.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Peter Hesselst					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Met with consultant of site-design and AHU drawings have now been provided by Assets to progress costings and design.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Design to be completed in 2021/22 with physical works being carried out in 2022/23.						
3 Leisure Energy projects - air handling units, upgrade lighting, circulating pumps, and draught proofing						
Project Life Financials	290	63	22%	290	0	0%
Current Year Financials	207	0	0%	0	(207)	-100%
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 Manager	Steven Milne/ John McKenna					
Chief Officer	Peter Hesselst					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	28-Feb-23		
Main Issues / Reason for Variance						
Brief to be written and provided to consultancy services for combined structural and services work.						
Mitigating Action						
All works to be complete in one tender package.						
Anticipated Outcome						
All works to be completed next financial year 2022/23.						

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

APPENDIX 6

PERIOD END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
4	Energy Projects quick wins						
	Project Life Financials	80	14	17%	80	0	0%
	Current Year Financials	77	11	14%	30	(47)	-61%
	Project Description	Spend to Save projects.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Works delayed due to Covid , expect £0.030m of works to be carried out, this year with the remainder being completed in 22/23.						
	Mitigating Action						
	None available at this time						
	Anticipated Outcome						
	Anticipate 40% spend. The remainder to be rephased into 2022/23.						
5	Zero Carbon Fund						
	Project Life Financials	344	0	0%	344	0	0%
	Current Year Financials	344	0	0%	0	(344)	-100%
	Project Description	Zero Carbon Fund.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Development and agreement of projects currently being carried out. Work planned to be undertaken next year.						
	Mitigating Action						
	None available at this time						
	Anticipated Outcome						
	Project delivered within budget but likely to be later than anticipated.						
6	Upgrade obsolete heating controls (BEMS) across Council estate						
	Project Life Financials	160	0	0%	160	0	0%
	Current Year Financials	80	0	0%	1	(80)	-99%
	Project Description	Upgrade obsolete heating controls (BEMS) across Council estate.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Tender documentation and strategy to be completed before end March 2022. With works commencing April 2022.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Works complete in 2022/23.						

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

APPENDIX 6

PERIOD END DATE

31 December 2021

PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
7	Regeneration/Local Economic Development						
	Project Life Financials	1,188	450	38%	1,188	0	0%
	Current Year Financials	1,188	450	38%	837	(351)	-30%
	Project Description	Budget to facilitate the delivery of Regeneration throughout West Dunbartonshire, aligned to the Economic Strategy. External funding will be sought to maximise opportunities for redevelopment of these sites.					
	Project Manager	Gillian McNamara/ Michael McGuinness					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Estimated spend in 2021/22 now less than was anticipated at the start of the year for the projects across West Dunbartonshire Town Centres and strategic sites. Much of this is outwith the Council's control, including for example the development timeline for the Mitchell Way developer, delays to external funding timescales for Dumbarton projects, and inter-dependencies with other projects. At this stage it is anticipated that £0.351m will need to be carried forward as projects slip into next year.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Improved town centres and strategic sites across West Dunbartonshire.						
8	Regeneration Fund						
	Project Life Financials	9,782	5,033	51%	9,782	0	0%
	Current Year Financials	1,299	481	37%	624	(675)	-52%
	Project Description	Funding to implement major regeneration projects linked to community charrettes.					
	Project Manager	Gillian McNamara/ Michael McGuinness					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Queens Quay commercial units below flatted development expenditure is higher than anticipated with approval of £0.475m and expenditure at £0.624m. The marine technology park at Carless (SMTP) £2m grant has been approved, an agreement is being finalised and the expenditure anticipated is on track. Design development of Glencairn House underway but spend this financial year will be drawn from LUF first, and the Regen Fund contribution of £1M will carry forward. Further updates will be provided as the year progresses. Waterfront Path spend will slip as discussions with landowners continue.						
	Mitigating Action						
	Programme management approach to delivery.						
	Anticipated Outcome						
	Progress towards delivery of planned projects from Economic Development Strategy and Charrette Action Plans albeit later than originally anticipated.						

PERIOD END DATE

31 December 2021

PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
9	Town Centre Fund						
	Project Life Financials	1,166	583	50%	1,166	0	0%
	Current Year Financials	593	10	2%	390	(203)	-34%
	Project Description	Scottish Government funding to help improve local town centres.					
	Project Manager	Gillian McNamara/ Michael McGuinness					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Projects in Dumbarton and Clydebank now complete with remaining Town Centre Fund budget to be spent on delivery of the Alexandria projects. Budget spend and project completion expected to slip to 22/23.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Regenerated Town Centre's.						
10	Place Based Investment Programme						
	Project Life Financials	780	0	0%	780	0	0%
	Current Year Financials	780	0	0%	139	(641)	-82%
	Project Description	Scottish Government Funding to establish a Place-Based Investment Programme to ensure that all place based investments are shaped by the needs and aspirations of local communities.					
	Project Manager	Gillian McNamara/ Michael McGuinness					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	IRED Committee has approved three projects Titan Boulevard, Bruce Street public realm and a contribution to the Town Centre projects the latter proposed spend of £0.061m expected to slip into next financial year. Titan Boulevard is being delivered by Wheatley Group and we are advised that it will not be completed until Summer 2022, therefore a further £0.58M will require to be carried forward to 22/23. Bruce St currently on track to be complete before March 2022.						
	Mitigating Action						
	Programme involves expenditure over a number of projects led by different services. Regular reporting between services will help early identification of risk.						
	Anticipated Outcome						
	Place-based improvements that advance Scottish Government's priorities of 20 min neighbourhoods and carbon zero.						

PERIOD END DATE

31 December 2021

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
11 Viresco Studios and Arts Centre						
Project Life Financials	750	0	0%	750	0	0%
Current Year Financials	750	0	0%	0	(750)	-100%
Project Description	Viresco Studios and Arts Centre in Alexandria, aimed to encourage wider participation in the arts, creative enterprises and cultural activity in West Dunbartonshire.					
Project Manager	Gillian McNamara/ Michael McGuinness					
Chief Officer	Peter Hessett					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	30-Sep-23		
Main Issues / Reason for Variance						
Funding provided by Scottish Government, Regeneration Capital Grant Fund (RCGF). Further funding is however being sought by the community group to meet the extensive costs of building repair. No spend is forecast for this financial year. An option might be to rephase to 2022/23 subject to agreement by Scottish Government.						
Mitigating Action						
Building has been surveyed to get certainty on degree of work required. The funder, Scottish Government, is being updated with progress.						
Anticipated Outcome						
Repurposing and restoration of B listed former St Andrew's church in Alexandria for community arts uses.						
12 Clydebank Can On The Canal						
Project Life Financials	747	0	0%	747	0	0%
Current Year Financials	747	0	0%	0	(747)	-100%
Project Description	New activities centre in Clydebank Town Centre.					
Project Manager	Gillian McNamara/ Michael McGuinness					
Chief Officer	Peter Hessett					
Project Lifecycle	Planned End Date	31-Dec-22	Forecast End Date	30-Jun-23		
Main Issues / Reason for Variance						
Contractor to be appointed January 2022, with delivery of the Activities Centre by end of calendar year.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
New community-run activities centre in Clydebank Town Centre.						

PERIOD END DATE

31 December 2021

PERIOD

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
13	Levelling up						
	Project Life Financials	125	0	0%	125	0	0%
	Current Year Financials	125	0	0%	40	(85)	-68%
	Project Description	Successful LUF applications that meet UK Government's over-riding objective of Levelling Up and transformational regeneration.					
	Project Manager	Gillian McNamara/ Michael McGuinness					
	Chief Officer	Peter Hesselst					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	30-Jun-23		
	Main Issues / Reason for Variance						
	This capacity funding was awarded by UK Government to assist with development of LUF bids. WDC will be awarded LUF and the capacity funding will be used in part to produce Artizan Centre Redevelopment Options. There is scope for Roads/Transportation to use some capacity funding to develop a major transportation bid.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Successful LUF applications that meet UK Government's over-riding objective of Levelling Up and transformational regeneration.						
14	Queens Quay District Heating Network						
	Project Life Financials	21,458	21,551	100%	21,573	115	1%
	Current Year Financials	0	93	0%	115	115	0%
	Project Description	Queens Quay District Heating Network.					
	Project Manager	Craig Jardine					
	Chief Officer	Peter Hesselst					
	Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
	Main Issues / Reason for Variance						
	The energy centre shell is complete and has been handed over to WDC. The internal fit out is complete with heat now being supplied to Clydebank Care Home, Aurora House, Titan Enterprise Centre and Clydebank Leisure Centre. The additional costs resulting in the reported overspend are associated with extensions to the scope of the project. Rebate from Energetics of £0.182m is expected before the end of the financial year. Spend figures are reduced on account of invoice paid by the Wheatley Group for their connection charges to the district heating network and internal cost transfer to cover media installation and floor painting at the energy centre.						
	Mitigating Action						
	Officers continue to pursue CRL for Energetics rebate.						
	Anticipated Outcome						
	Project will be delivered over original budget.						

PERIOD END DATE

31 December 2021

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
15	District Heating Network Expansion						
	Project Life Financials	11,000	0	0%	11,000	0	0%
	Current Year Financials	3,600	0	0%	0	(3,600)	-100%
	Project Description	District Heating Network Expansion.					
	Project Manager	Craig Jardine					
	Chief Officer	Peter Hissett					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Network expansion to GJNH (Golden Jubilee National Hospital) will commence pending approval to proceed by the GJNH Board. At this time it is estimated that none of the budget will be spent with £3.6m required to be rephased to 2022/23 on account of the continuing discussions and expected future confirmation by the GJNH board approving the connection proposal to the Queens Quay District Heating Network.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project will be delivered on budget.						
16	Office Rationalisation						
	Project Life Financials	22,051	22,061	100%	22,054	3	0%
	Current Year Financials	0	11	0%	18	18	0%
	Project Description	Delivery of office rationalisation programme.					
	Project Manager	Sharon Jump/ Craig Jardine					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-20	Forecast End Date	31-Mar-20		
	Main Issues / Reason for Variance						
	New Dumbarton Office has been opened to staff from 21 May 2018. Final Retention for demolition of Garshake works was due to be paid in 2020/21 however retention has now been paid in April 2021. Forecast overspend is due to unforeseen additional charges.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project delivered at a higher cost than budgeted.						
17	Depot Rationalisation						
	Project Life Financials	8,535	119	1%	8,535	0	0%
	Current Year Financials	160	0	0%	15	(145)	-91%
	Project Description	Depot Rationalisation.					
	Project Manager	Sharon Jump/ Craig Jardine					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	Main Issues / Reason for Variance						
	Given potential implications around operational service requirements for Greenspace, Transport, Roads and Waste, Officers have not been in a position to complete the Depot Rationalisation Business Case at this point. A review of scope of the project is currently underway following completion of the workstyle exercise and the intension would be to bring a Business case to IRED committee Summer/Autumn 2022. Re-phase £0.145m to financial year 2022/23.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project business case will be brought back to project board and Council.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
18 New Sports Changing Facility Dumbarton West (Old OLSP site)						
Project Life Financials	350	9	3%	350	0	0%
Current Year Financials	341	1	0%	1	(341)	-100%
Project Description	New Sports Changing Facility Dumbarton West (Old OLSP site)					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Planning permission has been submitted. New build will be in conjunction with developers site and awaiting confirmation of a start date for same. Project cannot commence until planning application has been approved and delays on application and granting has been in relation to discussions with the adjacent developer and consultation with roads in relation to onsite parking and impact on adjacent site. Following granting of planning permission a timeline will be issued and a further update provided. It is therefore expected at this time that the budget will likely have to be rephased to 2022/23.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
To deliver new sports changing facility.						
19 New Sports Changing Facility at Duntocher						
Project Life Financials	344	382	111%	382	38	11%
Current Year Financials	0	38	0%	38	38	0%
Project Description	New Sports Changing Facility at Duntocher					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
Main Issues / Reason for Variance						
Project completed over budget due to ground conditions on site. Final costs now charged and project reporting an overspend of £0.038m.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
New sports changing facility completed.						
20 New Sports Changing Facility at Lusset Glen in Old Kilpatrick						
Project Life Financials	150	16	10%	150	0	0%
Current Year Financials	134	0	0%	0	(134)	-100%
Project Description	New Sports Changing Facility at Lusset Glen in Old Kilpatrick					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Project had been delayed due to a number of COVID-19 related issues and utilities issues. Unit is now in production but delay to site due to the utility disconnection and demolition works. Project to be rephased to 2022/23.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
To deliver new sports changing facility.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
21	New Westbridgend Community Centre						
	Project Life Financials	675	71	11%	675	0	0%
	Current Year Financials	610	6	1%	25	(585)	-96%
	Project Description	New Westbridgend Community Centre					
	Project Manager	Michelle Lynn/ Craig Jardine					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Planning Permission received and currently working on internal room layouts to confirm overall budget required to complete project. Previous delays, include application for planning permission which Officers elongated due to requirement to go to design panel, and delays in additional information being able to be provided to Planning due to site visits not being able to be carried out because of COVID-19 restrictions. Currently room layouts are being discussed with the group, this will then allow a review of costs to minimise the additional budget required to complete the project. Previously it was advised that the original budget allocation did not take into account ground condition costs and any implications required following discussions with planning – until this process is complete Officers will not be able to request additional budget. At this time it is estimated that only £0.025m of the budget will be required this year with £0.585m required to be rephased to 2022/23. Balance of budget is being requested via the capital plan refresh process and will be presented to Council in March 2022.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	New build community facility.						
22	Purchase of 3 Welfare Units						
	Project Life Financials	78	0	0%	78	0	0%
	Current Year Financials	78	0	0%	0	(78)	-100%
	Project Description	At Council meeting on 30th August 2017 it was agreed to purchase 3 Welfare Units as a spend-to-					
	Project Manager	Martin Feeney					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Changing demand means it has not been possible to purchase equipment to date. Further analysis is being carried out of future demand to allow an informed decision to ensure the correct equipment is identified.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project delivered within budget.						
23	Elevated Platforms (Building Services)						
	Project Life Financials	45	0	0%	45	0	0%
	Current Year Financials	45	0	0%	0	(45)	-100%
	Project Description	Elevated Platforms (Building Services).					
	Project Manager	Martin Feeney					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	It is anticipated that spend will be achieved in Financial year 2022/2023.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project delivered within budget.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
24 Allotment Development						
Project Life Financials	400	44	11%	400	0	0%
Current Year Financials	370	13	4%	100	(270)	-73%
Project Description	To develop an allotment site.					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Dec-22		
Main Issues / Reason for Variance						
A Site investigation report has identified that Townend Road can only be developed with raised beds. The project will now be developed on this basis and officers will work to the available budget. Sites at Dillichip Loan and Dumbarton Common are also being considered for development as food growing sites. Site investigation work to be carried out prior to preparation of tender document.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
3 new allotment sites with 150 plots.						
25 Posties Park Sports Hub - New sports hub to include Gym & running track						
Project Life Financials	1,802	1,896	105%	2,646	844	47%
Current Year Financials	1,401	1,495	107%	2,245	844	60%
Project Description	Creation of a sports hub at Posties/Marinecraft to include a new changing pavilion/Gym, new all-weather 6 lane running track, conversion of blaze sports pitch to grass, new fencing, upgrade of existing floodlights and additional car parking. This combines the budget approved by the Council in February 2015 for Community Sports Facilities at Posties Park, draw down of budget from the generic sports facilities budget line. No match funding from Sport Scotland was received.					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Project start was delayed due to planning issues and COVID-19 restrictions. Work commenced January 2021 with a proposed completion date of March 2022. The overall expenditure is forecast to be £2.3m and the overspend was caused by changes to the design required by Planning. The project has no match funding from Sport Scotland.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
New all weather running track and gymnasium.						
26 Vale of Leven Cemetery Extension						
Project Life Financials	817	263	32%	817	0	0%
Current Year Financials	652	99	15%	352	(300)	-46%
Project Description	Extension of existing cemetery in Vale of Leven.					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	30-Sep-22		
Main Issues / Reason for Variance						
Legal issues with purchase of land have now been resolved. Project is now being developed for tendering, with project completion expected 30 September 2022. It is anticipated that £0.352m will be spent this financial year with £0.300m required to be rephased to 2022/23.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Extension to existing cemetery providing a sustainable burial environment.						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
27	New Play & Recreation at Radnor Park, including MUGA & Inler Park						
	Project Life Financials	642	682	106%	682	39	6%
	Current Year Financials	0	40	0%	40	40	0%
	Project Description	New Play & Recreation at Radnor Park, including MUGA.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-20	Forecast End Date	31-Dec-19		
	Main Issues / Reason for Variance						
	Final Payment has now been made.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Renewal of Play park						
28	Spaces for People						
	Project Life Financials	740	350	47%	412	(328)	-44%
	Current Year Financials	648	258	40%	320	(328)	-51%
	Project Description	Funding has been awarded from Sustrans to assist with social distancing measures required as a					
	Project Manager	Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Jul-21	Forecast End Date	31-Jul-21		
	Main Issues / Reason for Variance						
	The project was introduced through funding for WDC from Scottish Government in 2020/21, in response to the COVID-19 pandemic. The funding was provided for widening of footpaths to abide by social distancing guidelines. The works were not able to be completed in 2020/21 and permission was granted to carry the grant forward into 2021/22 on the condition it was used by 31 July 2021. The works at Smollet Fountain are now complete and the works at Crosslet Road are now complete, however due to time constraints it is anticipated Officers will only be able to use £0.320m of this budget and approximately £0.328m will be underspent.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	To provide people of West Dunbartonshire additional space to help adhere to social distancing guidelines.						
29	Auld Street Clydebank - Bond						
	Project Life Financials	400	358	90%	400	0	0%
	Current Year Financials	42	0	0%	0	(42)	-100%
	Project Description	Completion of roadworks associated with Auld Street housing development.					
	Project Manager	Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
	Main Issues / Reason for Variance						
	Road construction works completed in previous years. Remaining funds insufficient to complete footpath construction. Works on hold until such time as additional funds can be secured.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	To complete remaining civil works required.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
30	Mandatory 20mph Residential communities						
	Project Life Financials	500	11	2%	500	0	0%
	Current Year Financials	120	0	0%	50	(70)	-58%
	Project Description	Mandatory 20mph Residential communities.					
	Project Manager	Raymond Walsh					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Awaiting Scottish Government recommendations.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project to be delivered within budget.						
31	Street lighting and associated electrical infrastructure						
	Project Life Financials	86	8	9%	106	20	23%
	Current Year Financials	86	8	9%	106	20	23%
	Project Description	WDC is responsible for the maintenance of 18,000 street lighting columns and associated illuminated signs and bollards. This budget is required for this infrastructure.					
	Project Manager	Hugh Campbell					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Overspend due to essential works identified by investigations.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Intention is to complete works within budget.						
32	Depot Improvement Works						
	Project Life Financials	90	7	7%	90	0	0%
	Current Year Financials	90	7	7%	21	(69)	-77%
	Project Description	Improvement of WDC Roads Depot.					
	Project Manager	Hugh Campbell					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	New budget in 2021/22 to improve Elm Road Roads Depot. New equipment has been purchased and balance of budget to be carried forward into 2022/23 to be utilised for depot rationalisation works						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Intention is to complete works within budget.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
33 Gruggies Burn Flood Prevention						
Project Life Financials	14,730	378	3%	14,730	0	0%
Current Year Financials	572	6	1%	250	(322)	-56%
Project Description	Commission of Gruggies Flood Prevention Scheme.					
Project Manager	Sharron Worthington					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
Report has been received mid June 2021 outlining proposed options. Contract for design is due to be signed off imminently. Project board to be established with a view to finalising plans this calendar year.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project should be completed within budget.						
34 Clydebank Charrette, A814						
Project Life Financials	4,300	3,082	72%	4,300	0	0%
Current Year Financials	2,285	1,067	47%	2,135	(150)	-7%
Project Description	Clydebank Charrette, A814					
Project Manager	Sharron Worthington					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Works progressing well project should be complete by spring 2022.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project should be completed within budget by spring 2022 enhancing the A814 through Clydebank.						
35 A811 Lomond Bridge						
Project Life Financials	4,152	3,846	93%	4,152	0	0%
Current Year Financials	723	417	58%	500	(223)	-31%
Project Description	Upgrade of Lomond Bridge.					
Project Manager	Cameron Muir					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Actual End Date	31-May-21		
Main Issues / Reason for Variance						
Works to Lomond Bridge were completed May 2021.						
Mitigating Action						
None required.						
Anticipated Outcome						
To provide an improved Lomond Bridge.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
36	Protective overcoating to 4 over bridges River Leven						
	Project Life Financials	1,030	337	33%	1,070	40	4%
	Current Year Financials	442	288	65%	482	40	9%
	Project Description	To overcoat 4 bridges over River Leven.					
	Project Manager	Cameron Muir					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	Main Issues / Reason for Variance						
	Works to Renton Footbridge have commenced and should be completed by March 2022. Additional works are required with regard to bridge stair bearings & support work flanges and has resulted in approximately £0.040m overspend.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	To upgrade bridges within West Dunbartonshire.						
37	Vehicle Replacement						
	Project Life Financials	3,042	1,426	47%	3,042	0	0%
	Current Year Financials	3,042	1,426	47%	2,170	(872)	-29%
	Project Description	Replacement of vehicles which have reached end of programmed lifespan (7 year heavy vehicles, 10 year light vehicles).					
	Project Manager	Kenny Lang					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Vehicles are being ordered for delivery in this financial year						
	Mitigating Action						
	None Required.						
	Anticipated Outcome						
	Replacement of fleet within budget.						
38	Purchase of gritters						
	Project Life Financials	400	0	0%	400	0	0%
	Current Year Financials	400	0	0%	150	(250)	-63%
	Project Description	Purchase of gritters.					
	Project Manager	Kenny Lang					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Only two gritters will be purchased this financial year with the rest to follow in 2022/23.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project delivered within budget.						

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

1	Replace obsolete boilers (plant greater than 30 years old)						
	Project Life Financials	235	145	62%	235	0	0%
	Current Year Financials	227	144	63%	215	(12)	-5%
	Project Description	Replace obsolete boilers (plant greater than 30 years old).					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Peter Hissett					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Oct-22		
	Main Issues / Reason for Variance						
	All works complete. Await demo, snagging and invoice for Municipal Buildings. Insufficient funding available for Hub boiler replacement.						
	Mitigating Action						
None available at this time.							
Anticipated Outcome							
Full spend minus the retention is expected this year. The Hub boiler replacement is suspended until next year. Note insufficient budget							

2	Bus Rapid Deployment Fund						
	Project Life Financials	217	3	1%	217	0	0%
	Current Year Financials	214	0	0%	214	0	0%
	Project Description	Funding has been awarded from Sustrans to assist with social distancing measures required as a result of the COVID-19 pandemic.					
	Project Manager	Derek Barr					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance							
Officers working with external partners to identify projects to support funding. Investigation on going however unlikely works will be able to progress until new financial year.							
Mitigating Action							
None required at this time.							
Anticipated Outcome							
To improve journey times and reliability of bus services.							

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
Solar Panel Installation						
Project Life Financials	135	16	12%	135	0	0%
Current Year Financials	119	0	0%	114	(5)	-4%
Project Description	Installation of Solar Panels on Council buildings.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Peter Hessett					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Oct-21		
Main Issues / Reason for Variance						
Works complete. Awaiting demonstration and handover following snagging issues.						
Mitigating Action						
Meeting with Contractor arranged and program of works to be submitted.						
Anticipated Outcome						
Work completed						
Replace failed heating controls/valves & recommission						
Project Life Financials	20	13	66%	21	1	3%
Current Year Financials	19	13	65%	20	1	3%
Project Description	Replace failed heating controls/valves & recommission.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Peter Hessett					
Project Lifecycle	Planned End Date	31-Mar-22	Actual End Date	31-Mar-22		
Main Issues / Reason for Variance						
Further works being identified, expect full spend by end of the year.						
Mitigating Action						
None required.						
Anticipated Outcome						
Delivery of project within budget and on time.						
Automatic Meter Readers						
Project Life Financials	55	22	41%	56	1	2%
Current Year Financials	33	0	0%	34	1	3%
Project Description	Automatic Meter Readers.					
Project Manager	Steven Milne/ John McKenna					
Chief Officer	Peter Hessett					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Existing AMRs still in contract and not due to expire until February. New order to be placed Nov/Dec with spend Feb/March 2022.						
Mitigating Action						
None required.						
Anticipated Outcome						
All works to be completed 2021/22.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
4	Oil to Gas Conversion						
	Project Life Financials	187	187	100%	187	0	0%
	Current Year Financials	72	72	100%	72	(0)	0%
	Project Description	Oil to Gas Conversion in council buildings.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Aug-21		
	Main Issues / Reason for Variance						
	Project complete except for minor snagging.						
	Mitigating Action						
	None Required.						
	Anticipated Outcome						
	Works complete in 2021/22-full spend.						
5	Urinal Controls						
	Project Life Financials	45	27	59%	45	0	0%
	Current Year Financials	18	0	0%	9	(9)	-51%
	Project Description	Urinal Controls.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	All works fully complete . Note part of works will be provided free of charge although the exact figure has still to be verified.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Replacement of Urinals						
6	Water Meter Downsize						
	Project Life Financials	16	6	39%	16	0	0%
	Current Year Financials	10	0	0%	5	(5)	-49%
	Project Description	Water Meter Downsize.					
	Project Manager	Steven Milne/ John McKenna					
	Chief Officer	Peter Hessett					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-May-22		
	Main Issues / Reason for Variance						
	This project is completed in conjunction with the Automatic Meter Readers. Therefore this budget will not be fully spent this year as it is not required for the number of AMRs that are being installed.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Delivery of project within budget.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
7 Exxon City Deal						
Project Life Financials	34,050	2,533	7%	34,050	0	0%
Current Year Financials	611	296	49%	611	0	0%
Project Description	As part of the City Deal project the WDC Exxon site at Bowling regeneration with alternative A82 route included.					
Project Manager	Robin Abram/ Craig Jardine					
Chief Officer	Peter Hessett					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Regular updates are provided at every Council meeting, with City Deal papers presented at each meeting. The main issues contained within the new Council's approved Outline Business Case are still valid, which include Exxon's remediation strategy, land transfer arrangements and issues relating to adjoining owners. Exxon's commercial deal had been approved by WDC on the 24th June 2020 with land transfer agreed and missives concluded. The planning permission in principle (PIIP) application has been approved by WDC planning department. Exxon has agreed with SEPA and WDC-Environmental Health their remediation strategy. Technical reviews are being carried out between WDC consultant Stantec and Exxon consultants WSP to assess the ongoing remediation strategy and site activity and WDC and Exxon are now working together on their respective construction programmes, to ensure the two phases of works can go ahead unimpeded by the other. Exxon are independently progressing their remediation works which are ongoing. The planning permission conditions are being attended to by consultants Stantec with the condition attached to Dunglass Castle has been progressed with the condition survey nearing completion taking in the castle, house and Henry bell Obelisk. A verbal presentation was made to the board members at the September meeting.						
Final Business Case submission date changed from November 2021 to November 2022 was submitted to the Chief Executive's Group on 29th September 2021 with no issues raised. It was included in the interim performance report presented to cabinet on 5th October 2021. A briefing document has been produced and agreed with our chosen contractor Balfour Beatty. Through the Scape framework we are moving towards a formal pre construction agreement to allow the detailed design works to commence and the full construction programme to be developed.						
Agreements in principle are being drawn up with the majority of 3rd party land owners which will provide a greater degree of certainty as we move towards reaching an agreement with Balfour Beatty.						
Mitigating Action						
None required.						
Anticipated Outcome						
Delivery of the project on time and within the increased budget.						
8 Clydebank Community Sports Hub						
Project Life Financials	3,865	3,857	100%	3,865	0	0%
Current Year Financials	8	0	0%	8	(0)	0%
Project Description	Creation of a community and sport hub.					
Project Manager	Lesley Woolfries/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-22	Actual End Date	26-Oct-18		
Main Issues / Reason for Variance						
The facility has been operational since October 2018. Following the termination of the construction contract in the post completion phase, officers have completed defect rectification to the allotment area and completed outstanding work to the natural grass pitch. Due to the excessive quotes received to rectify the defects, the decision was taken to no longer pursue rectification as this presents too great a financial risk to WDC. Final professional fees have now been paid. Officers continue to liaise with the Insolvency Practitioner to conclude the statement of a final account and address their claim for the final retention release. Officers received correspondence from the Insolvency Practitioner cost consultant requesting payment of the withheld retention money, which is disputed by Officers. The £0.008m budget allocation for this financial year 2021/22 will be reviewed as part of the final stages to agree the final account.						
Mitigating Action						
Statement of Final Account shall be agreed to bring project expenditure to a conclusion.						
Anticipated Outcome						
New facility has been operational since October 2018.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
9 Building Upgrades and H&S - lifecycle & reactive building upgrades						
Project Life Financials	1,603	931	58%	1,603	0	0%
Current Year Financials	1,603	931	58%	1,603	0	0%
Project Description	Lifecycle and reactive building upgrades.					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Works progressing and a request for FY 21/22 budget acceleration has been made due to a number of health and safety requirements.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Full budget spend anticipated and request for FY21/22 acceleration of budget received.						
10 Holm Park & Yoker Athletic FC						
Project Life Financials	750	664	88%	750	0	0%
Current Year Financials	86	0	0%	86	(0)	0%
Project Description	Develop a new 3G pitch to act as a home venue for Clydebank FC with extensive community access.					
Project Manager	Michelle Lynn/ Craig Jardine					
Chief Officer	Angela Wilson					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Planning was granted December 2020 and contractors started onsite start of January 2021, however due to a number of COVID-19 level 4+ restrictions contractors unable to be onsite and complete works. Due to a number of issues in relation to availability of steel due to difficulties experienced within the supply chain as a result of Brexit it is unlikely will be able to commence onsite until January 2022. Works anticipated to be complete by 31 March 2022.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project delivered on budget.						
11 Public non-adopted paths and roads						
Project Life Financials	489	381	78%	489	0	0%
Current Year Financials	489	381	78%	489	0	0%
Project Description	Upgrades to drainage and lighting to enhance the lifespan of paths and roads within facilities in public parks, cemeteries and civic spaces.					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Projects are currently being developed to deliver better access in our parks, cemeteries and open spaces. Full budget spend anticipated in 2021/22.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Better access with parks, cemeteries and open spaces.						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
12	Community Sports Fund						
	Project Life Financials	472	406	86%	472	0	0%
	Current Year Financials	66	0	0%	66	0	0%
	Project Description	Match funding of up to 75% for local sports clubs to develop business cases to improve facilities.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Spend on this budget is dependant on community sports groups developing and delivering projects. COVID-19 has resulted in this process being delayed but it is hopeful spend will be achieved in 2021/22 as restrictions ease.						
	Mitigating Action						
	Work with groups to support project development.						
	Anticipated Outcome						
	New community sports facilities.						
13	Environmental Improvement Fund						
	Project Life Financials	1,726	1,713	99%	1,726	0	0%
	Current Year Financials	23	10	43%	23	0	0%
	Project Description	This fund has been created to deliver environmental improvement projects for communities throughout West Dunbartonshire.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Remaining budget rephased from 2020/21 to progress with tree planting in 2021/22 in line with the Councils Climate Change and Biodiversity action plans. Full budget spend anticipated.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Improvements to the environment of West Dunbartonshire.						
14	Kilmarnock Cemetery Extension						
	Project Life Financials	50	0	0%	50	0	0%
	Current Year Financials	50	0	0%	50	0	0%
	Project Description	Extension of existing cemetery at Kilmarnock.					
	Project Manager	Ian Bain					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	This budget will be used to develop an area of the existing Cemetery for additional burials. Project scope has now been developed and will be tendered under the minor civils framework. Budget spend anticipated in 2021/22.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Sustainable burial environment for local residents.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
15 Levensgrove Park - Restoration & Regeneration						
Project Life Financials	4,148	4,156	100%	4,156	8	0%
Current Year Financials	102	110	108%	110	8	8%
Project Description	Restoration and Regeneration of Levensgrove Park.					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date		31-Mar-22	
Main Issues / Reason for Variance						
Project has been extended due to COVID-19. Budget spend in year anticipated.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Restoration of Levensgrove Park.						
16 Sports Facilities Upgrades - Argyll Park - Construction of 3 All Weather Tennis Courts						
Project Life Financials	220	208	94%	220	0	0%
Current Year Financials	20	8	38%	20	(0)	0%
Project Description	Project is part of wider investment in sporting facilities and is dependent on match funding from Sports Scotland. Agreement in principle to wider WDC strategic priorities.					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Actual End Date		03-Apr-21	
Main Issues / Reason for Variance						
Project works complete. Retentions to be paid in 2021/22.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
New all weather tennis courts.						
17 Play Parks						
Project Life Financials	81	108	133%	81	0	0%
Current Year Financials	81	108	133%	81	0	0%
Project Description	Renew and replace playpark equipment					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date		31-Mar-22	
Main Issues / Reason for Variance						
Funding received for renewal of play parks. Full spend anticipated. Fire damage costs to be recovered.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Renewal of play parks						
18 Knowes Nature Reserve						
Project Life Financials	102	0	0%	102	0	0%
Current Year Financials	102	0	0%	102	0	0%
Project Description	Nature resource for Fairley Community					
Project Manager	Ian Bain					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date		31-Mar-22	
Main Issues / Reason for Variance						
Funding received from Nature Restoration Fund to build nature resource for Fairley community.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Nature resource for Fairley Community						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
19 Cycling, Walking and Safer Streets						
Project Life Financials	692	288	42%	692	(0)	0%
Current Year Financials	692	288	42%	692	(0)	0%
Project Description	Introduction of enhanced walking routes and traffic calming schemes to introduce safer streets within West Dunbartonshire.					
Project Manager	Derek Barr					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Current year budget made up of £0.303m which was rephasing from 2020/21 and new grant allocation of £0.389m. The £0.303m was carried forward with the condition it was used by 30 June 2021 and works have been carried out to that value in the time frame permitted, resulting in full spend. Works relating to the slippage from 2020/21 include Alexandria Main Street and Bridge Street, Alexandria and works at Bank Street were completed on time. Lighting works at India Street are completed. The 2021/22 allocation of £0.389m has been allocated to the installation of a new puffin crossing at Tullichewan roundabout and footway improvement works at Middleton Street/Hill Street at Christie Park Primary School. Cycling works in Clydebank & Alexandria (NCN7 links) are planned and shall be completed by 31/3/22. With regard to the proposed works at John Muir Way a feasibility study is required to ascertain what form of crossing is to be installed prior to March 2022.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
To improve connectivity and enhanced Cycling routes within West Dunbartonshire.						
20 Footways/Cycle Path Upgrades						
Project Life Financials	103	0	0%	103	0	0%
Current Year Financials	103	0	0%	103	(0)	0%
Project Description	Renewal and/or enhancement of failed footpaths/cycle paths through West Dunbartonshire.					
Project Manager	Derek Barr					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Various link pathways to be improved during this financial year with this budget. Works expected to be carried out March 2022 subject to Covid restrictions. Full spend anticipated.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
To improve Footways in West Dunbartonshire.						
21 Additional Pavement Improvements						
Project Life Financials	200	185	93%	200	0	0%
Current Year Financials	200	185	93%	200	0	0%
Project Description	Extra funding to accelerate pavement maintenance and improvements across West Dunbartonshire.					
Project Manager	Derek Barr					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Works to Footways in Dumbarton East commenced early July 2021 and are now complete & invoiced. Full budget spend.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
To improve Footways in West Dunbartonshire.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
22	Turnberry Homes - traffic calming/ management at Turnberry housing development off Castle Road					
	Project Life Financials	60	55	91%	60	0%
	Current Year Financials	7	2	23%	7	0%
	Project Description	Funding has been received from Turnberry Homes and will be used to introduce traffic calming and traffic management measures to mitigate the impact of additional traffic accessing the housing development off Castle Road, Dumbarton.				
	Project Manager	Derek Barr				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22	
	Main Issues / Reason for Variance					
	Consultation completed just before Christmas and speed humps shall be installed prior to March 2022.					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	Traffic calming to be installed in Dumbarton East.					
23	Electrical Charging Points - Rapid Charge					
	Project Life Financials	264	199	75%	264	0%
	Current Year Financials	95	29	31%	95	0%
	Project Description	Funding has been awarded from Transport Scotland for the Installation of electrical charging points				
	Project Manager	Derek Barr				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22	
	Main Issues / Reason for Variance					
	Installation of Electric Vehicle Charging point are complete and awaiting electrical connections and commissioning with the original £0.050m. A charging point will be installed at Moss O' Balloch car park prior to 31/3/22 with the additional £0.044m.					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	To provide Electric Vehicle Charging points within West Dunbartonshire.					
24	Flood Risk Management					
	Project Life Financials	963	36	4%	963	0%
	Current Year Financials	963	36	4%	963	0%
	Project Description	Enhancement of drainage infrastructure to ensure compliance with Flood Risk Management Act 2009.				
	Project Manager	Raymond Walsh/ Derek Barr				
	Chief Officer	Gail MacFarlane				
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22	
	Main Issues / Reason for Variance					
	Several projects including Gruggies Burn being developed & issue of contract for design is imminent. Spend should accelerate quickly once design contract is issued. This will be confirmed as the year progresses.					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	Projects should be complete within budget.					

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
25 Infrastructure - Flooding						
Project Life Financials	93	35	37%	93	0	0%
Current Year Financials	93	35	37%	93	(0)	0%
Project Description	Essential renewal of failed drainage assets to minimise flood risk within West Dunbartonshire.					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Projects being developed with full budget spend anticipated in 2021/22.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Intention is to complete works within budget.						
26 River Leven Flood Prevention Scheme						
Project Life Financials	800	157	20%	800	0	0%
Current Year Financials	343	0	0%	343	0	0%
Project Description	River Leven Flood Prevention Scheme.					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Awaiting outcome of Scottish Government & SEPA deliberations, however officers are hopeful full budget spend can be incurred.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project should be completed within budget.						
27 Strathclyde Partnership for Transport - Bus, cycling and walking infrastructure improvements & Park and Rides						
Project Life Financials	880	93	11%	880	0	0%
Current Year Financials	880	93	11%	880	0	0%
Project Description	Strathclyde Partnership for Transport - Bus, cycling and walking infrastructure improvements.					
Project Manager	Raymond Walsh					
Chief Officer	Gail MacFarlane					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Officers will continue Bus Infrastructure Improvement works and continue the ongoing programme including bus borders and bus shelters. A814 Congestion Measures works will involve installation of Scoot and TLP (traffic management technology to optimise journey time). Kilbowie Rd A8014 - site investigation works & traffic surveys on the existing geometry of Kilbowie Road with respect to the railway bridge have taken place and plans are under discussion. Strathleven Active Travel Network - provision of a footway between Strathleven Place, Dumbarton and A814 works are completed. Full budget spend anticipated at this time.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Improve accessibility to Public Transport and improve journey time reliability.						

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	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
28	Infrastructure - Roads						
	Project Life Financials	3,899	629	16%	3,899	0	0%
	Current Year Financials	3,899	629	16%	3,899	0	0%
	Project Description	Infrastructure - Roads.					
	Project Manager	Hugh Campbell					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Roads Operations and external contractors have almost completed the extensive surfacing programme of schemes which commenced in April 2021.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Intention is to complete various surfacing works for this budget by March 2022.						
29	A813 Road Improvement Phase 1						
	Project Life Financials	2,325	1,000	43%	2,325	0	0%
	Current Year Financials	708	8	1%	708	0	0%
	Project Description	A813 Road Improvement Phase 1.					
	Project Manager	Sharron Worthington					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	Main Issues / Reason for Variance						
	Plans now developed for carriageway widening & footway/cycleway construction between Strathleven and Lions Gate. Budget spend in year anticipated.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	To provide an improved A813.						
30	A813 Road Improvement Phase 2						
	Project Life Financials	2,325	0	0%	2,325	0	0%
	Current Year Financials	0	0	0%	0	0	0%
	Project Description	A813 Road Improvement Phase 2.					
	Project Manager	Sharron Worthington					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	Main Issues / Reason for Variance						
	These works not due to commence until Phase 1 completed.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	To provide an improved A813.						

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
31	Waste Transfer Station						
	Project Life Financials	1,980	0	0%	1,980	0	0%
	Current Year Financials	60	0	0%	60	0	0%
	Project Description	The design, development and construction of a recycling and bulk waste transfer facility that will ensure all recycling material can be sorted and disposed off appropriately to ensure compliance with landfill ban in 2025.					
	Project Manager	Kenny Lang					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Project group set up and working on development plans. Consultants hired. Budget will be spent in 2021/22						
	Mitigating Action						
	None Required.						
	Anticipated Outcome						
	Project delivered within budget.						
32	Replacement of compactors at Dalmoak civic amenity site						
	Project Life Financials	160	0	0%	160	0	0%
	Current Year Financials	80	0	0%	80	0	0%
	Project Description	The purchase of 2 compactors for the Council civic amenity site at Dalmoak.					
	Project Manager	Kenny Lang					
	Chief Officer	Gail MacFarlane					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	Main Issues / Reason for Variance						
	Compactors procurement concluded.						
	Mitigating Action						
	None Required.						
	Anticipated Outcome						
	Project delivered within budget.						
33	Dalmonach CE Centre						
	Project Life Financials	1,150	1,119	97%	1,150	0	0%
	Current Year Financials	49	18	36%	49	(0)	0%
	Project Description	To create new community facilities with additional space for early years provisions.					
	Project Manager	Michelle Lynn/ Craig Jardine					
	Chief Officer	Angela Wilson					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	30-Apr-22		
	Main Issues / Reason for Variance						
	Project complete - final account to be agreed.						
	Mitigating Action						
	None required.						
	Anticipated Outcome						
	To create new community facilities with additional space for early years provisions.						

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Accelerated Projects						
Project Name	Original Budget	Acceleration from 2022/23	Total Project Budget	Spend to Date	Forecast FY 21/22	Main Issues
	£000	£000	£000	£000	£000	
Building Upgrades and H&S - lifecycle & reactive building upgrades	1,211	392	1,603	931	1,603	Works progressing and a request for budget acceleration from 2022/23 has been made due to a number of health and safety requirements which need to be carried out.