

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2022/23

APPENDIX 1

PERIOD END DATE

31 August 2022

Subjective Summary	Total Budget 2022/23 £000	Spend to Date 2022/23 £000	Forecast Spend £000	Forecast Variance 2022/23 £000 %		Annual RAG Status
Employee Costs	6,690	2,414	6,844	154	2%	↓
Property Costs	2,030	677	2,000	(30)	-1%	↑
Transport Costs	112	53	151	39	0%	↓
Supplies, Services And Admin	395	89	382	(13)	-3%	↑
Support Services	2,724	845	2,536	(188)	-7%	↑
Other Expenditure	532	409	580	48	9%	↓
Repairs & Maintenance	12,942	997	12,293	(649)	-5%	↑
Bad Debt Provision	1,060	309	923	(137)	-13%	↑
Void Loss (Council Tax/Lost Rents)	857	819	1,684	827	96%	↓
Loan Charges	19,676	6,559	19,676	0	0%	→
Total Expenditure	47,018	13,171	47,069	51	0%	↓
House Rents	45,215	16,680	45,239	(24)	0%	↑
Lockup Rents	210	75	206	4	2%	↓
Factoring/Insurance Charges	1,316	545	1,308	8	1%	↓
Other rents	115	37	116	(1)	-1%	↑
Interest on Revenue Balance	55	4	10	45	82%	↓
Transfer from Reserves	0	0	60	(60)	0%	↓
Miscellaneous income	107	44	136	(29)	-27%	↑
Total Income	47,018	17,385	47,075	(57)	0%	↑
Net Expenditure	0	(4,214)	(6)	(6)		↑

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2022/23
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 2

MONTH END DATE

31 August 2022

PERIOD

5

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
EMPLOYEE COSTS		6,690	6,844	154	2%
					↓
Subjective Description					
This budget covers all employees charged directly to the HRA including caretakers.					
Variance Narrative					
Main Issues		£60K of this adverse variance relates to the increased pay awarded to caretakers following job evaluation panel on 7 April. This is offset by a transfer from HRA service improvement reserve which is shown in the income section. The remaining variance is due to additional temp posts being added to assist with backlogs/ staff absences.			
Mitigating Action		The need for additional staffing is regularly reviewed and will be reduced when service requirements allow.			
Anticipated Outcome		A year end overspend is anticipated			
Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
SUPPORT SERVICES		2,724	2,536	(188)	-7%
					↑
Subjective Description					
This budget covers central support recharges to the HRA					
Variance Narrative					
Main Issues		A favourable variance is expected with the assumption that the 2022/23 forecast outturn for support services is expected to be in line with the 2021/22 outturn adjusted for pay uplifts etc. This charge is calculated each year end based on HRA's percentage usage of the total cost of WDC support services. The 2022/23 HRA budget was set before this 2021/22 outturn was known so was based on 2020/21 charge which was higher.			
Mitigating Action		No mitigating action is required.			
Anticipated Outcome		A year end underspend is anticipated			
Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
REPAIRS & MAINTENANCE		12,942	12,293	(649)	-5%
					↑
Service Description					
This budget covers all repair and maintenance expenditure to houses and lockups					
Variance Narrative					
Main Issues		The favourable variance within Repairs & Maintenance is due to a couple of factors. The first being other maintenance relating to Gas Maintenance, Lift Maintenance etc. is expected to be lower than anticipated at time of budget setting when comparing to previous years trends. The second factor, similarly when looking at previous years trends we can expect the recoveries from owners to be higher than anticipated at time of budget setting. These combined results in the projected favourable variance in 2022/23.			
Mitigating Action		No mitigating action is required.			
Anticipated Outcome		A year end underspend is anticipated			

MONTH END DATE

31 August 2022

PERIOD

5

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
BAD DEBT PROVISION		1,060	923	(137)	-13% ↑
Service Description					
This budget allows for the provision for bad and doubtful debts to be maintained at an appropriate level					
Variance Narrative					
Main Issues		The Bad Debt Provision expected to be required for 2022/23 is less than estimated at time of budget setting, resulting in a favourable variance. This assumes that the provision required in 22/23 will be similar to the 21/22 provision.			
Mitigating Action		No mitigating action is required.			
Anticipated Outcome		A year end underspend is anticipated			

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%

VOID LOSS		857	1,684	827	96% ↓
Service Description					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
Variance Narrative					
Main Issues		The main reason for the projected adverse variance relates to the number of void properties being higher than expected at time of budget setting. The budget was set on the assumption that backlogs following COVID delays in getting voids turned around would be resolved early in year however the numbers continue to be high.			
Mitigating Action		A void working group has been reviewing the issues and have been implementing actions and working with Housing Maintenance managers to improve the situation and it is expected that the void figures will start to decrease significantly over the next few months.			
Anticipated Outcome		A year end overspend is anticipated			

PERIOD	5
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MONTH END DATE

31 August 2022

PERIOD

5

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

1 Void house strategy programme

Project Life Financials	8,384	960	11%	8,884	500	6%
Current Year Financials	2,000	960	48%	2,500	500	25%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-27		Forecast End Date	31-Mar-27	

Main Issues / Reason for Variance

Void works to continue into 22/23 to bring void properties up to a lettable standard. The high number of voids has led to a higher than expected demand for this budget, resulting in a projected overspend in 22/23.

Mitigating Action

None available at this time

Anticipated Outcome

Void properties to be brought up to lettable standard

2 Affordable Supply Programme

Project Life Financials	106,883	1,703	2%	106,883	0	0%
Current Year Financials	39,645	1,691	4%	37,081	(2,564)	-6%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-27		Forecast End Date	31-Mar-27	

Main Issues / Reason for Variance

Progress will continue to be monitored as the year progresses. The project has been moved into amber due to issues around the Clydebank East site. Following additional and more detailed site investigations it now appears likely that there will be significant additional costs to deliver the ground remediation strategy. These additional costs place the development at risk due to affordability issues. It is expected full information to make an assessment will be available in October and an update will be given to the Housing and Communities Committee when this has been achieved. Slippage to 23/24 is expected for Bank Street and Willox Park phase 1. Site specific updates as follows:-

Clydebank East - 88 units to be completed on the site. Estimated Start Date to be revised in light of required remediation strategy.

Queens Quay Site B - 29 units were expected to complete August 22, with rental income forecast from end of September 22. This has however have been delayed to end of September 22 completion with rental income forecast from end of October 22 due to delay with completion certificate.

Queens Quay Site C - 20 units to be completed on site. Estimated start date March 2023 and estimated completion March 2024.

Pappert - 27 units to be completed on site. Estimated completion early 2023. Officers currently working on the design and build contract.

Bank Street - 20 units to be completed on the site. Estimated start date July 2023, estimated completion July 2024. Project is currently at feasibility stage and probable outturn is expected to be lower than budgeted with a revised forecast spend of £0.420m against budget of £0.995m, resulting in slippage of £0.575m

Clydebank Health Centre - 41 units to be completed on site. Purchase cost now agreed with NHS with sale to be finalised in coming weeks.

Willox Park Phase1 - 17 units to be completed on site. Estimated start date June 2023 and estimated completion May 2024. 17/18 units demolition complete, and site investigation under way. Tender application expected to go out April 23. At this stage spend in the current year is expected to be £0.400m against budget of £2.4m resulting in slippage of £1.989m.

Mount Pleasant - 25 units to be completed on site. Estimated start date March 2023 with estimated completion March 2024.

Demolition of current site to go to the tendering committee at end of September 2022.

Bonhill Gap Site - 32 units to be completed on site. Estimated start date April 2023 and estimated completion October 2024. The project is currently at design stage.

Mitigating Action

None required at this time

Anticipated Outcome

Project to complete and meet revised spend targets

31 August 2022

5

Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
Special needs adaptations							
Project Life Financials		2,487	5	0%	2,487	0	0%
Current Year Financials		474	5	1%	474	0	0%
Project Description		Adaptations to Housing for Special Needs					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
No Issues, anticipated to meet full spend and targets. Possibility of overspend due to price increases and demand levels rising.							
Mitigating Action							
None required at this time							
Anticipated Outcome							
Full budget spend, possibility of overspend.							
Capitalised minor works							
Project Life Financials		2,266	0	0%	2,266	0	0%
Current Year Financials		431	0	0%	431	0	0%
Project Description		Gypsy/ Traveller Site improvements					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
No Issues, anticipated to meet full spend and targets.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							
Better Homes Priority Budget							
Project Life Financials		1,557	0	0%	1,557	0	0%
Current Year Financials		664	0	0%	664	0	0%
Project Description		Priority projects as prioritised by the Better Homes Group					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
A number of priority initiatives, supported by the Better Homes Project Board, are being investigated and are envisaged to have a positive impact on the current council housing stock and budget, with works expected to progress in 22/23.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							
QL Development							
Project Life Financials		271	0	0%	271	0	0%
Current Year Financials		185	0	0%	185	0	0%
Project Description		This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
No issues. Development of QL system to carry on through 22/23.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

31 August 2022

5

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

31 August 2022

5

11	External stores/garages/bin stores/drainage component renewals						
	Project Life Financials	257	0	0%	257	0	0%
	Current Year Financials	75	0	0%	75	0	0%
	Project Description	This budget is to focus on external stores/garages/bin stores etc. component renewals as identified and recommended from the housing stock condition survey.					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
12	Secure entry component renewals						
	Project Life Financials	273	35	13%	273	0	0%
	Current Year Financials	91	35	39%	91	0	0%
	Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	This programme always presents challenges with owner liaison and reaching agreements to install door entry where none exists, this contributes directly to achieving SHQS compliance for this element and reducing abeyances. The budget reflects the demand and number of installs required but it is acknowledged that full uptake is unlikely.						
	Mitigating Action						
	Officers continue to liaise with owners to encourage agreement for install.						
	Anticipated Outcome						
	Anticipated not to meet full spend despite best efforts.						
13	Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
	Project Life Financials	566	89	16%	566	0	0%
	Current Year Financials	108	89	83%	108	0	0%
	Project Description	This budget will be used to upgrade / replace components / installations in order to comply with the relevant standards / legislation / health and safety in relation to housing stock.					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

31 August 2022

5

Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
14	Heating improvement works						
	Project Life Financials	5,092	435	9%	5,092	0	0%
	Current Year Financials	969	435	45%	969	0	0%
	Project Description	Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	Anticipated to meet full spend and targets and possibly overspend. This budget has overspent in recent years as demand has exceeded expectations. Current progress continues this trend however an industry wide shortage in microchips is likely to hinder availability of boilers and in turn will impact on spend. Due to the nature of this project (ensuring heating and hot water availability) there is no option for a conscious reduction of installs.						
	Mitigating Action						
	None available						
	Anticipated Outcome						
	Full budget spend, possible overspend.						
15	Energy improvements/energy efficiency works						
	Project Life Financials	280	0	0%	280	0	0%
	Current Year Financials	54	0	0%	54	0	0%
	Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
16	Modern facilities and services						
	Project Life Financials	5,293	73	1%	5,293	0	0%
	Current Year Financials	1,036	73	7%	1,036	0	0%
	Project Description	New Kitchens, Bathrooms and Showers					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
17	Improvement works (Risk St)						
	Project Life Financials	103	0	0%	103	0	0%
	Current Year Financials	103	0	0%	103	0	0%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

31 August 2022

5

Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
18	Contingencies						
	Project Life Financials	581	0	0%	400	(181)	-31%
	Current Year Financials	181	0	0%	0	(181)	-100%
	Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
	Project Lifecycle	Planned End Date	31-Mar-27		Forecast End Date		31-Mar-27
	Main Issues / Reason for Variance						
	No Issues, contingent budget for unplanned spend						
	Mitigating Action						
	none at this time						
	Anticipated Outcome						
	Spend as required						
19	Defective structures/component renewals						
	Project Life Financials	3,637	113	3%	3,637	0	0%
	Current Year Financials	887	113	13%	887	0	0%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-27		Forecast End Date		31-Mar-27
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
20	Environmental renewal works, paths/fences/walls/parking area's						
	Project Life Financials	5,092	457	9%	5,092	0	0%
	Current Year Financials	969	457	47%	969	0	0%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date	31-Mar-27		Forecast End Date		31-Mar-27
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
21	Asbestos management works						
	Project Life Financials	1,135	30	3%	1,135	0	0%
	Current Year Financials	215	30	14%	215	0	0%
	Project Description	This budget is to fund work associated with the management of current asbestos legislation and					
	Project Lifecycle	Planned End Date	31-Mar-27		Forecast End Date		31-Mar-27
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

MONTH END DATE

31 August 2022

PERIOD

5

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

22

Multi Story Flats (including Fire Risk Assessment Works)

Project Life Financials	2,378	0	0%	2,378	0	0%
Current Year Financials	800	0	0%	800	0	0%
Project Description	High Rise Fire Safety Measures					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet spend and revised targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

23

Buy Backs

Project Life Financials	7,729	319	4%	7,729	0	0%
Current Year Financials	2,019	319	16%	2,019	0	0%
Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. For these reasons, any purchase is subject to stringent criteria to ensure accountability and value for money for existing tenants. Spend in 22/23 will therefore be dependent on these factors. So far this year , 3 homes have been purchased, with a further 8 under offer. The target is to deliver an additional 20 homes each year through the buyback scheme.						
Mitigating Action						
None required.						
Anticipated Outcome						
Budget spend anticipated, should criteria be met.						

24

Salaries/central support/offices

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

31 August 2022

5

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

1

Project Life Financials	(48,826)	0	0%	(48,826)	0	0%
Current Year Financials	(30,006)	0	0%	(27,980)	2,027	-7%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No issues, income due to be received with no problems anticipated						
Mitigating Action						
None required						
Anticipated Outcome						
Income due to be received						

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

APPENDIX 7

MONTH END DATE

31 August 2022

PERIOD

5

Site	Project Life Financials					RAG Status
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	£000	£000	%	
St Andrews School	636	34	636	-	0%	→
Haldane Primary School	148	0	148	-	0%	→
Aitkenbar Primary School	652	214	652	-	0%	→
Clydebank East	26,474	-	26,474	-	0%	→
Creveul Court	58	59	58	-	0%	→
Queens Quay Site B	1,259	1,292	1,259	-	0%	→
Queens Quay Site C	6,198	1	6,198	-	0%	→
Pappert	7,332	2	7,332	-	0%	→
Lilac Avenue	2,676	-	2,676	-	0%	→
Bank Street	4,674	-	4,674	-	0%	→
Clydebank Health Centre	6,930	3	6,930	-	0%	→
Willox Park Phase1	3,817	70	3,817	-	0%	→
Willox Park Phase2	6,300	-	6,300	-	0%	→
Mount Pleasant	4,200	11	4,200	-	0%	→
Silverton	2,100	-	2,100	-	0%	→
Fees, Staffing Costs, contingency	4,005	14	4,005	-	0%	→
Gap sites	12,600	2	12,600	-	0%	→
Bonhill Gap Site	420	2	420	-	0%	→
Future New build sites	16,824	-	16,824	-	0%	→
Total Expenditure	107,303	1,703	107,303	0		→