

MONTH END DATE

31 March 2022

PERIOD

12

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

1 Affordable Housing Supply Programme						
Project Life Financials	135,877	14,689	11%	136,187	310	0%
Current Year Financials	20,281	7,389	36%	7,389	(12,892)	-64%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
Main Issues / Reason for Variance						
The current year variance of £12.892m is made up of £8.503m slippage on existing sites, predominantly Clydebank East, £4.443m slippage on future new builds, and there is a net overspend of £0.054m. The overspend is made up of an underspend on anticipated support costs of £0.619m, an overspend on Dumbarton Harbour Ph3 of £0.616m and overspend of £0.030m on Second Ave development. Site specific updates will be provided in the first report of 22/23.						
Mitigating Action						
All projects have now been reprofiled and in the case of Clydebank East it is now anticipate a site start late 2022.						
Anticipated Outcome						
Delivery of Programme will be achieved.						

2 Doors/window component renewals						
Project Life Financials	10,539	1,357	13%	10,539	0	0%
Current Year Financials	3,831	1,357	35%	1,357	(2,474)	-65%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
Main Issues / Reason for Variance						
Installs are behind original planned targets, however the combined internal and external contractor resources are showing an upturn in completions and an overall improving position. Officers will continue to monitor and support this position to maintain improvements. Full budget spend was not possible in 21/22, rephasing of £2.474m required to be carried to 22/23 for continuation of works.						
Mitigating Action						
Progress on this will continue to be monitored closely into 22/23.						
Anticipated Outcome						
Slippage is required to be carried forward into 22/23.						

MONTH END DATE

31 March 2022

PERIOD

12

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast/ Actual Spend	Variance		
	£000	£000	%	£000	£000	%
3 Defective structures/component renewals						
Project Life Financials	3,429	505	15%	3,429	0	0%
Current Year Financials	746	505	68%	505	(241)	-32%
Project Description	Defective structures					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
<p>Programme continues albeit there are challenges with vacating tenants in next block to commence, impacted by COVID and suitable decant locations. Housing officers working to resolve this. Overall programme behind where wanted to be at this stage. Budget underspent in current year, with balance required to be carried to 22/23 to complete works.</p>						
Mitigating Action						
Officers will work to maximise on opportunities to catch up on programme.						
Anticipated Outcome						
Slippage is required to be carried forward into 22/23.						
4 Airport Noise Insulation Scheme						
Project Life Financials	192	0	0%	192	0	0%
Current Year Financials	192	0	0%	0	(192)	-100%
Project Description	Noise Insulation Project					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
<p>Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. However the planned activity was put on hold during 2021 due to the COVID pandemic and the inability to access properties and also the lack of aircraft flying to facilitate a meaningful trial. In that time, the airport requirement to roll out a permanent insulation scheme has taken precedence for Glasgow Airport Authorities. The full scheme should have launched in early 2022 and we await further information as to the reason for such a delay, WDC are considering how reallocation of the earmarked budget could be best utilised towards noise improvement. It is possible that funds could be used to supplement the Airport contribution where additional improvements are possible but in excess of the allocated airport financial contribution. This will be reviewed and recommendations made once in receipt of the airport scheme outline.</p>						
Mitigating Action						
There is regular dialogue between the Council and Glasgow Airport, and there is the basis of an agreed delivery plan which was ready to be implemented prior to the pausing of the project. This can be re-established immediately by both parties, however it has to be recognised the nature of works will not complete until 22/23, however both parties still remain committed to its delivery.						
Anticipated Outcome						
Slippage is required to be carried forward into 22/23.						

MONTH END DATE

31 March 2022

PERIOD

12

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast/ Actual Spend	Variance		
	£000	£000	%	£000	£000	%
5 Heating improvement works						
Project Life Financials	4,972	1,316	26%	5,341	369	7%
Current Year Financials	948	1,316	139%	1,316	368	39%
Project Description	Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
This project overspent in 21/22 due to a high demand on necessary essential works. There has been a larger number of renewals and referrals in 21/22 than anticipated at time of budget setting, resulting in an overspend on the current year budget.						
Mitigating Action						
This budget is for essential work and is demand led so difficult to mitigate.						
Anticipated Outcome						
Overspend in 21/22.						
6 Improvement works (Risk St)						
Project Life Financials	170	67	39%	170	0	0%
Current Year Financials	170	67	39%	67	(103)	-61%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Budget is for end of contract retention payment, with remaining budget to be slipped into 22/23 to meet any residual costs. In-year final retention payment was less than anticipated, remaining balance to be slipped into 22/23 for budget to meet costs to resolve a legacy roofing issue.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Underspend to be slipped into 22/23 to fund a legacy roofing issue.						

MONTH END DATE

31 March 2022

PERIOD

12

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast/ Actual Spend	Variance		
	£000	£000	%	£000	£000	%
7 Buy Backs						
Project Life Financials	5,400	1,036	19%	6,069	669	12%
Current Year Financials	1,706	1,036	61%	1,036	(670)	-39%
Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
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. With several key stakeholders involved, this has meant full budget spend has not been possible in 21/22, with remaining budget required to be carried forward to 22/23.						
Mitigating Action						
Officers will continue efforts to maximise buy-backs, in an effort to increase delivery of the scheme and positively impact and minimise slippage.						
Anticipated Outcome						
Budget did not fully spend in 21/22 as there were a number of mitigating factors including the prioritisation of staff resource on new build activities. Officers will ensure maximisation of spend to meet project priorities and increased activity in 22/23.						
8 Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp						
Project Life Financials	16,430	2,105	13%	16,430	0	0%
Current Year Financials	4,088	2,105	51%	2,105	(1,983)	-49%
Project Description	Building external component renewals					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Roof renewal programme continues. Monthly tracking is behind cumulative targets however additional installs by support contractor is underway and this should help with completions. Recent completions incorporating those by support contractor are showing an improving position however it is was not possible for full budget catch up in 21/22 and remaining budget is required to be rephased to 22/23.						
Mitigating Action						
Progress on this will continue to be monitored closely as works continue into 22/23.						
Anticipated Outcome						
Remaining budget will be required to be slipped into 22/23.						
9 Special needs adaptations						
Project Life Financials	2,540	710	28%	2,675	135	5%
Current Year Financials	575	710	123%	710	135	23%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Budget is overspent, installation progress has improved overall and programme has been pushing to increase completion						
Mitigating Action						
None available at this time, pushing to reduce waiting list and increase completions.						
Anticipated Outcome						
Project to complete as planned over budget						

MONTH END DATE

31 March 2022

PERIOD

12

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

10 Better Homes Priority Budget

Project Life Financials	1,319	(7)	-1%	1,319	0	0%
Current Year Financials	446	(7)	-2%	(7)	(453)	-102%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		

Main Issues / Reason for Variance

While pandemic restrictions stalled some proposed initiatives throughout 20/21, it was anticipated that this would be less impacted throughout 21/22, however Officers have experienced a number of issues in relation to supply and materials that have curtailed progress particularly on new workstream. Nevertheless, a number of priority initiatives, supported by the Better Homes Project Board, are already being investigated and are envisaged to have a positive impact on the current council housing stock and budget is required to be slipped to 22/23 to carry out these works.

Mitigating Action

Officers are actively reprofiling works based on priority assessment within the wider Housing Asset Management Strategy, this

Anticipated Outcome

It is anticipated that the accelerated proposals will result in this budget achieving all targets, but will continue to monitor market conditions.

11 Community Safety Projects

Project Life Financials	17	0	0%	17	0	0%
Current Year Financials	17	0	0%	0	(17)	-100%
Project Description	Community Safety Projects					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		

Main Issues / Reason for Variance

Project has experienced some delays whilst managing owner occupiers and other works requiring completion to allow project to commence, budget is required to be carried into 22/23 for completion.

Mitigating Action

None available at this time. Officer will continue to progress this project to completion.

Anticipated Outcome

Project to carry into 22-23 for completion and meet spend targets.

12 Void house strategy programme

Project Life Financials	8,645	3,689	43%	10,233	1,588	18%
Current Year Financials	2,101	3,689	176%	3,689	1,588	76%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		

Main Issues / Reason for Variance

The high number of voids has led to a higher than expected demand for this budget, resulting in an overspend in 21/22. Void

Mitigating Action

None available at this time as this is a demand led programme.

Anticipated Outcome

Project to overspend due to higher demand.

MONTH END DATE

31 March 2022

PERIOD

12

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast/ Actual Spend	Variance		
	£000	£000	%	£000	£000	%
13 Asbestos management works						
Project Life Financials	1,104	317	29%	1,211	107	10%
Current Year Financials	210	317	151%	317	107	51%
Project Description	This budget is to fund work associated with the management of current asbestos legislation					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Budget overspend in current year due to higher than expected demand.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project to complete over budget..						
14 MSF Fire Risk Assessment Works						
Project Life Financials	5,100	0	0%	5,100	0	0%
Current Year Financials	300	0	0%	0	(300)	-100%
Project Description	High Rise Fire Safety Measures					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
An update report on this project was on the agenda for 27th October 2021 Council. This advised that the expected spend on replacing Spandrel panels will no longer be required but instead a variety of issues affecting Multi Stories will be reviewed and incorporated into the 2022 High Rise strategy. This resulted in approval to vire the underspend of £0.900m to the statutory/ regulatory compliance works project to offset the overspend related to the smoke detector installation programme. The remaining 21/22 budget of £0.300m is required to be carried forward to 22/23 £0.300m for MSF Fire Risk Assessment Works.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Progress on this programme will be closely monitored on a regular basis through the Better Homes Project Board.						

MONTH END DATE

31 March 2022

PERIOD

12

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

1	Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)					
Project Life Financials	1,583	1,241	78%	1,792	209	13%
Current Year Financials	1,136	1,241	109%	1,241	105	9%
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-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
The works in relation to the smoke detector installation programme has been continuing in connection with gas heating annual servicing. An issue regarding the level of budget available was identified in that installation costs have been higher than anticipated at time of budget setting. In response to this budget issue, a virement was carried out to increase the budget of the statutory/ regulatory compliance works project by £0.900m, which has reduced the overspend in 21/22.						
Mitigating Action						
These works are necessary and virement was required to mitigate overspend on budget.						
Anticipated Outcome						
Project to complete over budget as works are necessary and a legislative requirement.						
2	External stores/garages/bin stores/drainage component renewals					
Project Life Financials	304	93	31%	304	0	0%
Current Year Financials	125	93	74%	93	(32)	-26%
Project Description	This budget is to focus on external stores/garages/bin stores etc. component renewals as identified and recommended from the housing stock condition survey.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Spending has been later than planned due to protracted owner involvement slowing down authorisation of work, remaining budget to be slipped to 22/23.						
Mitigating Action						
On going dialogue with owners will continue in order to get this work approved.						
Anticipated Outcome						
Underspend to be slipped into 22/23.						
3	Secure entry component renewals					
Project Life Financials	379	52	14%	279	(100)	-26%
Current Year Financials	200	52	26%	52	(148)	-74%
Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Budget underspent due to owner involvement slowing down authorisation of work. Ongoing challenges with owner agreements has impacted the ability to progress installations.						
Mitigating Action						
On going dialogue with owners will continue in attempts to reach agreements to progress more installations.						
Anticipated Outcome						
Underspend in 21/22.						

MONTH END DATE

31 March 2022

PERIOD

12

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast/ Actual Spend	Variance		
	£000	£000	%	£000	£000	%
4 Capitalised minor works						
Project Life Financials	2,480	764	31%	2,553	73	3%
Current Year Financials	691	764	111%	764	73	11%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Budget is overspent, resultant capitalised spend was more than anticipated and higher demand.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project to complete over budget.						
5 QL Development						
Project Life Financials	26	29	112%	29	3	12%
Current Year Financials	26	29	112%	29	3	12%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
Some minor accelerated spend to support the Repairs and Maintenance functionality of the system.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned.						
6 Environmental renewal works, paths/fences/walls/parking area's						
Project Life Financials	5,089	1,420	28%	5,220	131	3%
Current Year Financials	1,289	1,420	110%	1,420	131	10%
Project Description	Environmental renewal works, paths/fences/walls/parking areas					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Demand for budget higher than expected as works progress resulting in a small overspend in 21/22.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Overspend incurred.						

MONTH END DATE

31 March 2022

PERIOD

12

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

1	Gypsy Travellers Site						
	Project Life Financials	91	81	89%	91	0	0%
	Current Year Financials	91	81	89%	81	(10)	-11%
	Project Description	Gypsy/ Traveller Site improvements					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	This budget is made up of Scottish Government grant which requires to be legally committed to improvement works on existing Gypsy Travellers sites by the end of March 2022. Initially the funding should have been committed a year earlier but as a result of the pandemic the timeline has been extended across Scotland. A condition of the grant requires that spend mirrors tenant priorities, and as such we have had a number of consultative engagements with the existing community to assess priorities. Works are now complete and upon allocation of support costs, project completed on budget.						
	Mitigating Action						
	No mitigation required at this time.						
	Anticipated Outcome						
	Project complete within budget.						
2	Targeted SHQS compliance works						
	Project Life Financials	100	0	0%	0	(100)	-100%
	Current Year Financials	100	0	0%	0	(100)	-100%
	Project Description	This budget is to focus on work required to maintain the SHQS compliance with WDC housing stock.					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	All spend in this area this year will be heating so will be met from heating improvement budget.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Underspend which will partially offset overspend in heating improvement budget.						
3	Targeted ESSH compliance works						
	Project Life Financials	20,504	4,736	23%	20,504	0	0%
	Current Year Financials	5,076	4,736	93%	4,736	(340)	-7%
	Project Description	This budget enables the council's continued commitment to achieving the Government's standards in relation to energy efficiency.					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	Main Issues / Reason for Variance						
	EWI programme continues to progress and work to continue into 22/23 to complete. Caution should remain with regards to emerging COVID issues and the effect that may have on labour and materials supply chain. Remaining budget to carry over into 22/23 for completion.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Project to complete as planned and maximise spend.						

MONTH END DATE

31 March 2022

PERIOD

12

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast/ Actual	Variance		
	£000	£000	%	£000	%	
4 Modern facilities and services						
Project Life Financials	4,003	1,309	33%	3,992	(11)	0%
Current Year Financials	1,320	1,309	99%	1,309	(11)	-1%
Project Description	New Kitchens, Bathrooms and Showers					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Officers continue to monitor output and maximise performance and spend, however a small carry forward to 22/23 is required.						
Mitigating Action						
Additional back-up contracts in place to assist in delivery.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						
5 Energy improvements/energy efficiency works						
Project Life Financials	331	0	0%	224	(107)	-32%
Current Year Financials	108	0	0%	0	(108)	-100%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
All spend in this area this year will contribute to increased efficiency heating so was met from heating improvement budget.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Underspend which will partially offset overspend in heating improvement budget.						
6 Contingencies						
Project Life Financials	500	19	4%	500	0	0%
Current Year Financials	100	19	19%	19	(81)	-81%
Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Little demand for this budget in 21/22, however required to be carried forward should the need arise in 22/23 to utilise budget.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Budget to spend as required.						
7 Salaries/central support/offices						
Project Life Financials	12,776	2,372	19%	12,693	(83)	-1%
Current Year Financials	2,455	2,372	97%	2,372	(83)	-3%
Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Underspend on salaries recharged to HRA Capital in 21/22.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						

MONTH END DATE

31 March 2022

PERIOD

12

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

1 NEW BUILD GRANT						
Project Life Financials	(39,600)	(1,562)	4%	(40,623)	(1,023)	3%
Current Year Financials	(5,000)	(909)	18%	(909)	4,091	-82%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date		Forecast End Date			
Main Issues / Reason for Variance						
Overall, there is a favourable project life variance of £1.023m which relates to additional grant income successfully negotiated by Officers in relation to the increased grant per unit at Aitkenbar, Haldane and Dumbarton Harbour and the additional grant generated from the buyback scheme. Current year adverse variance of £4.091m relates to new builds which are not expected to progress until next financial year.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
The project life overall variance will be favourable by £1.023m due to additional Scottish Government Grant Income.						