

WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2020/2021

Appendix 1

PERIOD END DATE

31 August 2020

Subjective Summary	Total Budget 2020/21 £000	Spend to Date 2020/21 £000	Forecast Spend £000	Forecast Variance 2020/21		Annual RAG Status	Net Variance attributable to covid £000	Underlying Variance excluding Covid £000
				£000	%			
Employee Costs	5,559	2,356	5,775	216	4%	↓	12	204
Property Costs	1,837	805	1,805	(32)	-2%	↑	0	(32)
Transport Costs	80	24	77	(3)	0%	↑	0	(3)
Supplies, Services And Admin	316	120	327	11	3%	↓	(17)	28
Support Services	2,661	1,109	2,661	0	0%	→	0	0
Other Expenditure	464	144	404	(60)	-13%	↑	(68)	8
Repairs & Maintenance	12,517	4,751	11,162	(1,355)	-11%	↑	(1,135)	(220)
Bad Debt Provision	1,060	411	1,060	0	0%	→	0	0
Void Loss (Council Tax/Lost Rents)	740	262	732	(8)	-1%	↓	0	(8)
Loan Charges	18,919	7,883	18,919	0	0%	→	0	0
<b>Total Expenditure</b>	<b>44,153</b>	<b>17,865</b>	<b>42,922</b>	<b>(1,231)</b>	<b>-3%</b>	<b>↑</b>	<b>(1,208)</b>	<b>(23)</b>
House Rents	42,432	17,625	42,301	132	0%	↓	132	0
Lockup Rents	209	86	206	3	1%	↓	0	3
Factoring/Insurance Charges	1,202	506	1,215	(13)	-1%	↑	0	(13)
Other rents	115	31	112	3	3%	↓	0	3
Interest on Revenue Balance	93	24	57	36	39%	↓	0	36
Miscellaneous income	101	50	109	(8)	-8%	↑	0	(8)
<b>Total Income</b>	<b>44,152</b>	<b>18,322</b>	<b>44,000</b>	<b>153</b>	<b>0%</b>	<b>↓</b>	<b>132</b>	<b>21</b>
<b>Net Expenditure</b>	<b>0</b>	<b>(457)</b>	<b>(1,078)</b>	<b>(1,078)</b>			<b>(1,076)</b>	<b>(2)</b>

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PERIOD 5

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

<b>EMPLOYEE COSTS</b>	5,559	5,775	216	4%	↓
<b>Subjective Description</b>					
This budget covers all employees charged directly to the HRA including caretakers.					
<b>Variance Narrative</b>					
<b>Main Issues</b>	There are two reasons for this adverse variance. The first reason relates to a reduction in the recharge of salaries to HRA Capital due to changes in the workload as a result of the Covid-19 lockdown in the first 3 months of the year (£0.012m). The other main reason relates to the proportion of staff being recharged to other services being less than budgeted (£0.299m). However, this is partly offset by a reduction in recharges from other services (£0.095m).				
<b>Mitigating Action</b>	No mitigation possible. Any overspend will be contained within the overall HRA Budget.				
<b>Anticipated Outcome</b>	A year end overspend is anticipated.				

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

<b>REPAIRS &amp; MAINTENANCE</b>	12,517	11,162	(1,355)	-11%	↑
<b>Service Description</b>					
This budget covers all repair and maintenance expenditure to houses and lockups					
<b>Variance Narrative</b>					
<b>Main Issues</b>	Buildings Service management are currently reviewing options to catch-up with backlog repairs, should this be successful then this underspend is likely to reduce as the year progresses. Ongoing repairs may be affected adversely by any further widespread covid infection in the future				
<b>Mitigating Action</b>	HMTA will continue to seek appropriate ways to catch up with repairs				
<b>Anticipated Outcome</b>	A year end underspend is anticipated.				

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

<b>HOUSE RENTS</b>	(42,432)	(42,301)	132	0%	↓
<b>Service Description</b>					
Rental income from houses					
<b>Variance Narrative</b>					
<b>Main Issues</b>	This budget is based on the expected numbers of stock available for rent. The 20/21 budget assumed a provision for some of the new builds becoming available to rent part way through the financial year. However, the temporary halt of work and delays to the progress on site due to Covid-19, will mean that these properties will not be ready for let within 2020/21.				
<b>Mitigating Action</b>	No mitigation possible. Any income shortfall will be contained within the overall HRA Budget.				
<b>Anticipated Outcome</b>	There will be a shortfall in rental income.				



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PERIOD

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

1 Affordable Housing Supply Programme						
Project Life Financials	105,348	28,961	27%	105,348	0	0%
Current Year Financials	33,245	7,272	22%	26,771	(6,474)	-19%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
<p>Following the re-start of sites, all of the main developments on-site are moving through the Construction Industry restart and are proceeding to stage 5 (increasing Density/Productivity). Revised programmes and cost profiles are currently in the process of being received and the impacts of Covid-19 are now projected to impact on projects between 2 - 6 months and will result in some slippage into 21/22. Once revised costings have been fully examined, it may be necessary to seek Council permission to vire funds between budgets within the AHSP and/or to accelerate funds from planned future years spend within the AHSP to ensure the project comes in on budget over the course of the project life budget. Site updates are as follows:-</p> <p>St Andrews - CCG are following latest SG guidance have proceeded to stage 5 as above of the Construction Industry 6-stage roadmap. Work progressing well and handovers projected to take place between October 2020 and July 2021.</p> <p>Creveul Court, Aitkenbar Primary School and Haldane - CCG have moved into phase 5 as above of the Construction Industry 6-stage road map. Currently looking like Creveul will complete before the end of 2020, Haldane will complete in March 2021 and Aitkenbar will complete by May 2021.</p> <p>Clydebank East - Awaiting demolition resumption which should complete at the beginning of October. Discussion required to be had over housing mix options and SG grant.</p> <p>Dumbarton Harbour Ph 3 -Cullross have moved to Stage 5 of the Roadmap as above. Awaiting revised programmes, however this project was always slightly behind the projects above due to the administration of the initial main contractor.</p> <p>Queen Quay (Sites B &amp; C) - Wheatley Group are providing development management service for the Council in terms of the development at Queen Quay Site B and as with the other CCG sites, it has moved onto phase 5 of the construction industry restart plan. Site C -will be developed as part of the 'Building Back Better' approach and the more homes officers will prepare proposals to be brought to a future More Homes Project Board.</p>						
<b>Mitigating Action</b>						
<p>Progress on this programme will be closely monitored on a regular basis through the More Homes Project Board and reported to the Housing and Communities Committee on a quarterly basis. The temporary halt of work and delays due to Covid-19, will mean that slippage is unavoidable within the current financial year however this will be minimised wherever possible.</p>						
<b>Anticipated Outcome</b>						
<p>The Affordable Housing Supply Programme will be delivered on time and within the overall project life budget.</p>						

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

2 Targeted EESSH compliance works						
Project Life Financials	30,579	9,268	30%	29,547	(1,032)	-3%
Current Year Financials	5,228	246	5%	4,125	(1,103)	-21%
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-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, is now back underway and progressing well.						
<b>Mitigating Action</b>						
Officers will work with contractor to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22. Project to completed under project life budget due to underspend achieved last year.						

3 Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp						
Project Life Financials	21,503	5,483	25%	21,503	0	0%
Current Year Financials	3,726	50	1%	2,729	(997)	-27%
Project Description	Building external component renewals					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, is now back underway and progressing well. Additional sub-contractor support for delivery has been arranged and is underway.						
<b>Mitigating Action</b>						
Building Services will work to manage resources and restart to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

4 Doors/window component renewals						
Project Life Financials	11,082	2,063	19%	11,082	0	0%
Current Year Financials	2,475	0	0%	1,515	(960)	-39%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Performance and output from the window supply contractor is disappointing and not meeting expectations. The Building Services Manager, supported by the Procurement team, is working to resolve and improve this position with the supplier and is also investigating possibilities of shelf ready alternative suppliers from existing frameworks to bolster this need and to help maximise delivery and spend on this programme.						
<b>Mitigating Action</b>						
Building Services will work to manage resources and restart to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

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

5 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
Project Life Financials	3,605	766	21%	3,605	0	0%
Current Year Financials	2,403	356	15%	1,870	(533)	-22%
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-25	Forecast End Date		31-Mar-25	
<b>Main Issues / Reason for Variance</b>						
Work contributing to this programme has been continuing in connection with gas heating annual servicing and continues to gather pace.						
<b>Mitigating Action</b>						
Building Services will work with support contractor to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

6 Buy Backs						
Project Life Financials	5,870	1,355	23%	5,870	0	0%
Current Year Financials	2,114	264	12%	1,334	(780)	-37%
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-25	Forecast End Date		31-Mar-25	
<b>Main Issues / Reason for Variance</b>						
The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. 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 does mean that there is potential for slippage.						
<b>Mitigating Action</b>						
The policy has recently been refreshed and expanded to help achieve the key strategic aim. Officers will increase efforts to maximise buy-backs, in an effort to increase delivery of the scheme and positively impact and minimise slippage.						
<b>Anticipated Outcome</b>						
Budget unlikely to meet full spend. Officers will endeavour to maximise spend and minimise slippage. Remaining balance will be required to be rephased into 2021-22.						

TOTAL RED						
Project Life Financials	177,987	47,896	27%	176,955	(1,032)	-1%
Current Year Financials	49,191	8,188	17%	38,344	(10,847)	-22%

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>1 Special needs adaptations</b>						
Project Life Financials	3,229	800	25%	3,229	0	0%
Current Year Financials	462	10	2%	160	(302)	-65%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
This workstream is still in a gradual return to normal activity, as this work mainly involves those citizens in the most vulnerable groups who are reticent to permit operatives and works access to their homes.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>2 Capitalised minor works</b>						
Project Life Financials	3,560	1,218	34%	3,560	0	0%
Current Year Financials	615	15	2%	308	(307)	-50%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand throughout the financial year.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
As workstreams gather progress, it is anticipated that there will increased spend in the coming periods.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>3 Better Homes Priority Budget</b>						
Project Life Financials	1,144	99	9%	1,144	0	0%
Current Year Financials	245	0	0%	123	(122)	-50%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

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

<b>4 Targeted SHQS compliance works</b>						
Project Life Financials	400	17	4%	117	(283)	-71%
Current Year Financials	100	0	0%	50	(50)	-50%
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-21	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22. Project to completed under project life budget due to underspends achieved in previous financial years.						
<b>5 External stores/garages/bin stores/drainage component renewals</b>						
Project Life Financials	430	125	29%	430	0	0%
Current Year Financials	131	0	0%	72	(59)	-45%
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-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
This programme of works, having previously been paused due to COVID, has restarted in conjunction with the environmental programme.						
<b>Mitigating Action</b>						
Building Services will work to manage resources and restart to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>6 Secure entry component renewals</b>						
Project Life Financials	446	90	20%	446	0	0%
Current Year Financials	181	0	0%	72	(109)	-60%
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-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						



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

<b>7</b>	<b>Heating improvement works:</b>						
	Project Life Financials	6,049	1,645	27%	6,049	0	0%
	Current Year Financials	923	189	20%	608	(315)	-34%
	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-25	Forecast End Date		31-Mar-25	
	<b>Main Issues / Reason for Variance</b>						
	Works have resumed on this programme, however, progress will be subject to the impact of COVID, should a tenant decline access due to isolation etc.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 21/22.						
<b>8</b>	<b>Modern facilities and services</b>						
	Project Life Financials	4,795	1,721	36%	4,795	0	0%
	Current Year Financials	707	15	2%	307	(400)	-57%
	Project Description	New Kitchens, Bathrooms and Showers					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	<b>Main Issues / Reason for Variance</b>						
	This workstream is still in a gradual return to normal activity. Progress may be impacted by COVID, where some tenants are reticent to permit operative and works access to their homes. Resources from this area of work are also diverted to assist in clearing the backlog of reactive repairs from lockdown.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 21/22.						
<b>9</b>	<b>Defective structures/component renewals</b>						
	Project Life Financials	4,295	1,202	28%	4,295	0	0%
	Current Year Financials	615	0	0%	462	(153)	-25%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	<b>Main Issues / Reason for Variance</b>						
	Work has now resumed on two blocks, albeit with reduced working numbers to meet COVID management procedures. There will be a lag in spend until valuations catch up.						
	<b>Mitigating Action</b>						
	Building Services will work to manage resources and restart to maximise output and spend.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 21/22.						

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

<b>10</b>	<b>Environmental renewal works, paths/fences/walls/parking area's</b>						
Project Life Financials	7,634	2,704	35%	7,634	0	0%	
Current Year Financials	1,004	0	0%	745	(259)	-26%	
Project Description	Environmental renewal works, paths/fences/walls/parking areas						
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25			
<b>Main Issues / Reason for Variance</b>							
Work has now resumed on this programme whilst maintaining COVID management procedures. There will be a lag in spend as charging process catches up.							
<b>Mitigating Action</b>							
Building Services will work to manage resources and restart to maximise output and spend.							
<b>Anticipated Outcome</b>							
Slippage anticipated and required to be carried forward into 21/22.							
<b>11</b>	<b>Asbestos management works</b>						
Project Life Financials	1,478	550	37%	1,478	0	0%	
Current Year Financials	205	108	53%	85	(120)	-59%	
Project Description	This budget is to fund work associated with the management of current asbestos legislation and the Council's asbestos policy within housing stock.						
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25			
<b>Main Issues / Reason for Variance</b>							
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.							
<b>Mitigating Action</b>							
None available at this time.							
<b>Anticipated Outcome</b>							
Slippage anticipated and required to be carried forward into 21/22.							
<b>12</b>	<b>Airport Noise Insulation Scheme</b>						
Project Life Financials	192	0	0%	192	0	0%	
Current Year Financials	192	0	0%	0	(192)	-100%	
Project Description	Noise Insulation Project						
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	TBC			
<b>Main Issues / Reason for Variance</b>							
Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. The current situation with Covid-19, means that this project has now been postponed.							
<b>Mitigating Action</b>							
None required at this time.							
<b>Anticipated Outcome</b>							
Project faces delay, with slippage anticipated to be carried forward into 21/22.							

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

APPENDIX 5

MONTH END DATE

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

13	<b>MSF Fire Risk Assessment Works</b>							
	Project Life Financials	500	0	0%	500	0	0%	
	Current Year Financials	500	0	0%	333	(167)	-33%	
	Project Description	High Rise Fire Safety Measures						
	Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date		31-Mar-22		
	<b>Main Issues / Reason for Variance</b>							
	Slippage has occurred within the action plan, however, it is anticipated to resume this work in the weeks ahead and to prepare a report for committee in November with progress.							
	<b>Mitigating Action</b>							
	None required at this time.							
	<b>Anticipated Outcome</b>							
	Slippage anticipated and required to be carried forward into 21/22.							

<b>TOTAL AMBER</b>							
	Project Life Financials	34,152	10,171	30%	33,869	(283)	-1%
	Current Year Financials	5,880	337	6%	3,325	(2,555)	-43%

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
<b>1 QL Development</b>						
Project Life Financials	75	0	0%	75	0	0%
Current Year Financials	25	13	52%	25	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-23	Forecast End Date	31-Mar-23		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>2 Community safety projects</b>						
Project Life Financials	98	81	83%	98	0	0%
Current Year Financials	17	0	0%	17	0	0%
Project Description	Community Safety Projects					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned by year end and meet spend targets.						
<b>3 Gypsy Travellers Site</b>						
Project Life Financials	91	0	0%	91	0	0%
Current Year Financials	91	0	0%	91	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned by year end and meet spend targets.						
<b>4 Energy improvements/energy efficiency works</b>						
Project Life Financials	399	125	31%	399	0	0%
Current Year Financials	55	0	0%	55	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

MONTH END DATE

31 August 2020

PERIOD

5

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>5 Improvement works (Risk St)</b>						
Project Life Financials	2,452	2,255	92%	2,452	0	0%
Current Year Financials	197	0	0%	197	0	0%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>6 Void house strategy programme</b>						
Project Life Financials	13,594	8,913	66%	13,594	0	0%
Current Year Financials	2,050	476	23%	2,050	0	0%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>7 Contingencies</b>						
Project Life Financials	700	206	29%	700	0	0%
Current Year Financials	100	0	0%	100	0	0%
Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>8 Salaries/central support/offices</b>						
Project Life Financials	15,822	4,384	28%	15,822	0	0%
Current Year Financials	2,302	959	42%	2,302	0	0%
Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

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

APPENDIX 6

MONTH END DATE

31 August 2020

PERIOD

5

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>TOTAL GREEN</b>						
Project Life Financials	33,231	15,964	48%	33,231	0	0%
Current Year Financials	4,837	1,448	30%	4,837	0	0%

MONTH END DATE

31 August 2020

PERIOD

5

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>1 NEW BUILD GRANT</b>						
Project Life Financials	(38,942)	(19,268)	49%	(38,581)	361	-1%
Current Year Financials	(3,995)	(1,334)	33%	(3,145)	850	-21%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date			Forecast End Date		
<b>Main Issues / Reason for Variance</b>						
The in year adverse variance reflects the SG grant in relation to future developments which cannot be drawdown prior to spend. The overall project life adverse variance is reflective of a higher number of units being budgeted against actual.						
<b>Mitigating Action</b>						
Progress on the programme will be closely monitored on a regular basis and reported to the Housing and Communities Committee on a quarterly basis.						
<b>Anticipated Outcome</b>						
The project life overall variance will be an under recovery of £0.361m.						
<b>TOTAL RESOURCES</b>						
Project Life Financials	245,368	74,031	30%	244,053	1,315	1%
Current Year Financials	59,908	9,972	17%	46,506	13,402	22%

