

WEST DUNBARTONSHIRE COUNCIL

At a Hybrid Meeting of West Dunbartonshire Council held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 22 December 2021 at 10.05 a.m.

Present: Provost William Hendrie, Bailie Denis Agnew and Councillors Jim Bollan, Jim Brown, Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn, Daniel Lennie, Caroline McAllister, Douglas McAllister*, David McBride, Jonathan McColl, Iain McLaren, Marie McNair, John Millar, John Mooney, Lawrence O'Neill, Sally Page, Martin Rooney and Brian Walker.

*Arrived later in the meeting

Attending: Joyce White, Chief Executive; Peter Hessett, Chief Officer – Regulatory and Regeneration (Legal Officer); Stephen West, Chief Officer – Resources and Section 95 Officer; Angela Wilson, Chief Officer – Supply, Distribution and Property; Victoria Rogers, Chief Officer – People and Technology; Peter Barry, Chief Officer – Housing and Employability; Malcolm Bennie, Chief Officer – Citizen, Culture and Facilities; Richard Cairns, Strategic Adviser; Laura Mason, Chief Officer – Education; Beth Culshaw, Chief Officer, Health and Social Care Partnership; Gail MacFarlane, Chief Officer – Shared Services Roads and Neighbourhood, Lesley James, Chief Social Work Officer, Jo Gibson, Head of Health and Community Care; George Hawthorn, Manager – Democratic and Registration Services and Christine McCaffary, Senior Democratic Services Officer.

Also attending: Christopher Gardner, Senior Audit Manager, Audit Scotland.

Depute Provost Karen Conaghan in the Chair

STATEMENT BY CHAIR

Depute Provost Conaghan advised that the meeting was being audio streamed and broadcast live to the internet and would be available for playback.

URGENT ITEM OF BUSINESS

The Depute Provost advised that she had received a request from Councillor McColl for an urgent item of business to be considered in connection with COVID-19, the new Omicron variant and powers to allow the Provost or Depute Provost to decide if the location of Council meetings be changed. She advised that this item would be considered after the last item of business on the agenda.

MINUTE'S SILENCE

The Council observed a minute's silence as a mark of respect for the loss of three crewmembers of the Flying Phantom tugboat that sank in the River Clyde on 19 December 2007, and for the loss of three family members from Dumbarton in the Glasgow bin lorry accident on 22 December 2014.

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 Council 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 West Dunbartonshire Council held on 27 October 2021 (Ordinary) and 9 November 2021 (Special) were submitted and approved as correct records.

OPEN FORUM

The Depute Provost advised that the undernoted Open Forum question had been received from Mr Graham Parton. After hearing Mrs Susan Dick, the Depute Provost agreed that the question be asked by Mrs Dick on behalf of Mr Parton. She then invited Mrs Dick to put the question to Council:-

Question from Graham Parton – Land owned by Susan Dick

My partner Susan Dick owns land which is under threat as result of the Exxon Development.

A meeting was held not long after the August open forum question and Susan and myself were asked for information which was provided and also told we would receive certain bits of information:-

Valuation of Sheepfold;
Answers to queries on the testing; and
A list of Council land which might be suitable – the suitability criteria to be decided by my agents and ourselves

Our agent supplied all the information promptly but here we are 3 months on and we have received no further information or updates.

Could you let us know what the delay is and when we should expect the replies as the information requested should surely be readily available.

Councillor McColl provided the following response:-

I appreciate your frustration, but this is a time consuming process, and it is important that we get it right to ensure a suitable outcome for all, including Mrs Dick.

Our agents have been in contact with your agents recently around the land values for Mrs Dick's land and you should liaise with them directly.

In relation to outcomes from the meeting we had, I would confirm that the valuation of Sheepfold is still ongoing, and our agents will liaise directly with yours.

At the same time agents will be able to discuss any further testing, and we have the details you previously provided in terms of your requirements for testing.

We are still compiling a list of land for both a, new site and interim relocation, and this also will be available in the New Year.

I would add that the meeting we had was very constructive, and I would thank everyone, including yourself, Mrs Dick and your agents for engaging really constructively.

I ask for two things now. Firstly, that we all have patience and allow each other the time needed to pull complex information together and generate options, and secondly, that we continue to use agreed lines of communication, through our agents, to make sure that information and concerns are known to both parties and nothing is lost in translation.

The Depute Provost thanked Mr Parton and Mrs Dick for attending, and they both left the meeting.

ANNUAL AUDIT REPORT TO MEMBERS AND CONTROLLER OF AUDIT AUDITED ANNUAL ACCOUNTS 2020/21

A report was submitted by the Chief Officer – Resources on the above advising of Audit Scotland’s findings in relation to the audits of the Council and Council administered charities.

Having heard the Chief Executive, Chief Officer – Resources and Mr Gardner, Senior Audit Manager, Audit Scotland in answer to Members’ questions, the Council agreed:-

- (1) to note the contents of the report;
- (2) to note the clean audit opinions and the findings of the audits as detailed in Audit Scotland’s report dated 17 November 2021; and
- (3) to note the audited Annual Accounts 2020/21 of both the Council and the Council administered charities and that these had been reported to and approved by the Audit Committee on 17 November 2021.

TREASURY MANAGEMENT STRATEGY MID-YEAR REPORT 2020/21

A report was submitted by the Chief Officer – Resources providing an update on treasury management during the first eight months of 2021/22.

After discussion and having heard the Finance Manager in further explanation and in answer to Members’ questions, Council agreed:-

- (1) to note the treasury management stewardship information detailed within the appendix to the report;
- (2) to approve the 2021/22 revised estimates of treasury and prudential indicators as advised within the appendix to the report (Tables A, B, C, D, E, F, H, L and N); and
- (3) that the appendix to the report be remitted to the Audit Committee to ensure further scrutiny takes place.

GLASGOW CITY REGION CITY DEAL UPDATE

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update on the Glasgow City Region and the Council’s project for the Exxon site.

After discussion and having heard the Manager, Economic Development in answer to Members’ questions, Council agreed:-

- (1) to note the progress of the Glasgow City Region; and
- (2) to note progress of the Council's City Deal project for the Exxon site.

COVID-19 UPDATE

A report was submitted by the Chief Executive providing an update in relation to COVID-19 in West Dunbartonshire since the previous update report in October 2021.

After discussion and having heard officers in answer to Members' questions, the Council agreed:-

- (1) to note the information provided on COVID-19 in West Dunbartonshire since the update provided to the Council on 27 October 2021; and
- (2) to note the information provided in relation to the additional support and advice that the Council was providing to communities and businesses across West Dunbartonshire to help alleviate the impact of COVID-19.

GENERAL SERVICES BUDGET UPDATE

The Chief Officer – Resources provided a verbal update on the General Services budget, following on from the Briefing Note he had issued to Elected Members on 21 December.

After discussion and having heard the Chief Officer in further explanation and in answer to Members' questions, the Council noted the current position and that a further update would be provided to the Council at its meeting in February 2022.

GENERAL SERVICES BUDGETARY CONTROL REPORT TO PERIOD 8

A report was submitted by the Chief Officer – Resources advising on both the General Services revenue budget and the approved capital programme to 30 November 2021.

After discussion and having heard the Chief Officer – Resources in answer to Members' questions the Council agreed:-

- (1) to note that the revenue account currently showed a projected annual favourable variance of £0.224m (0.09% of the total budget), excluding any variance projected for COVID-19 which was expected to be fully funded by Scottish Government funding carried forward from 2020/21 and that to be received in-year 2021/22;

- (2) to note that the capital account showed that expenditure and resource use for 2021/22 was lower than budget by £14.211m (26.02% of budget), made up of £14.111m (25.83% of budget) relating to project slippage, and an in-year net underspend of £0.100m; and
- (3) to note the capital project accelerated from 2022/23 into 2021/22.

VALEDICTORIES

The Depute Provost advised that this was the last meeting of the Council that Stephen West, Chief Officer – Resources would be attending before he retired from West Dunbartonshire Council.

She also advised that this was also the case for Malcolm Bennie, Chief Officer – Citizen, Culture and Facilities who was moving to a promoted post with Falkirk Council.

Councillor McColl, Leader of the Council, was heard acknowledge the excellent work and commitment that both officers had given to the Council over the period of their employment and, on behalf of the Council, he wished them well for the future.

Councillor Rooney, Leader of the Opposition, was heard in similar terms and offered his best wishes to both officers for the future.

HOUSING REVENUE ACCOUNT (HRA) BUDGETARY CONTROL REPORT TO PERIOD 8

A report was submitted by the Chief Officer – Resources providing an update on the financial performance to 30 November 2021 (Period 8) of the HRA revenue and capital budgets for 2021/22.

The Council agreed:-

- (1) to note that the revenue analysis showed a projected annual favourable variance of £0.004m; and
- (2) to note that the net projected annual position in relation to the capital plan was highlighting an in-year variance of £9.509m which was made up of slippage of £9.723m (20.23%) and overspend of £0.214m (0.46%) as detailed in Appendix 4 of the report.

**DALMUIR GOLF CLUB – MOTION FROM COUNCIL MEETING
16 DECEMBER 2020**

A report was submitted by the Chief Officer – Roads & Neighbourhood providing an update on the implementation of proposals agreed at the Council meeting held on 29 January 2020, in relation to increasing participation numbers at Dalmuir Municipal Golf Course and reducing the subsidy required to operate the facility.

After discussion, the Council agreed:-

- (1) to note the increased usage levels and subsequent reduction in the subsidy required to operate the Dalmuir Municipal Golf Course as detailed in sections 4.4 and 4.5 of the report; and
- (2) that officers would continue with the agreed pricing structure and also progress marketing opportunities to maximise participation levels at the facility.

Note: Councillor Walker left the meeting during consideration of the above item.

ADJOURNMENT

The Depute Provost adjourned the meeting for a period of 20 minutes. The meeting reconvened at 1.15 p.m. with those listed in the sederunt present, except for Councillors Marie McNair and Brian Walker.

**SCHOOL CLOTHING GRANTS – MOTION FROM COUNCIL MEETING
26 AUGUST 2021**

A report was submitted by the Chief Officer – Resources providing information of the qualifying criteria and thresholds for entitlement to school clothing grants.

Having heard the Section Head (Revenues & Benefits) in further explanation and in answer to Members' questions, the Council agreed to note the contents of the report.

**UPDATE ON NUMBERS OF PEOPLE EXPERIENCING A FALL WHICH
REQUIRED HOSPITAL TREATMENT – MOTION FROM COUNCIL MEETING
30 SEPTEMBER 2020**

A report was submitted by the Head of Health and Community providing an update on West Dunbartonshire statistics relating to people who had experienced a fall during winter months, which resulted in a visit to hospital.

Councillor Mooney moved:-

Council is very pleased with the significant reduction in winter falls since 2018 shown in the report.

Council commends our HSCP and our staff in Roads & Greenspace for this co-ordinated action.

Last winter, 32 hospital admissions and 370 accident & emergency visits were avoided by this action, using the Council's power of wellbeing. As well as preventing injury and suffering to our citizens, especially the elderly, the saving to the NHS has been at least 200,000 pounds per year.

Council requests a report detailing how this service might be further enhanced to improve public safety.

Council asks the HSCP to consider transferring 200,000 pounds from the set-aside budget to the innovations budget.

This would reflect the saving to acute services and fund further innovation of more efficient health services, such as the Focused Intervention Team.

The motion was agreed by the Council.

Note: Councillor Douglas McAllister joined the meeting during consideration of the above item.

WEST DUNBARTONSHIRE WAVE TRUST'S 70/30 CAMPAIGN – MOTION FROM COUNCIL MEETING 26 AUGUST 2021

A report was submitted by the Head of Strategy and Transformation on the significant work carried out by the Health & Social Care Partnership and partners to date supporting the ambitions of the Wave Trust 70/30 Campaign.

After discussion and having heard the Chief Social Work Officer in further explanation and in answer to Members' questions, the Council agreed to note the contents of the report.

COUNCIL CONTACT CENTRE UPDATE – MOTION FROM COUNCIL MEETING 29 SEPTEMBER 2021

A report was submitted by the Chief Officer – Citizen, Culture and Facilities regarding abandoned calls and outlining ways in which the Council could improve its Contact Centre function.

After discussion and having heard the Chief Officer in answer to Members' questions, the Council agreed:-

- (1) to note the contents of the report;
- (2) that officers provide further updates on the Contact Centre progress at the Corporate Services Committee; and
- (3) that officers bring a further report on the performance of the Housing Repairs Contact Centre to a future Council meeting.

ORDER OF BUSINESS

The Depute Provost varied the order of business as hereinafter minuted.

VENTILATION IN LEARNING ESTABLISHMENTS MOTION FROM COUNCIL MEETING 27 OCTOBER 2021

A report was submitted by the Chief Education Officer providing an update on the approaches taken to ensure effective ventilation across the Council's learning estate.

After discussion and having heard the Chief Education Officer and Assets Co-ordinator in answer to Members' questions, Councillor Mooney moved that Council agrees:-

- (a) to note the types of ventilation systems across the Council's learning estate;
- (b) to note the processes in place for monitoring levels of CO2 present in learning and teaching spaces across the learning estate and with our partner providers; and
- (c) to note that processes in place to escalate any area of concern and steps taken to improve ventilation; and
- (d) that a further report would come to Council with more detail on the adequacy of ventilation systems in schools and the costs of improving these.

The motion was agreed by the Council.

ANTI-SOCIAL BEHAVIOUR SERVICE – MOTION FROM COUNCIL MEETING 29 SEPTEMBER 2021

A report was submitted by the Chief Officer – Housing and Employability providing an update on the current Anti-Social Behaviour Service.

After discussion and having heard the Chief Officer in answer to Members' questions, the Council agreed to note the contents of the report.

Note: Provost Hendrie left the meeting at this point.

**CONTROLLED CROSSING – A814 DUMBARTON ROAD AT HALL STREET
CLYDEBANK – MOTION FROM COUNCIL MEETING 9 NOVEMBER 2021**

A report was submitted by the Chief Officer – Roads and Neighbourhood providing an update on the costs to remove and/or reinstate at an alternative location the installed pedestrian crossing facility located at A814 Dumbarton Road at Hall Street, Clydebank, in the vicinity of Clydebank Town Hall.

Bailie Agnew, seconded by Councillor Bollan, moved:-

That the Council agrees to continue this item.

As an amendment Councillor McColl, seconded by Depute Provost Conaghan moved:-

That Council agrees the recommendations and adds that officers should ensure that, as was achieved at short notice for this year's remembrance service, silencing of the crossing be planned in each year for this and other memorial events annually as determined by the Provost.

Councillor Lennie asked Councillor McColl if he would accept the following addendum to his amendment:-

That paragraph 2.1(iii) of the recommendations in the report be deleted.

Having heard Councillor McColl decline to accept the addendum, Councillor Lennie, seconded by Councillor Casey then moved as a second amendment:-

That Council agrees the recommendations of the report, subject to the deletion of paragraph 2.1(iii)

Councillor McColl asked Councillor Lennie if he would accept the following as an addendum to his amendment:-

That officers should ensure that, as was achieved at short notice for this year's remembrance service, silencing of the crossing be planned in each year for this and other memorial events annually as determined by the Provost.

Councillor Lennie confirmed his acceptance to the addendum and, with the agreement of the Council, Councillor McColl withdrew his amendment.

On a roll call vote being taken 17 Members voted for the amendment, namely Depute Provost Conaghan and Councillors Brown, Casey, Dickson, Docherty, Finn, Lennie, Caroline McAllister, Douglas McAllister, McBride, McColl, McLaren, Millar, Mooney, O'Neill, Page and Rooney, and 2 Members voted for the motion, namely Bailie Agnew and Councillor Bollan. Councillor Lennie's amendment with addendum was declared carried.

NOTICE OF MOTIONS

(a) Motion by Councillor Martin Rooney – Local Government Pay Award and Back-Pay

Councillor Rooney, seconded by Councillor Casey, moved:-

This Council recognises the dedication and commitment of our local government employees to provide quality public services in West Dunbartonshire and in particular the sterling efforts of our staff during the public health emergency. Council notes that, following eleven months of negotiations, the outcome of the recent ballot was for local authority workers to accept the pay rise on the understanding that the backdated pay should be in pay packets in December.

Unfortunately, it appears that the pay rise and associated backdated pay will not be in the December pay packet and instead hard working staff will have to wait until late January or early February to receive their back-pay.

- For Monthly Paid Staff they will receive the backdated pay on 28th January.
- For staff who are paid on a four weekly basis they will have to wait until 4th February

The delays mean that there is a risk that some lower paid staff will be in hardship in the run up to Christmas, while other staff who were expecting the December deadline to be met may have already made plans to use some of their back-pay during the festive period, may have to rearrange their plans.

This Council is disappointed about the length of time it has taken to conclude the negotiations; and the further delay in getting back-pay into wage packets. Council recognises that the delays will affect different workers in different ways.

Therefore, this Council calls on the Chief Executive to explore options to assist staff to access their back-pay through an advance of pay or another appropriate mechanism so that they can avoid unnecessary detriment over the festive period.

As an amendment Councillor McColl, seconded by Depute Provost Conaghan moved:-

COSLA Leaders were clear and had the understanding and agreement of negotiating trades unions that it would be extremely challenging for most Councils to make back payments before Christmas due to the timescales and complexity of calculating sums over two financial years.

COSLA Leaders agreed that Councils would make “best endeavours” to pay out before Christmas, but that even if Trades Unions’ ballot processes could be sped up, this would be unlikely; with Unison unable to formally notify acceptance until the beginning of December, it was impossible for West Dunbartonshire and most other Councils to achieve this ambitious ask.

That not every Trades Union communicated this clear message to their members is extremely regrettable and if expectations were falsely raised by some, it is for those Trades Unions to answer to their members.

It is entirely legitimate for Trades Unions to properly follow their democratic processes to ensure fair and transparent decisions are made and notified properly. It is not fair to raise expectations of staff and fail to communicate accurately the timescales for payment locally that have been discussed and agreed nationally.

Council notes that our frontline staff in payroll have been working extremely hard to calculate payments for their colleagues as fast as possible and these are planned to be made during January and the first week in February, dependant on which pay run staff are part of.

Details are available on the Council intranet or via line managers.

On a roll call vote being taken 9 Members voted for the amendment, namely Depute Provost Conaghan, Bailie Agnew and Councillors Brown, Dickson, Docherty, Finn, McColl, McLaren and Page, and 9 voted for the motion, namely Councillors Bollan, Casey, Lennie, Douglas McAllister, McBride, Millar, Mooney, O’Neill and Rooney, with one member abstaining from voting, namely Councillor Caroline McAllister.

There being an equality of votes, Depute Provost Conaghan, Chair, used her casting vote in favour of the amendment which was accordingly declared carried.

(b) Motion by Councillor David McBride - New Fire and Carbon Monoxide Alarm Standards

Councillor McBride, seconded by Councillor Douglas McAllister, moved:-

This Council welcomes the planned improvements to fire safety and protection against the risks of carbon monoxide poisoning.

All homeowners will be required to have interlinked alarms under legislation brought forward after Grenfell Tower tragedy in 2017. The Smoke and heat alarms must support interlinking, either via hardwire or cable or wireless radio frequency. These alarms significantly reduce casualties by alerting everybody in a property to a fire. This Council notes that all homes in Scotland must be fitted with interlinking smoke and heat alarms from February 2022.

In addition, all homes in Scotland where there is a carbon-fuelled appliance or flue will require a carbon monoxide alarm. Private rented and new-build homes must already meet these standards, but from February 2022 they will apply to every home in Scotland, regardless of age or tenure.

An average three-bedroom house would require 5 interlinked alarms, made up of three smoke alarms, one heat alarm and one carbon monoxide detector, at an estimated cost of £220. This is based on using the type of alarms that can be installed by the homeowner, without the need for an electrician. All these alarms can be either long-life sealed and battery operated, or mains operated. If a homeowner opts to install tamper proof long-life lithium battery alarms, the average total cost is estimated to be about £220 incur an additional cost.

Council notes that, the Scottish Government is providing £500,000 to help eligible older and disabled homeowners with installation, in partnership with Care and Repair Scotland. The Scottish Government guidance states that homeowners who have questions about how this change in the law might affect their home insurance should check with their provider.

This Council notes the deadline of February 2022, for all homeowners and landlords in Scotland, to ensure that their property is compliant with the required standards of specified equipment.

The Council notes that there is a high degree of uncertainty and anxiety regarding the availability of skilled trades and equipment and about ensuring that the fire safety equipment gets installed by the prescribed deadline, especially as failure to do so could invalidate house insurance.

Given the above, this Council requests that the Chief Executive writes to the First Minister requesting that the legal deadline be extended by a full year, as it would be unacceptable to leave many in our community without effective insurance cover.

In addition, the Council requests that appropriate financial assistance be made available by the Scottish Government for people on low incomes to enable them to meet the cost of required installation. The Council also agrees consider how it could match-fund any financial assistance through the Private Sector Housing Grant. This could be allocated to Care & Repair to support the installation of safety measures for households on low incomes.

Council also agrees to run an information campaign during January to raise awareness of the new requirements, the Scottish Government deadline of February 2022 and to actively support the transition to the new safety standards. The campaign in January would assume the deadline remains unchanged.

This Council further agrees to update the above information on its website page with links to advice and guidance supplied by the Scottish Government.

As an amendment Councillor McColl, seconded by Councillor Dickson moved:-

This Council welcomes the planned improvements to fire safety and protection against the risks of carbon monoxide poisoning.

One death from a house fire is one too many and improving fire safety remains our utmost priority. This legislation has already been delayed for 12 months and it is imperative that there are no further delays, which risk the lives of our citizens.

Homeowners are generally responsible for paying for works to protect their property, however, for those who may not be able to meet the expected costs, the Scottish Government is providing £500,000 to assist disabled and older people, in partnership with Care & Repair Scotland. This on top of the £1 million already provided to the Scottish Fire & Rescue Service to install alarms in owner-occupied homes identified as being at highest risk.

The Council agrees to consider how it could match-fund any financial assistance through the Private Sector Housing Grant. This could be allocated to Care & Repair to support the installation of safety measures for households on low incomes in line with the route followed by the Scottish Government.

Council also agrees to run an information campaign during January to raise awareness of the new requirements and the Scottish Government deadline of February 2022 and to actively support the transition to the new safety standards however we can.

This Council further agrees to update the above information on its website page with links to advice and guidance supplied by the Scottish Government.

On a roll call vote being taken 8 Members voted for the amendment, namely Depute Provost Conaghan, Bailie Agnew and Councillors Brown, Dickson, Docherty, Finn, McColl and McLaren, and 11 voted for the motion, namely Councillors Bollan, Casey, Lennie, Caroline McAllister, Douglas McAllister, McBride, Millar, Mooney, O'Neill, Page and Rooney. The motion was accordingly declared carried.

(c) Motion by Councillor Douglas McAllister - Scottish Government's Health and Well-being Census

Councillor Douglas McAllister moved:-

This Council is concerned with the controversial content of the Scottish Government's Health and Well Being Census.

The school survey seeks to ask our children to give details of their experience of explicit sexual acts. The Scottish Government's survey is overly intrusive and unsuitable for our children.

Therefore, this Council rejects the Scottish Government's survey in its current form and agrees that it is not fit for purpose. This Council agrees that pupils in West Dunbartonshire will not be issued with the survey.

Depute Provost Conaghan asked if Councillor McAllister would accept the following addendum to his motion:-

Council notes that the Chief Education Officer in consultation with the Convener of the Educational Services Committee had already decided not to issue the survey in its current form as it was felt that the questions as written were not appropriate. Council notes that parents will be consulted and elected members will get sight of the questions before any survey is issued. Our survey will be age appropriate and only seeking information the Council feels is relevant.

Councillor Douglas McAllister declined to accept Depute Provost Conaghan's addendum.

Councillor Caroline McAllister then asked if Councillor Douglas McAllister would accept the following as an addendum to his motion:-

Council commends the Chief Officer for Education and senior officer's caution around the roll out of the Health and Well Being Census.

Scotland's Children and Young People's Commissioner has called for the pausing of the governments controversial census stating "Any survey conducted in schools needs to be administered using an approach that respects young people's rights, including their right to privacy and informed consent.

A number of Local Authorities have already raised serious concerns about the governance, appropriateness and effectiveness of this method of processing any such survey specifically around the privacy and confidentiality of data. Young people are presently compelled to enter their pupil's Scottish Candidate Number allowing them to be personally identifiable.

Council is concerned that the survey's publicly available privacy notice states information may be shared with unnamed third parties for unspecified purposes. Furthermore, once a child has participated in the survey they will have surrendered any right to access or control over their data, including asking for their data to be deleted.

Further concerns have been raised around teachers having to deal with any distressing reactions from pupils as a result of this census being delivered at school yet they may not have the necessary expertise & knowledge to deal with such sensitive matters. This is not a criticism of our teaching staff but a recognition our teachers are first and foremost educators and not therapeutic experts in the specialised field of child trauma.

Council respects young people's rights as established by Article 16 of the United Nations Convention on the Rights of the Child as well the right to privacy and family life as laid out in Article 8 of the Human Rights Act 1998.

Council recognises that all questions should be disclosed to parents/carers and young people prior to participation in order to secure and evidence their informed consent.

Councillor Douglas McAllister confirmed his acceptance of Councillor Caroline McAllister's addendum and the motion with addendum was agreed by the Council.

(d) Motion by Councillor Ian Dickson - Respectful Funeral Service

Councillor Dickson moved:-

Council asks officers to bring a report to a future Council meeting detailing options that work closely with our Procurement team and local funeral directors to provide a 'Respectful Funeral Service', which should enable families to access a tailored funeral package that is dignified, professional and affordable.

We want to make a difference to the lives of our residents and provide support to each other during the most difficult times. We believe everyone should have access to support which helps to provide a respectful and dignified funeral service, while keeping the financial costs to a minimum. Designed to remove unnecessary pressures and money worries after the loss of a loved one, similar packages have already been delivered in some other local authorities in Scotland with savings of up to half of the Scottish average cost of a funeral.

The core elements of these packages should endeavour to include where appropriate as a minimum:

- collection of the deceased from within WDC or any NHS Greater Glasgow and Clyde property
- care and preparation of the deceased
- a choice of coffin including environmentally friendly options
- cremation and return of ashes

- a place of rest and viewing facilities
- a hearse and one family car
- arrangements on the day of the funeral

Bailie Agnew asked if Councillor Dickson would accept the following addendum to his motion:-

That bullet point 4 be amended to read 'interment or cremation and return of ashes'.

Councillor Dickson confirmed his acceptance and the motion with addendum was agreed by the Council.

URGENT ITEM OF BUSINESS COVID-19 – POWER TO VARY LOCATION OF COUNCIL MEETINGS

Councillor McColl moved:-

Council agrees that given the current situation with COVID-19 and the new Omicron variant, the Provost (or Depute Provost in the Provost's absence), will have the power to vary the location of Council meetings for the remainder of the current Council term, to enable fully remote meetings to take place in line with public health guidance, to protect the Public, Council staff and Councillors. The Chief Executive will have delegated power to determine the location of the statutory meeting in May 2022.

The Council agreed the motion.

COMPLIMENTS OF THE SEASON

Before closing the meeting, Depute Provost Conaghan wished everyone at the meeting and all Council staff a Merry Christmas and a Happy New Year.

The meeting closed at 4.46 p.m.

AUDIT COMMITTEE

At a Meeting of the Audit Committee held by video conferencing on Wednesday, 15 September 2021 at 10.01 a.m.

Present: Councillors Jim Brown, Karen Conaghan, Daniel Lennie, Jonathan McColl, John Millar*, John Mooney, Martin Rooney and Lay Member Mr Christopher Todd.

* Arrived later in the meeting

Attending: Joyce White, Chief Executive; Peter Hessett, Chief Officer – Regulatory & Regeneration; Angela Wilson, Chief Officer – Supply, Distribution & Property; Malcolm Bennie, Chief Officer – Citizen, Culture & Facilities; Laura Mason, Chief Education Officer; Sylvia Chatfield, Head of Service - Mental Health, Addictions and Learning Disabilities; Andi Priestman, Shared Service Manager – Audit and Fraud; Alison McBride, Strategic People and Change Manager; Fiona Taylor, Senior Nurse; Christine McCaffary, Senior Democratic Services Officer and Ashley MacIntyre, Committee Officer.

Also Attending: Christopher Gardner, Audit Scotland.

Apologies: An apology was intimated on behalf of Mr Christopher Johnstone, Lay Member.

Councillor John Mooney in the Chair

DECLARATIONS OF INTEREST

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

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Audit Committee held on 16 June 2021 were submitted and approved as a correct record subject to a potential typo in the heading of Item 5 'Prudential Indicators 2020/21 to 2030/31 and Treasury Management Strategy 2021/22 to 2030/31' being corrected.

OPEN FORUM

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

STRATEGIC RISKS 2017-22

A report was submitted by the Chief Officer – People and Technology providing an update on the strategic risks for 2017-22.

After discussion and having heard the Chief Officer – People and Technology in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the strategic risks as detailed at Appendix 1 of the report; and
- (2) to note the Supplementary EU Assurance Plans as detailed in Appendices 2 and 3 of the report.

INTERNAL AUDIT PLANS 2020/21 AND 2021/2 PROGRESS TO 18 AUGUST 2021

A report was submitted by the Chief Officer – Resources advising of progress at 18 August 2021 against the Internal Audit Plans for 2020/21 and 2021/22.

After discussion and having heard the Shared Service Manager – Audit & Fraud in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report.

Note: Councillor John Millar joined the meeting during consideration of this item.

PUBLIC INTEREST DISCLOSURES AND OTHER INTERNAL AUDIT INVESTIGATIONS 1 JANUARY TO 18 AUGUST 2021

A report was submitted by the Chief Officer – Resources advising of the outcome of investigations into allegations and disclosures in line with public interest disclosure and business irregularities policies received by Internal Audit between 1 January to 18 August 2021.

After discussion and having heard the Shared Service Manager – Audit & Fraud in further explanation of the report and in answer to Members' questions, the Committee agreed to note the content of the report.

NATIONAL FRAUD INITIATIVE EXERCISE 2020/21

A report was submitted by the Chief Officer – Resources providing an update on the current position with regard to the National Fraud Initiative in Scotland 2020/2021 Exercise.

After discussion and having heard the Shared Service Manager – Audit & Fraud in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report and agreed that further updates would be provided to the Audit Committee outlining the Council's progress with the 2020-2021 exercise.

The meeting closed at 10.57 a.m.

WEST DUNBARTONSHIRE COUNCIL**Report by the Chief Officer - Resources****Council: 9 February 2022**

Subject: Housing Revenue Account Budgetary Control Report to 31 December 2021 (Period 9)

1. Purpose

- 1.1** The purpose of the report is to provide members with an update on the financial performance to 31 December 2021 (Period 9) of the HRA revenue and capital budgets for 2021/22.

2. Recommendations

- 2.1** Members are asked to:

- i) note the revenue analysis shows a projected annual favourable variance of £0.008m; and
- ii) note the net projected annual position in relation to the capital plan is highlighting an in-year variance of £10.812m which is made up of slippage of £11.076m (22.92%) and overspend of £0.264m (0.55%) as detailed in Appendix 4.

3. BackgroundRevenue

- 3.1** At the meeting of West Dunbartonshire Council on 3 March 2021, Members agreed the revenue estimates for 2021/2022 and a total budget of £46.147m.

Capital

- 3.2** At the meeting of Council on 3 March 2021, Members also agreed the updated Capital Plan for 2021/22 which has been augmented by slippage from 2020/21 to produce a total planned spend for 2021/22 of £48.328m.

4. Main IssuesRevenue

- 4.1** The budgetary position for HRA Revenue is provided in Appendix 1 with information on projected variances valued at more than £0.050m being provided as Appendix 2, and shows a projected favourable variance of £0.008m.

Capital

4.2 The HRA capital summary position is shown in Appendix 3. Information on projects that are highlighted as being within the Red category is provided in Appendix 4. Appendix 5 provides information on the project at Amber and Appendix 6 lists all the remaining projects which are categorised as being within the Green category. A summary of anticipated resources is shown in Appendix 6. The analysis shows that there is currently a projected in-year favourable variance of £10.812m which relates to anticipated slippage of £11.076m and overspend £0.264m.

4.3 From the analysis within the appendices it can be seen that there are four projects with forecast material slippage, as listed as follows:

| Project Name | Slippage (£m) |
|--|----------------------|
| Affordable Housing Supply Programme | 7.048 |
| Doors/ Window component renewals | 1.831 |
| Building external component renewals, roofs/chimneys/flashings/gutters | 1.088 |
| Buy backs | 0.798 |

Reasons for slippage are explained in Appendix 4 and Appendix 5

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 Other than the financial position noted above, there are no financial implications of the budgetary control report. There are no procurement implications arising from this report.

7. Risk Analysis

7.1 The main financial risks to the ongoing financial position relate to unforeseen cost being identified between now and the end of the financial year. This can affect all service areas.

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 Housing management and Legal services have been requested on this report and both have advised there are neither any issues nor concerns with the proposal.

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: Janice Rainey - Business Unit Finance Partner (HEED),
16 Church Street, Dumbarton, G82 1QL,
telephone: 01389 737704, e-mail janice.rainey@west-dunbarton.gov.uk

Appendices: Appendix 1 - Budgetary Position (Revenue)
Appendix 2 - Variance analysis (Revenue)
Appendix 3 - Budgetary Position (Capital)
Appendix 4 - Variance analysis Red Projects (Capital)
Appendix 5 - Variance analysis Amber Projects (Capital)
Appendix 6 - Variance analysis Green Projects (Capital)
Appendix 7 - Resources (Capital)
Appendix 8 - Analysis of Affordable Housing Supply Programme (Capital)

Background Papers: None

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2021/2022

APPENDIX 1

PERIOD END DATE

31 December 2021

| Subjective Summary | Total Budget 2021/22 £000 | Spend to Date 2021/22 £000 | Forecast Spend £000 | Forecast Variance 2021/22 | | Annual RAG Status |
|------------------------------------|---------------------------------|-------------------------------------|---------------------------|---------------------------|-----------|----------------------|
| | | | | £000 | % | |
| Employee Costs | 6,272 | 4,187 | 6,257 | (15) | 0% | ↑ |
| Property Costs | 1,917 | 1,404 | 1,837 | (80) | -4% | ↑ |
| Transport Costs | 110 | 78 | 108 | (2) | 0% | ↑ |
| Supplies, Services And Admin | 394 | 255 | 378 | (16) | -4% | ↑ |
| Support Services | 2,677 | 2,025 | 2,599 | (78) | -3% | ↑ |
| Other Expenditure | 510 | 439 | 505 | (5) | -1% | ↑ |
| Repairs & Maintenance | 12,860 | 9,091 | 12,257 | (603) | -5% | ↑ |
| Bad Debt Provision | 1,060 | 688 | 918 | (142) | -13% | ↑ |
| Void Loss (Council Tax/Lost Rents) | 648 | 1,100 | 1,380 | 732 | 113% | ↓ |
| Loan Charges | 19,699 | 14,774 | 19,699 | 0 | 0% | → |
| Total Expenditure | 46,147 | 34,041 | 45,938 | (209) | 0% | ↑ |
| House Rents | 44,417 | 32,345 | 44,131 | 286 | 1% | ↓ |
| Lockup Rents | 210 | 148 | 244 | (34) | -16% | ↑ |
| Factoring/Insurance Charges | 1,235 | 1,266 | 1,266 | (31) | -3% | ↑ |
| Other rents | 114 | 76 | 115 | (1) | -1% | ↑ |
| Interest on Revenue Balance | 71 | 19 | 58 | 13 | 18% | ↓ |
| Miscellaneous income | 100 | 39 | 132 | (32) | -32% | ↑ |
| Total Income | 46,147 | 33,893 | 45,946 | 201 | 0% | ↑ |
| Net Expenditure | 0 | 148 | (8) | (8) | | |

MONTH END DATE 31 December 2021

PERIOD 9

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

| | | | | | |
|--|--|-------|------|-----|---|
| PROPERTY COSTS | | | | | |
| | 1,917 | 1,837 | (80) | -4% | ↑ |
| Subjective Description | | | | | |
| This budget covers electricity, gas, rates, rents, cleaning and insurance costs. | | | | | |
| Variance Narrative | | | | | |
| Main Issues | The main reasons for this underspend relates to the expectation that the year end recharge for the cost of property insurance will be more in line with last year's actual than assumed within budget. | | | | |
| Mitigating Action | No mitigating action is required. | | | | |
| Anticipated Outcome | A year end underspend is anticipated | | | | |

| Budget Details | Variance Analysis | | | | RAG Status |
|---------------------|-------------------|----------------|-------------------|--|------------|
| Subjective Analysis | Budget | Forecast Spend | forecast Variance | | |

| | | | | | |
|---|---|-------|------|-----|---|
| SUPPORT SERVICES | | | | | |
| | 2,677 | 2,599 | (78) | -3% | ↑ |
| Subjective Description | | | | | |
| This budget covers central support recharges to the HRA | | | | | |
| Variance Narrative | | | | | |
| Main Issues | The year end recharge for the use of central support services is anticipated to be similar to last year and lower than budgeted resulting in a favourable variance. | | | | |
| Mitigating Action | No mitigating action is required. | | | | |
| Anticipated Outcome | A year end underspend is anticipated | | | | |

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

| | | | | | |
|---|--|--------|-------|-----|---|
| REPAIRS & MAINTENANCE | | | | | |
| | 12,860 | 12,257 | (603) | -5% | ↑ |
| Service Description | | | | | |
| This budget covers all repair and maintenance expenditure to houses and lockups | | | | | |
| Variance Narrative | | | | | |
| Main Issues | The projected underspend is attributable to lower than budgeted costs for maintenance contracts. | | | | |
| Mitigating Action | No mitigating action is required. | | | | |
| Anticipated Outcome | A year end underspend is anticipated. | | | | |

MONTH END DATE 31 December 2021

PERIOD 9

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

| | | | | | |
|--|---|-----|-------|------|---|
| BAD DEBT PROVISION | 1,060 | 918 | (142) | -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 | It is anticipated that the Bad Debt Provision will be more in line with last year's actual, as opposed to budget, resulting in a favourable variance. | | | | |
| 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 | 648 | 1,380 | 732 | 113% | ↓ |
| 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 this adverse variance relates to the number of void properties being higher than budgeted. Despite restrictions being lifted and best efforts to relet properties towards the end of 20/21, the recovery to normal numbers was not possible. Therefore, void numbers are starting higher in 21/22 than assumed within the budget. This is reflected in a higher cost for void rent loss and void council tax against budget. | | | | |
| Mitigating Action | HMTA and Housing are working together to facilitate having void properties ready for re-letting | | | | |
| Anticipated Outcome | A year end overspend is anticipated. | | | | |

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

| | | | | | |
|----------------------------|---|--------|-----|----|---|
| HOUSE RENTS | 44,417 | 44,131 | 286 | 1% | ↓ |
| Service Description | | | | | |
| Rental income from houses | | | | | |
| Variance Narrative | | | | | |
| Main Issues | This budget is based on the expected numbers of stock available for rent. The 21/22 budget assumed a provision for some of the new builds becoming available to rent part way through the financial year. However, delays to the progress on site due to Covid-19 and adverse weather, will mean that some of these properties will not be ready until later than originally assumed within the budget. | | | | |
| Mitigating Action | No mitigation possible. Any income shortfall will be contained within the overall HRA Budget. | | | | |
| Anticipated Outcome | There will be a shortfall in rental income. | | | | |

MONTH END DATE

31 December 2021

PERIOD

9

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

| 1 Affordable Housing Supply Programme | | | | | | |
|---------------------------------------|-------------------------------------|-----------|-------------------|-----------|---------|------|
| Project Life Financials | 135,876 | 66,844 | 49% | 136,186 | 310 | 0% |
| Current Year Financials | 20,281 | 5,799 | 29% | 13,543 | (6,738) | -33% |
| 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 £6.738m is made up of £7.048 slippage on Clydebank East and on overspend of 0.310m on Dumbarton Harbour Ph3 . Site updates are as follows :-

St Andrews - Project is complete with all properties being handed over.

Haldane - Project is complete with all properties being handed over.

Aitkenbar Primary School - Project is complete with all properties being handed over.

Clydebank East - A decision over the materials being used has now been made, the Planning Application has been continued until later in the year. It is now anticipated that a construction site start for the Clydebank East development will not now be achieved until June 2022, however there are some groundworks which could commence earlier depending on the outcome of the Planning committee and these will commit spend this financial year.

Creveul Court - Project is complete with all properties being handed over.

Dumbarton Harbour Ph 3 - The shortage in labour and materials being experienced throughout the country has pushed prices up on the final work required on this site . This represents a 21/22 overspend of £0.450m and a project life overspend of 0.310m. It is expected that around £0.155m of this £0.310m overspend will be met by additional Scottish Government funding although this has still to be agreed.

Queens Quay Site B - There was a delay in ordering the granite to complete the Titan Boulevard and handovers of the properties are now running 16 weeks behind and on track for revised completion in August 2022.

Future Sites - Sites have been identified and are at various different stages, with some having their designs and feasibilities progressing. An exercise will be carried out to determine viability of a number of gap sites for future housing development within the ownership of HRA.

Mitigating Action

Officers are currently seeking additional funding of £0.155m to compensate for the anticipated overspend of £0.310m at Dumbarton Harbour site.

Anticipated Outcome

Project to complete as planned and meet spend targets.

| 2 Doors/window component renewals | | | | | | |
|-----------------------------------|----------------------------------|-----------|-------------------|-----------|---------|------|
| Project Life Financials | 10,539 | 959 | 9% | 10,539 | 0 | 0% |
| Current Year Financials | 3,831 | 959 | 25% | 2,000 | (1,831) | -48% |
| 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, however it is expected that a full catch up to budget will not be possible.

Mitigating Action

Progress on this will continue to be monitored closely with a view to completing as much as possible before the year end.

Anticipated Outcome

Slippage anticipated and required to be carried forward into 22/23.

MONTH END DATE

31 December 2021

PERIOD

9

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

| | | | | | | | |
|----------|--|----------------------|-----------|-------------------|-----------|-------|------|
| 3 | Defective structures/component renewals | | | | | | |
| | Project Life Financials | 3,429 | 185 | 5% | 3,429 | 0 | 0% |
| | Current Year Financials | 746 | 185 | 25% | 470 | (276) | -37% |
| | Project Description | Defective structures | | | | | |
| | Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |
| | Main Issues / Reason for Variance | | | | | | |
| | 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 we wanted to be at this stage. Anticipated to underspend, balance to move to 22/23 to complete works. | | | | | | |
| | Mitigating Action | | | | | | |
| | Officers will work to maximise on opportunities to catch up on programme. | | | | | | |
| | Anticipated Outcome | | | | | | |
| | Slippage anticipated and 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 | | | | | | |
| | 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. With the challenges facing the Airport as a result of the pandemic, this programme has been paused at the request of Glasgow Airport. | | | | | | |
| | 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 and there is a strong likelihood that this project will not complete until 2022/23, however both parties still remain committed to its delivery. | | | | | | |
| | Anticipated Outcome | | | | | | |
| | Full delivery and spend is unlikely to be achieved in 2021/22, however the phasing for future years is yet to be confirmed. | | | | | | |

| | | | | | | | |
|----------|--|--|-----------|-------------------|-----------|-----|-----|
| 5 | Heating improvement works | | | | | | |
| | Project Life Financials | 4,972 | 1,061 | 21% | 4,972 | 0 | 0% |
| | Current Year Financials | 948 | 1,061 | 112% | 1,198 | 250 | 26% |
| | 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 is now reporting an expected overspend in the current year 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 a revised probable outturn for 21/22 of £1.198m, a £0.250m 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. | | | | | | |

MONTH END DATE

31 December 2021

PERIOD

9

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

| | | | | | | | |
|----------|---|-----------------------|-----------|-------------------|-----------|-------|------|
| 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, any remaining budget at year end to be slipped into 22/23 to meet any residual costs. In-year final retention payment is 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. | | | | | | |

| | | | | | | | |
|----------|--|---|-----------|-------------------|-----------|-------|------|
| 7 | Buy Backs | | | | | | |
| | Project Life Financials | 5,400 | 864 | 16% | 5,400 | 0 | 0% |
| | Current Year Financials | 1,706 | 864 | 51% | 908 | (798) | -47% |
| | 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 does mean that there is potential for slippage. | | | | | | |
| | 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 unlikely to meet full spend. Officers will endeavour to maximise spend and minimise slippage. Remaining balance will be required to be rephased into 2022/23. | | | | | | |

| | | | | | | | |
|----------|--|--------------------------------------|-----------|-------------------|-----------|---------|------|
| 8 | Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp | | | | | | |
| | Project Life Financials | 16,430 | 1,391 | 8% | 16,430 | 0 | 0% |
| | Current Year Financials | 4,088 | 1,391 | 34% | 3,000 | (1,088) | -27% |
| | 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 into 21/22. Monthly tracking slightly behind 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 expected that a full catch up to budget will not be possible | | | | | | |
| | Mitigating Action | | | | | | |
| | Progress on this will continue to be monitored closely with a view to completing as much as possible before the year end | | | | | | |
| | Anticipated Outcome | | | | | | |
| | Budget will be underspent and slipped into 22/23 | | | | | | |

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

APPENDIX 4

MONTH END DATE

31 December 2021

PERIOD

9

| Budget Details | Project Life Financials | | | | | |
|-------------------------|-------------------------|---------------|-----|----------------|----------|------|
| | Budget | Spend to Date | | Forecast Spend | Variance | |
| | £000 | £000 | % | £000 | £000 | % |
| TOTAL RED | | | | | | |
| Project Life Financials | 177,008 | 71,371 | 40% | 177,318 | 310 | 0% |
| Current Year Financials | 31,962 | 10,326 | 32% | 21,186 | (10,776) | -34% |

MONTH END DATE

31 December 2021

PERIOD

9

| Budget Details | Project Life Financials | | | | | |
|--|---|---------------|-------------------|----------------|----------|------|
| | Budget | Spend to Date | | Forecast Spend | Variance | |
| | £000 | £000 | % | £000 | £000 | % |
| 1 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc) | | | | | | |
| Project Life Financials | 1,583 | 1,299 | 82% | 1,797 | 214 | 14% |
| Current Year Financials | 1,136 | 1,299 | 114% | 1,350 | 214 | 19% |
| 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 has been 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 reduces the estimated overspend to £0.214m. | | | | | | |
| Mitigating Action | | | | | | |
| None available at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned, however with an expected overspend. | | | | | | |
| 2 External stores/garages/bin stores/drainage component renewals | | | | | | |
| Project Life Financials | 304 | 43 | 14% | 304 | 0 | 0% |
| Current Year Financials | 125 | 43 | 34% | 75 | (50) | -40% |
| 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 will be later than planned due to resources being utilised elsewhere and owner involvement slowing down authorisation of work | | | | | | |
| 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 | 49 | 13% | 379 | 0 | 0% |
| Current Year Financials | 200 | 49 | 25% | 100 | (100) | -50% |
| 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 | | | | | | |
| TOTAL AMBER | | | | | | |
| Project Life Financials | 2,266 | 1,391 | 61% | 2,480 | 214 | 9% |
| Current Year Financials | 1,461 | 1,391 | 95% | 1,525 | 64 | 4% |

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| Budget Details | Project Life Financials | | | | | |
|---|--|---------------|-------------------|----------------|-----------|----|
| | Budget | Spend to Date | | Forecast Spend | Variance | |
| | £000 | £000 | % | £000 | £000 | % |
| 1 Special needs adaptations | | | | | | |
| Project Life Financials | 2,540 | 431 | 17% | 2,540 | 0 | 0% |
| Current Year Financials | 575 | 431 | 75% | 575 | 0 | 0% |
| 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 | | | | | | |
| No Issues, Installation progress has improved overall and numbers are tracking close to expectations. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 2 Capitalised minor works | | | | | | |
| Project Life Financials | 2,480 | 163 | 7% | 2,480 | 0 | 0% |
| Current Year Financials | 691 | 163 | 24% | 691 | 0 | 0% |
| 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-26 | Forecast End Date | | 31-Mar-26 | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 3 Better Homes Priority Budget | | | | | | |
| Project Life Financials | 1,319 | 6 | 0% | 1,319 | 0 | 0% |
| Current Year Financials | 446 | 6 | 1% | 446 | 0 | 0% |
| 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 2020/21, it is anticipated that this will not be a concern throughout 2021/22. 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, however these will still be subject to ongoing volatility with supply chains and labour markets that could impact on delivery. These include an Internet of Things pilot Project with AICO for Housing First properties, that will provide sensors to properties to measure temperature, humidity and air quality with training to be arranged; a pilot project to improve the efficiency of the electric storage heating systems in our multi-storey flats, initially starting with one block with the potential rollout to further blocks; and merging 2 flats into one property for a large family that cannot be accommodated elsewhere within the housing stock. The board are also investigating a number of energy efficiency and zero emission pilots to help us identify best practice for improvements across the wider stock for example under floor insulation. | | | | | | |
| Mitigating Action | | | | | | |
| Officers are actively looking to reprofile works based on priority assessment within the wider Housing Asset Management Strategy, this will accelerate some works to minimise or eradicate any slippage caused by market conditions. | | | | | | |
| Anticipated Outcome | | | | | | |
| It is anticipated that the accelerated proposals will result in this budget achieving all targets, but will continue to monitor market conditions. | | | | | | |

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| Budget Details | Project Life Financials | | | | | |
|---|--|---------------|-------------------|-----------|-------|-------|
| | Budget | Spend to Date | Forecast Spend | Variance | | |
| | £000 | £000 | % | £000 | £000 | % |
| 4 QL Development | | | | | | |
| Project Life Financials | 26 | 15 | 58% | 26 | 0 | 0% |
| Current Year Financials | 26 | 15 | 58% | 26 | 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-22 | Forecast End Date | 31-Mar-22 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 5 Gypsy Travellers Site | | | | | | |
| 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-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. A project has been identified and work is now complete, final costs and processing of payment is in progress. | | | | | | |
| Mitigating Action | | | | | | |
| No mitigation required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 6 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-22 | Forecast End Date | 31-Mar-22 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 7 Targeted SHQS compliance works | | | | | | |
| Project Life Financials | 100 | 0 | 0% | 100 | 0 | 0% |
| 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 | | | | | | |

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| Budget Details | Project Life Financials | | | | | |
|--|--|---------------|-------------------|-----------|------|----|
| | Budget | Spend to Date | Forecast Spend | Variance | | |
| | £000 | £000 | % | £000 | £000 | % |
| 8 Targeted EESSH compliance works | | | | | | |
| Project Life Financials | 20,504 | 4,701 | 23% | 20,504 | 0 | 0% |
| Current Year Financials | 5,076 | 4,701 | 93% | 5,076 | 0 | 0% |
| 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 | | | | | | |
| No Issues currently. EWI programme continues into 21/22 and should work be able to continue with no further lockdowns, it is anticipated that the programme will be completed as planned. Monthly numbers tracking and work continues positively, although caution should remain with regards to emerging COVID increases and the effect that may have on labour and materials supply chain. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 9 Modern facilities and services | | | | | | |
| Project Life Financials | 4,003 | 659 | 16% | 4,003 | 0 | 0% |
| Current Year Financials | 1,320 | 659 | 50% | 1,320 | 0 | 0% |
| 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 | | | | | | |
| No Issues, performance is tracking more closely to expected position at this time. Officers continue to monitor output and performance | | | | | | |
| Mitigating Action | | | | | | |
| Additional back-up contracts in place to assist in delivery. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 10 Energy improvements/energy efficiency works | | | | | | |
| Project Life Financials | 331 | 0 | 0% | 331 | 0 | 0% |
| Current Year Financials | 108 | 0 | 0% | 108 | 0 | 0% |
| 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 | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |
| 11 Void house strategy programme | | | | | | |
| Project Life Financials | 8,645 | 1,576 | 18% | 8,645 | 0 | 0% |
| Current Year Financials | 2,101 | 1,576 | 75% | 2,101 | 0 | 0% |
| 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 | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None available at this time as this is a demand led programme. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and potential to overspend budget due to higher demand. | | | | | | |

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

| | | | | | | |
|--|---|-----------|-------------------|-----------|---|----|
| 12 Contingencies | | | | | | |
| Project Life Financials | 500 | 0 | 0% | 500 | 0 | 0% |
| Current Year Financials | 100 | 0 | 0% | 100 | 0 | 0% |
| Project Description | This is a contingent budget for unforeseen matters which may arise during the year. | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |

| | | | | | | |
|--|---|-----------|-------------------|-----------|---|----|
| 13 Environmental renewal works, paths/fences/walls/parking area's | | | | | | |
| Project Life Financials | 5,089 | 999 | 20% | 5,089 | 0 | 0% |
| Current Year Financials | 1,289 | 999 | 78% | 1,289 | 0 | 0% |
| 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 | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |

| | | | | | | |
|--|--|-----------|-------------------|-----------|---|----|
| 14 Asbestos management works | | | | | | |
| Project Life Financials | 1,104 | 177 | 16% | 1,104 | 0 | 0% |
| Current Year Financials | 210 | 177 | 84% | 210 | 0 | 0% |
| 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-26 | Forecast End Date | 31-Mar-26 | | |
| Main Issues / Reason for Variance | | | | | | |
| No Issues. | | | | | | |
| Mitigating Action | | | | | | |
| None required at this time. | | | | | | |
| Anticipated Outcome | | | | | | |
| Project to complete as planned and meet spend targets. | | | | | | |

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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 | % |

| | | | | | | |
|----|--|--------------------------------|-----------|-------------------|-------|-----------|
| 15 | MSF Fire Risk Assessment Works | | | | | |
| | Project Life Financials | 5,100 | 0 | 0% | 5,100 | 0 0% |
| | Current Year Financials | 300 | 0 | 0% | 300 | 0 0% |
| | 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. This results in a revised current year budget of £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. | | | | | |

| | | | | | | |
|----|--|---|-----------|-------------------|--------|-----------|
| 16 | Salaries/central support/offices | | | | | |
| | Project Life Financials | 12,776 | 1,637 | 13% | 12,776 | 0 0% |
| | Current Year Financials | 2,455 | 1,637 | 67% | 2,455 | 0 0% |
| | 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 | | | | | |
| | No Issues. | | | | | |
| | Mitigating Action | | | | | |
| | None required at this time. | | | | | |
| | Anticipated Outcome | | | | | |
| | Project to complete as planned and meet spend targets. | | | | | |

| | | | | | | |
|--------------------|-------------------------|--------|--------|-----|--------|-----------|
| TOTAL GREEN | | | | | | |
| | Project Life Financials | 60,622 | 9,705 | 16% | 60,622 | 0 0% |
| | Current Year Financials | 14,905 | 10,364 | 70% | 14,805 | (100) -1% |

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

APPENDIX 7

MONTH 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 | % |

| 1 NEW BUILD GRANT | | | | | | |
|--|---|----------|-------------------|----------|---------|-----|
| Project Life Financials | (39,600) | (23,814) | 60% | (40,623) | (1,023) | 3% |
| Current Year Financials | (5,000) | 0 | 0% | (5,155) | (155) | 3% |
| 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 favourable variance of £0.155m relates to additional income anticipated to be received from Scottish Government in relation to increase of costs at Dumbarton Harbour. | | | | | | |
| 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. | | | | | | |
| TOTAL RESOURCES | | | | | | |
| Project Life Financials | 243,899 | 83,124 | 34% | 244,423 | (524) | 0% |
| Current Year Financials | 48,327 | 22,078 | 46% | 37,515 | 10,812 | 22% |

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

APPENDIX 8

MONTH END DATE

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PERIOD

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| Site | Project Life Financials | | | | | |
|--------------------------|-------------------------|---------------|----------------|------------|----|------------|
| | Budget | Spend to Date | Forecast Spend | Variance | | RAG Status |
| | £000 | £000 | £000 | £000 | % | |
| St Andrews | 22,647 | 21,881 | 22,647 | - | 0% | |
| Haldane PS | 11,572 | 11,425 | 11,572 | - | 0% | → |
| Aitkenbar PS | 10,669 | 9,941 | 10,669 | - | 0% | → |
| Clydebank East | 21,645 | 3,666 | 21,645 | - | 0% | → |
| Creveul Court | 3,811 | 3,751 | 3,811 | - | 0% | → |
| Dumbarton Harbour | 8,124 | 8,454 | 8,434 | 310 | 4% | ↓ |
| Queens Quay (site B) | 6,925 | 5,270 | 6,925 | - | 0% | → |
| Future Developments | 46,132 | 1,221 | 46,132 | - | 0% | → |
| Fees and Staffing Costs | 4,351 | 1,232 | 4,351 | - | 0% | → |
| Total Expenditure | 135,876 | 66,841 | 136,186 | 310 | | ↓ |

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Shared Services Roads & Neighbourhood

Council: 9 February 2022

Subject: Update on Traffic/Parking Controls at Kilpatrick Hills

1. Purpose

- 1.1** The purpose of this report is to provide an update to Council on actions taken in relation to vehicular access and the use of the Kilpatrick Hills.

2. Recommendations

- 2.1** Council is asked to:

- i. note the update on actions contained within the report; and
- ii. approve that monitoring will continue during the summer season 2022.

3. Background

- 3.1** Council approved the undernoted motion at its meeting on 3rd March 2021;

This Council is concerned with the ongoing traffic congestion and associated parking issues created by the increase of people seeking access to the Old Kilpatrick Hills.

Council recognises that members of the public are choosing to access this area as a means of permitted daily exercise and social activity during these difficult times.

Council is not seeking to limit public access to our local hills and countryside but Council seeks to mitigate the effects of the increase in activity, not least the traffic and parking issues created as a result.

In particular, Council recognises and is concerned by the particular issues raised by residents of Old Kilpatrick and Hardgate who are greatly inconvenienced by this.

Council will consult with Police Scotland, Scottish Fire and Rescue and the Forestry Commission and thereafter prepare a report to come back to the next meeting of Council exploring all options open to each public body to tackle these issues, and in particular, the report should highlight where each

organisation has responsibility and associated powers to take the necessary action to alleviate matters.

- 3.2** A report was considered by Council on the 26 May 2021 which set out a number of actions to be progressed by the Council and partners to address the impact from increased visitor numbers to the Kilpatrick Hills. The actions to be implemented and monitored were as follows:
- i. Appointment of two additional rangers by Forestry Land Scotland for patrolling seven days a week over the summer season providing positive visitor engagement,
 - ii. Provision and servicing of large bins at the entrance to Cochno Hill to deal with the increased levels of littering at this location,
 - iii. Fast tracking planning permission for a temporary car park at Gavinburn in Old Kilpatrick at the main access point to the Kilpatrick Hills,
 - iv. Additional litter patrols around all of the access points and car parks that service the Kilpatrick Hills,
 - v. New signage at strategic access points advising visitors of the key points of the Scottish Outdoor Access Code, and
 - vi. Implementation of Temporary Traffic Regulation Orders (TTRO) at key vehicular access points.

4. Main Issues

- 4.1** The easing of the COVID-19 lockdown in conjunction with an increase in staycations resulted in an increase of visitors to countryside locations including the Kilpatrick Hills. The increased visitor numbers adversely impacted the Kilpatrick Hills and the local area with increased vehicle movement, litter and antisocial behaviour.
- 4.2** Officers met with partners including Police Scotland and Forestry Land Scotland to determine what measures could be progressed to improve the experience for visitors and residents.
- 4.3** A number of key actions were identified to address issues being experienced within the local area and to improve access to those that wish to visit and experience the Kilpatrick Hills.
- 4.4** The update on the delivery of the actions is as follows:
- i) The appointment of two additional Rangers was implemented by Forestry Land Scotland who carried out engagement with visitors. This

resulted in a reduction in complaints and instances of antisocial behaviour over the summer season,

- ii) The provision and servicing of the large bins at the entrance to Cochno Hill has reduced the extent of litter being left in the park,
- iii) The planning permission for a temporary car park at Gavinburn, Old Kilpatrick, was fast tracked. This facilitated Forestry Land Scotland to agree a lease of the site with the landowner. The car park became operational early summer and greatly reduced the parking issues in the surrounding roads,
- iv) Additional litter patrols were carried out in the vicinity of the access points and car parks. This service has continued to be provided following the summer season. There has been very few complaints in relation to litter since these patrols commenced,
- v) Signage has been installed setting out information in relation to the Scottish Outdoor Access Code. The locations, messaging and number of signs will continue to be monitored and additional signs installed if required, and
- vi) The temporary traffic orders (TROs) have been implemented on a number of the key access roads including Cochno Road, Mount Pleasant Drive and Station Road. The parking restrictions have largely been adhered to and there have no issues reported to the Roads Service in relation to obstructive or inconsiderate parking following their implementation.

4.5 It is proposed to continue monitoring the measures implemented and to review following the summer season 2022.

5. People Implications

5.1 There are no direct people implications resulting from this report.

6. Financial and Procurement Implications

6.1 There are no financial or procurement implications arising from this report.

7. Risk Analysis

7.1 Failure to address the issues identified as a result of increased visitor numbers at the Kilpatrick Hills and surrounding access points could lead to reputational damage to the Council and other partner Organisations.

8. Equalities Impact Assessment (EIA)

8.1 An initial screening confirms there is no adverse impact.

9. Consultation

9.1 As detailed in the main issues section of this report engagement has taken place with user groups and other interested parties. This informed the actions made in the paper.

10. Strategic Assessment

10.1 This report supports the Councils Strategic objective of efficient and effective public services that improve the lives of residents.

Gail MacFarlane

Chief Officer – Shared Services Roads & Neighbourhood

Date: 21 January 2022

Person to Contact: Ian Bain, Greenspace Manager

Appendices: None

Background Papers: Response to motion to Council – 3 March 2021:
Kilpatrick Hills

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL

**Report by Chief Officer: Supply, Distribution and Property
Report by Chief Officer: Chief Officer for Roads and Neighbourhood**

Council : 9 February 2022

Subject: Update Council on Water Safety Policy & Loch Lomond Lido

1. Purpose

1.1 The purpose of this report is to update the Council on proposed Water Safety Policy and feasibility of a Loch Lomond Lido.

2. Recommendations

2.1 It is recommended that Council:

2.1.1 notes the contents of the report;

2.1.2 approves the recommendation to enter into a procurement process to engage with a Consultant to deliver a Water Safety Policy;

2.1.3 approves the recommendation that additional budget in the sum £30,000 be included in the budget for financial year 2022/23 to cover the consultancy appointment for the proposed Water Safety Policy.

3. Background

3.1 At Council on 26 August 2021 Councillor Sally Page moved the following Motion:

This Council agrees to write and adopt a Water Safety Policy. This Council agrees to draft an initial proposal for a Lido on Loch Lomond in Balloch, to provide a supervised swimming area.

3.2 The following addendum was requested by Councillor Jonathan McColl to be added at the end:

The report should outline the potential benefits as well as potential risks and liabilities, along with comments from our partners in Police Scotland, the Scottish Fire and Rescue Service and Loch Lomond and the Trossachs National Park.

Council also asks the Leader of the Council to write to Council Leaders in the Glasgow City Region and neighbouring authorities asking them to ensure they

take every appropriate opportunity to educate their citizens who visit areas like West Dunbartonshire, on the dangers open water swimming.

The Council Leader is also asked to write to Scotrail and the British Transport Police to ask that they take steps to provide information and advice to travellers visiting Balloch and other tourist areas with open water.

3.2 The following addendum was requested by Councillor Douglas McAllister:

Council agrees that we contact whoever is responsible for the multi-member working group, probably the relevant Scottish minister, and ask that we are allowed a representative on that group.

3.3 The addendums at 3.1 and 3.2 were accepted by Councillor Page and the Council agreed the motion as amended.

4. Main Issues

Proposed provision of a Lido, Loch Lomond

- 4.1** Following Council in August 2021. Officers across a number of service met to discuss options and feasibility of a Lido to be situated in the Loch Lomond area.
- 4.2** Across the UK there are a number of swimming venues which are operated by private firms or community organisations but not local authorities but the vast majority of these are based on open water swimming and not recreational.
- 4.3** Officers in Corporate Asset Management carried out a high level assessment of various sites on Loch Lomond with a view to forming a Lido on Loch Lomond and looked at options for both open water swimming and recreational swimming.
- 4.4** A number of stakeholders have been engaged with in relation to the high level assessment of various sites but it is recommended that a steering group is convened by officers from Supply, Distribution and Property and Roads and Neighbourhood with a number of key stakeholders to carry out a formal assessment of options. The recommendation is to create a group and carry out detailed options appraisals with full budgetary costs and report back to a future Council meeting.
- 4.5** It is proposed that we engage initially with a Marine Engineer Consultant to carry out in depth survey of a number of areas, which will form the basis of an option appraisal would be assessed by the group being set up as per recommendation in 4.4. The results of which will be brought back to a future Council meeting together with associated costs for delivery of same.

- 4.6** A specific site to build a proposed lido has yet to be identified with several options considered in the high level assessment. Until such time as a preferred site is selected it is not proposed to identify these at this stage.

A number of factors will be considered by the steering group in the selection process:

- Location;
 - Impact on existing businesses and activities on local Lomond;
 - Planning, environmental requirements;
 - Environmental assessment on sites to include water quality assessment;
 - Proposed costs in relation to delivery of infrastructure including size of any potential pool area and associated changing facility;
 - Proposed costs in relation to future maintenance and repair;
 - Proposed costs in relation to staffing and training;
 - Proposed options for operational delivery;
 - Options for other locations within the wider Council area;
 - Any possible income generation;
 - Proposed model for operating;
- 4.7** It is anticipated that the cost to engage with a consultant to review any site options would incur a cost in the region of £40,000 and that any future capital works could be in excess of £3m depending on site selection. This is based on indicative costs for other similar installations nationwide and is dependent on site selection and grounds works.
- 4.8** It is therefore recommended that at this time due to cost implications no further action is taken in respect of any formation of a Lido installation.

Water Safety Policy

- 4.9** Following Council in August 2021 the Council Leader wrote to Scotrail and the British Transport Police asking that they take steps to provide information and advice to travellers visiting Balloch and other tourist areas with open water.
- 4.10** A number of interventions has taken place since Council in August 2021 and a number of life bouys have been installed as can be seen in Appendix 1.
- 4.11** The Council is a member of the “Partnership Approach to Water Safety” (PAWS) group chaired by the Fire and Rescue Service and the group is developing a joint water safety policy to reflect the responsibilities of the various stakeholders.
- 4.12** The Council has limited remit to manage/enforce activities on Loch Lomond but are a key stakeholder where the land adjoining the water is in our ownership. Working in partnership with partners such as Police Scotland and

National Park the Council has identified locations for life belts and information boards for maximum impact.

- 4.13** An inspection regime is in place to replace missing/damaged life belts and a social media messaging carried out to encourage residents/visitors to report any missing/damaged life belts and to raise awareness about why they are in place.
- 4.14** The Council has a duty of care to everyone on its land under the Occupiers Liability (Scotland) Act 1960. This states that a risk assessment procedure should be used to ensure that reasonable steps are taken to reduce the level of risk, and advises that liability is reduced by ensuring that the danger is brought to the attention of visitors.
- 4.15** The Royal Society for the Prevention of Accidents (RoSPA) provides information on UK accidental drownings and advises that councils should have water safety policies to reduce drownings. Although the Council does not have a formal water safety policy at this time, a number of measures have been put in place to minimise the risk of drowning on not only Council owned land but across the private landholdings across the authority.
- 4.16** Although there have been very few accidental incidents involving water accessed from Council land, the Council has a responsibility to ensure its sites continue to be safe for public use. Primarily, individuals have a responsibility to look after their own safety and for those in their care by avoiding obvious hazards and not taking unnecessary risks. Where hazards are less obvious or there is a known risk, the Council must ensure these are assessed and appropriate proportionate measures put in place.
- 4.17** Any future policy should identify an efficient, effective, consistent and sustainable means of ensuring the Council meets its duties for water safety on the land it manages. The policy ensures that water safety management and risk assessment procedures are in line with current legislation and national guidance.
- 4.18** It is recommended that a Water Safety Policy should be produced to fulfil the Council's duty to reasonably reduce the risk in relation to water hazards and encourage an effective, consistent and sustainable approach to applying appropriate safety measures. The policy measure which are already in existence.
- 4.19** It should be noted that any proposed Water Safety Policy will only cover recommendations and criteria for key sites within Council ownership. Partnership sites are currently being reviewed in partnership with PAWS and are very site specific.
- 4.20** It is proposed that a procurement process is entered into to engage with a Consultant to deliver such a policy with the current estimate being in the region of £30,000 this would be to ensure that this could be implemented as

early as possible in the new financial year 2022/2023. This Policy would then come back to a future Council meeting for approval.

5. People Implications

- 5.1** There are no people implications arising from this report but it is envisaged should a project progress that there will be significant impact on people resources in relation to staffing for any future LIDO itself, inspection of life buoys on a regular basis.

6. Financial and Procurement Implications

- 6.1** No budgetary provision exists for any funding for any decision that may be made by Council in respect of any revenue or capital monies. Any future paper to Council will include detailed costs for both revenue and capital.
- 6.2** There are no procurement issues associated with this report

7. Risk Analysis

- 7.1** None.

8. Equalities Impact Assessment (EIA)

- 8.1** No significant issues were identified in relation to equality impact screening in relation to this report but individual assessments will take place for each of the recommendations in 2.1.1 and positive outcomes will be achieved.

9. Strategic Environmental Assessment

- 9.1** A Strategic Environmental Assessment is not required for the purposes of this report but in the course of site selection for any proposed capital works it is anticipated there will a number of Strategic Environmental Assessments required during this process.

10. Consultation

- 10.1** Consultation was undertaken with various officers across a number of services including West Dunbartonshire Leisure Trust.

11. Strategic Assessment

- 11.1** By agreeing to recommendation within this report the Council will be delivering on a strategic aims by
- meaningful engagement with active, empowered and informed citizens who feel safe and engaged; and
 - efficient and effective frontline services that improve the everyday lives of residents.

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Date: 24 January 2022

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Appendices: Appendix 1 – List of installation of Life Bouys

Background Papers: Council – 26 August 2021. Motion by Councillor Sally Page.

Wards Affected: All

Appendix 1. – List of Life Bouys Locations

River Leven Bridges Public Rescue Equipment

| Site No. | Bridge Name | Location | Access Type | Site Number | NGR | Approx width of river at location |
|----------|---------------------------|---|----------------------|----------------|----------------|-----------------------------------|
| 1 | Balloch Bridge | Balloch Road to Drymen Road | Vehicle & Pedestrian | NS38SE 22 | NS 39104 81947 | 80m |
| 2 | Lomond Road Bridge | Lomond Road | Vehicle & Pedestrian | NS38SE 24 | NS 39146 81745 | 50m |
| 3 | Stuckie Bridge | Heather Ave to Honeysuckle Lane | Pedestrian | | | 40m |
| 4 | Bonhill Bridge | Bridge Street | Vehicle & Pedestrian | NS37NE 34 | NS 3965 7988 | 40m |
| 5 | Renton Bridge | Main St Renton to Vale of Leven Ind Est | Pedestrian | | | 40m |
| 6 | Artizan / Dalreoch Bridge | Glasgow Road | Vehicle & Pedestrian | NS37NE 184 | NS 39262 75537 | 110m |
| 7 | Dumbarton Bridge | West Bridgend to Bridge Street | Vehicle & Pedestrian | NS 39268 75358 | NS 39268 75358 | 100m |

2 x 24" Lifebuoy Ring complete with mounting hook and integral throwline to be installed either side of each bridge over River Leven that have pedestrian access.

Dumbarton Harbour, Balloch Country Park and Surrounds

| No. Installed | Area | Location |
|---------------|-----------------------------|-------------------------------------|
| 35 | Dumbarton Harbour | Riverside Lane |
| | Dumbarton Harbour | Woodyard Road |
| | Dumbarton Harbour | Walkway from Riverside Lane to Lidl |
| | River Leven, Dumbarton | Bridge Street |
| 21 | River Leven, Balloch | Moss O Balloch |
| | Balloch Castle Country Park | Moss O Balloch to Old Bothy |
| 7 | River Clyde | Cable Depot Road |
| | River Clyde | Aurra Avenue to Ossian Way |

