

Agenda



Meeting of Infrastructure, Regeneration and Economic Development Committee

Date: Wednesday, 21 November 2018

Time: 10.00 a.m.

Venue: Civic Space, Council Offices, 16 Church Street, Dumbarton

Contact: Nuala Quinn-Ross, Committee Officer
Tel: 01389 737210, nuala.quinn-ross@west-dunbarton.gov.uk

Dear Member

ITEM TO FOLLOW AND ERRATUM

I refer to the agenda for the above meeting which was issued on 8 November 2018 and enclose a copy of the undernoted report which was not available for issue at that time.

I also enclose a revised version of the report relating to “**Item 5 - Update on Property and Land Asset Disposal Strategy 2013-2018**” which supersedes pages 11 to 22 of the original papers issued for the meeting.

Yours faithfully

JOYCE WHITE

Chief Executive

Note referred to:-

5 UPDATE ON PROPERTY AND LAND ASSET DISPOSAL 181 - 194
STRATEGY 2013-2018

Submit report by the Strategic Lead – Regeneration providing an update in respect of the Property and Land Disposal Strategy 2013 – 2018.

19 INFRASTRUCTURE, REGENERATION & ECONOMIC 195 - 235
DEVELOPMENT BUDGETARY CONTROL REPORT 2018/19
TO PERIOD 7 (31 OCTOBER 2018)

Submit joint report by the Strategic Lead - Environment & Neighbourhood and the Strategic Lead - Regeneration on the above.

Distribution:-

Councillor Iain McLaren (Chair)
Councillor Marie McNair (Vice Chair)
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty
Provost William Hendrie
Councillor Caroline McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Martin Rooney

All other Councillors for information

Chief Executive
Strategic Director of Regeneration, Environment and Growth

Date of Issue: 15 November 2018

WEST DUNBARTONSHIRE COUNCIL

Report by the Head of Regeneration Infrastructure, Regeneration and

Economic Development Committee

21 November 2018

Subject: Update on Property and Land Asset Disposal Strategy 2013-2018.

1. Purpose

- 1.1** The purpose of this report is to provide Committee with an update in respect of the Property and Land Disposal Strategy 2013 – 2018 as approved at the Housing, Environment and Economic Development Committee on 13 February 2013.
- 1.2** Subsequent updates were submitted to the Infrastructure, Regeneration and Economic Development Committee on: 18 June 2014; 18 March 2015; 25 March 2015; 25 November 2015, 14 December 2016 and 22 November 2017.

2. Recommendations

It is recommended that Committee:

- (i) Notes the priorities and progress made in meeting the objectives set out in the Property and Land Disposal Strategy 2013 – 2018.
- (ii) Notes the progress made in respect of the strategic sites.
- (iii) Notes the progress in relation to Mitchell Way at 4.9, agrees to the development proceeding with Lidl and Kingsmead alone, authorises the Strategic Lead, Regeneration to conclude negotiations with Lidl and Kingsmead to take the Mitchell Way site forward and authorises the Strategic Lead, Regulatory to conclude the transaction on such conditions as are considered appropriate.

3. Background

- 3.1** The Property and Land Disposal Strategy 2013-2018 (hereafter referred to as “the Strategy”), was approved by the Housing, Environment and Economic Development Committee on 13 February 2013.
- 3.2** The Strategy provides a platform from which decisions can be made in respect of the planned disposal of property assets. The ultimate aim of the Strategy is to allow a more pro-active and considered approach to the disposal of surplus property and land assets and to do so in a prioritised

manner which best supports the Council's objectives, reducing the number of buildings that we own and operate out of, thus minimising overheads.

3.3 Those properties which have been declared surplus are grouped into three separate categories based on importance. In prioritised order, they are:

- Strategic Sites – sites that could bring significant economic impact.
- Rationalisation Programme – land and buildings that are to be disposed of as part of any Council rationalisation programme.
- Commercial and Private – land and buildings with commercial and/or private benefit to interested parties.

The Strategy provides a Surplus Assets List and Action Plan highlighting assets within each of the aforementioned categories. An updated list is provided as Appendix 1.

4. Main Issues

Strategic Sites/ Rationalisation Programme

- 4.1** A brief update on progress on some of the key strategic sites is provided below.
- 4.2** Site at Carrochan Road, Balloch – sale approved at the Infrastructure, Regeneration and Economic Development Committee on 23 August 2017. The purchasers are currently in pre application discussions with Loch Lomond and The Trossachs National Park Planning Authority before submitting their application. Legal negotiations ongoing.
- 4.3** Former Braidfield High School, Clydebank – sale approved at the Infrastructure, Regeneration and Economic Development Committee on 22 November 2017. Planning Application granted in June 2018 and Missives concluded 2 October 2018 subject to agreement on abnormals. Anticipated completion December 2018.
- 4.4** Highdykes Primary School, Bonhill, Alexandria – sale approved at the Infrastructure, Regeneration and Economic Development Committee on 22 November 2017. Legal negotiations ongoing to conclude contract expected to be concluded end October 2018.
- 4.5** Council Offices, Rosebery Place, Clydebank – awaiting results of site investigations. Site being marketed and extensive interest received closing date will be set early 2019.
- 4.6** Former Auchentoshan Day Centre, Auchentoshan Estate, Clydebank – anticipate offer to be received October 2018 and will be subject to

a future report to the Infrastructure, Regeneration and Economic Development Committee.

- 4.7** Land surrounding Crosslet House, Dumbarton – particulars currently being prepared to bring to the market December 2018.
- 4.8** Playdrome Site, Clydebank – sale approved at the Infrastructure, Regeneration and Economic Development Committee on 23 August 2016. Legal negotiations ongoing but anticipate concluding by end November 2018.
- 4.9** Site at Mitchell Way, Alexandria – lead preferred developer CCG Ltd has withdrawn and the development has not progressed as planned. The food store operator Lidl, who along with Kingsmead Developments and CCG who were part of the original bid have committed their interest in progressing with this important regeneration site with Lidl taking the lead as preferred developer under the same basis as previously indicated to Committee on 22 November 2017. Officers are progressing with discussions with both parties and legal to allow this regeneration project to progress.
- 4.10** Council Offices, Garshake, Dumbarton - closure spring 2018. Disconnections and asbestos survey complete. Relocation of sub-station agreed and ongoing. Anticipate tender for demolition contractor to be published November 2018 and will be subject to paper to Tendering Committee in December 2018.
- 4.11** Our Lady & St Patrick's High School, Dumbarton – demolition ongoing and due to be complete and offsite December 2018. Site Investigations due to commence January 2019. Site currently being soft marketed and we have received extensive interest.
- 4.12** Haldane Primary School, Haldane – anticipate demolition contractor being appointed following October Tendering Committee with a site start date of November 2018. Once demolished the site will transfer to Housing Revenue Account and be removed from the Property and Land Disposal Strategy 2013-2018.
- 4.13** Going forward the Council may wish to develop some other of the sites identified in this Strategy for commercial development.
- 4.14** Care Homes Sites

Langcraigs Care Home – sale agreed at the Infrastructure, Regeneration and Economic Development Committee on 23 August 2017. Sale concluded and capital receipt received March 2018.

Willox Park Care Home – property has been extensively marketed and subject to separate paper to the Infrastructure, Regeneration and

Economic Development Committee on 21 November 2018.

Dalreoch House Care Home – sale agreed at the Infrastructure, Regeneration and Economic Development Committee on 22 November 2017. Purchaser withdrawn from the purchase and this is now subject to a separate paper to the Infrastructure, Regeneration and Economic Development Committee on 21 November 2018.

Mount Pleasant Homes Care Home – part of the rationalisation process date of disposal to be confirmed. Currently being looked at for future use by Health & Social Care Partnership and will form part of a future paper to the Infrastructure, Regeneration and Economic Development Committee if appropriate.

Boquhanran House Care Home – part of the rationalisation process date of disposal to be confirmed.

Frank Downie House Care Home – part of the rationalisation process date of disposal to be confirmed.

Small Plot Disposals

- 4.15** Continuing to market small plots on an ad hoc basis.

Community Empowerment (Scotland) Act – Asset Transfer

- 4.16** A report in respect of Community Empowerment (Scotland) Act – Asset Transfer was submitted to the Infrastructure Regeneration and Economic Development Committee on 15 March 2017. Separate reports on proposed transfers are reported to Committee at the appropriate time. Currently three transfers have taken place in 2018.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by Asset Management and Legal Services to conclude the proposed disposal.

6. Financial and Procurement Implications

- 6.1** By pursuing and prioritising the disposal of the strategic sites, the Council are seeking to maximise capital receipts and improve opportunity for the economic regeneration of West Dunbartonshire.
- 6.2** The disposal of assets will allow savings attributed to vacant running costs and a reduction in the level of capital borrowing by the Council
- 6.3** In relation to the marketing of sites, the agent's fees/marketing costs will be deducted from the capital receipt achieved. The volume of disposals of

larger value sites will generate an increase in capital receipts for the Council. A considered approach to marketing to maximise value will be undertaken.

6.4 There are currently no procurement implications.

7. Risk Analysis

7.1 It was not necessary to carry out a risk assessment on the proposal contained within the report. Any risk assessment will be undertaken on a site by site basis, if and when a report to Committee is required.

7.2 As part of the marketing strategy consideration will be given to the competing interests in the market to ensure that the properties we are disposing of are released at the appropriate time to ensure maximum value is achieved.

8. Equalities Impact Assessment (EIA)

8.1 An Equality Impact Screening did not indicate any further action required in relation to any recommendations.

9. Consultation

9.1 Consultation has been undertaken between Asset Management and Legal Services to establish how best disposals can be serviced.

9.2 Consultation has been between Asset Management and Procurement to establish the best mechanism for appointing agents.

9.3 Consultation has been between Asset Management and Planning to establish Planning Briefs before sites are exposed to market.

9.4 No further consultations were deemed necessary.

10. Strategic Assessment

10.1 The release of development sites onto the market will contribute to the economic well-being of the area, the supply of housing, and increased employment. In turn this will make West Dunbartonshire a more attractive prospect for inward investment.

10.2 Through the adoption of a formal Community Asset Transfer Policy and Procedures, the Council are seeking to encourage and enable community organisations to take on assets and provide services which will contribute to the overall benefit of the community.

Jim McAloon

Strategic Lead, Regeneration

Date: 4 October 2018

Person to Contact:	Michelle Lynn, Assets Co-ordinator, Council Offices, Bridge Street, Dumbarton, G82 INT, T:01389 776992, Email: michelle.lynn@west-dunbarton.gov.uk
Appendices:	Appendix 1 – Surplus Assets List and Action Plan (Updated September 2017)
Background Papers:	<p>Report by the Executive Director of Housing, Environmental and Economic Development to the Housing, Environment and Economic Development Committee on 13 February 2013: Property and Land Asset Disposal Strategy 2013 - 2018</p> <p>Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 18 June 2014: Progress Report, and updating of Property and Land Asset Disposal Strategy 2013 – 2018.</p> <p>Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 18 March 2015: Update on Property and Land Asset Disposal Strategy 2013-2018.</p> <p>Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 25 November 2015: Update on Property and Land Asset Disposal Strategy 2013-2018</p> <p>Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 14 December 2016: Update on Property and Land Asset Disposal Strategy 2013-2018</p> <p>Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 22 November 2017: Update on Property and Land Asset Disposal Strategy 2013-</p>

2018

Wards Affected:

All.

Appendix 1- Surplus Assets List & Action Plan

ASSET	Comments	Estimated Date of Sale	Action	Responsibility for action
Strategic Sites				
Site at Carrochan Road, Balloch	8,728 sqm (2.17 acres) of ground at Carrochan Road, Balloch adjacent to new National Park Headquarters. Outline Planning Permission has been granted for a development of 23 residential units.	2017-18	Sale agreed subject to legal contract and planning - transaction approved at the Infrastructure, Regeneration and Economic Development Committee on 23 August 2017.	Asset Management - Michelle Lynn Economic Development - Michael McGuinness Planning - Pamela Clifford
Auchentoshan (Former ATC), Mountblow Rd, Clydebank	Former adult training centre within Auchentoshan Estate which was closed in February 2009. Property was marketed in 2010/11 with one offer received but never concluded. Property was demolished May 2013. Asset now comprises cleared site. Proposal to lease (with Option to Purchase) at market value for educational use rejected by IRED Committee 17/09/14. Committee instruction to re-market for care home use.	2017-18	Property currently being re-marketed for care home use with limited interest.	Asset Management - Michelle Lynn
Former Braidfield High School, Clydebank	Site of former Braidfield High School extending to 7.8 acres (31,576 sqm). Area increased due to inclusion of pitches. Demolition completed 2010.	2017-18	Legal contract concluded anticipated capital receipt December 2018.	Asset Management - Michelle Lynn Economic Development - Michael McGuinness Planning - Pamela Clifford
6.47 acre site at Levenbank Road, Jamestown (Milton Loan)	26,167 sqm (6.47 acres) of ground at Levenbank Road, Jamestown identified for residential use in finalised local plan. Local plan suggests 68 units for site based on 75 units for larger area. Likely purchaser to be a RSL.	2018-19	Initial discussions with adjoining proprietor ongoing with a view to bringing the site to market jointly. Trying to establish ownership of part of site. Notice given to Allotment tenants to vacate by 31/12/2018.	Asset Management - Michelle Lynn Economic Development - Michael McGuinness Planning - Pamela Clifford
St James Retail Park, Glasgow Road, Dumbarton. Phase 1 part disposal and Phase 2 complete disposal of 5.14 acre site	20,809 sqm (5.14 acres) of ground at St James Retail Park, Glasgow Road, Dumbarton. The site is zoned as a retail development opportunity in the finalised Local Plan. Planning consent for a retail development for 3 units totalling 35,000 sqft has been granted. Phase One receipt £1.0M, Phase Two receipt £1.5M.	2019-20	Discussions postponed due to market conditions. Still no current retailer demand - options being reassessed.	Asset Management - Michelle Lynn
Playdrome, Clydebank	Leisure provision to be relocated to new facility at Queens Quay and thereafter planned disposal of 8.58 acre site.	2017 -18	Sale agreed subject to conclusion of legal contract and planning - sale approved at the Infrastructure, Regeneration and Economic Development Committee on 23 August 2017.	Asset Management - Michelle Lynn Economic Development - Michael McGuinness Planning - Pamela Clifford
Site at Heather Avenue, Alexandria	17,281 sqm (4.27 acres) of ground at Heather Avenue, Alexandria identified for residential use in finalised local plan. Local plan suggests 160 units for whole development site (9.76 acres) therefore proportionate amount for WDC vacant site of 4.27 acres.	2017 - 18	Discussions with adjoining owners ongoing and checks with Legal that we have a marketable Title.	Asset Management - Michelle Lynn Economic Development - Michael McGuinness Planning - Pamela Clifford
Highdykes Primary School, Braehead, Bonhill, Alexandria	17,847 sqm (4.41 acre) site of Highdykes Primary School.	2017-18	Sale agreed subject to conclusion of legal contract and planning - sale approved at the Infrastructure, Regeneration and Economic Development Committee on 22 November 2017.	Asset Management - Michelle Lynn
Aitkenbar Primary School, Dumbarton	School closed June 2016	2018-19	Demolition complete, site being transferred to HRA account. Notice to quit being issued to tenants of Longcraggs but not being enforced as per Committee decision - alternative accommodation options being pursued.	Asset Management - Michelle Lynn

Mount Pleasant House, 2 Ashtree Court, Old Kilpatrick	Care home scheduled for possible closure	TBC	Part of rationalisation programme	Asset Management - Michelle Lynn
Boquhanran House, Dickens Avenue, Clydebank	Care home scheduled for possible closure	TBC	Part of rationalisation programme	Asset Management - Michelle Lynn
Frank Downie House, Ottawa Crescent, Clydebank	Care home scheduled for possible closure	TBC	Part of rationalisation programme	Asset Management - Michelle Lynn
Dalreoch House, West Bridgend, Dumbarton	Care home closed June 2017	2017-18	Sale agreed at Infrastructure, Regeneration and Economic Development Committee on 22 November 2017. Purchaser withdrawn and new sale proposed and subject to separate paper to Infrastructure, Regeneration and Economic Development Committee 21 November 2018.	Asset Management - Michelle Lynn
Langcraigs Care Home, Gooseholm Road, Dumbarton	Care home closed July 2017	2017-18	Sale concluded and capital receipt achieved March 2018.	Asset Management - Michelle Lynn
Our Lady and St Patricks, Hawthornhill Road, Dumbarton	School due for October 2017	2018 - 19	Demolition ongoing and due to be complete and offsite December 2018. Site Investigations due to commence January 2019. Site currently being soft marketed and we have received extensive interest.	Asset Management - Michelle Lynn
Willox Park Care Home, Colquhoun Street, Dumbarton	Care Home closed June 2017	2018 - 19	Property has been extensively marketed and subject to separate paper to the Infrastructure, Regeneration and Economic Development Committee on 21 November 2018.	Asset management - Michelle Lynn
Site at Mitchell Way, Alexandria	15,742 sqm (3.89 acre) development site in Alexandria town centre is presently subject to a public tendering exercise. An additional area of land extending to (11,372) 2.81 acres can also be made available to interested parties.	2018 - 19	Preferred developer has pulled out. Discussions ongoing.	Asset Management - Michelle Lynn Economic Development - Michael McGuinness
Site at Crosslet House, Argyll Avenue, Dumbarton	A significant portion of the site is to accommodate a new care home which completed in April 2017. Development of the remainder of the site is restricted due to topography, flooding risk, ancient woodland and Japanese Knotweed. Around seven residential units are deemed suitable for the remaining developable parts of the site.	2019-20	Particulars currently being prepared to bring to the market December 2018.	Asset Management - Michelle Lynn Economic Development - Michael McGuinness Planning - Pamela Clifford
Council Offices, Rosebery Place, Clydebank	Council offices relocated from Rosebery Place to Aurora House. One Stop Shop remain in occupation of the ground floor until Spring 2016. Once fully vacated, the site can be prepared for marketing.	2018-19	Awaiting results of site investigations. Site being marketed and extensive interest received closing date will be set early 2018.	Asset Management - Michelle Lynn
Council Offices, Garshake Road, Dumbarton	Part of Office Rationalisation Proposal.	2018-19	Closure spring 2018. Disconnections and asbestos survey complete. Relocation of sub-station agreed and ongoing. Anticipate tender for demolition contractor to be published October 2018 and will be subject to paper to Tendering Committee in November 2018.	Asset Management - Michelle Lynn

PROPERTY	General Comment	Date or Estimated Date of Sale	Action	Responsibility for Action
Rationalisation Programme				
Library Offices Poplar Road Dumbarton	Options on Poplar Road facility being considered.	TBC	No action for time being. Possibly part of future rationalisation.	Asset Management - Michelle Lynn
Balloch Castle Balloch	Historic Castle leased from GCC. All services now working at new locations.	TBC	alternative uses for facility. Investigation into Feasible New Uses. Part of Balloch Charrette.	Asset Management - Michelle Lynn
30 Church Street Alexandria	Part of Office Rationalisation Proposal. Purpose built office building with car parking.	2017 - 18	Property being marketed and anticipated setting closing date early 2019.	Asset Management - Michelle Lynn
85 Kilbowie Road Clydebank	Purpose built office building with car parking. Current long term lease.	2017 - 18	No action for time being. Possibly part of future rationalisation.	Asset Management - Michelle Lynn
4/6 and 10 Elm Road Dumbarton	Part of Depot Rationalisation Proposal. Former workshops and office buildings.	TBC	Part of future depot rationalisation project.	Asset Management - Michelle Lynn
264 Glasgow Road	Shop.	NA	Application from tenant required to action disposal. Authority to sell to tenant only.	Asset Management - Michelle Lynn
276 Glasgow Road	Shop.	NA	Application from tenant required to action disposal. Authority to sell to tenant only.	Asset Management - Michelle Lynn
Site at 5/13A Lennox Drive, Faifley	Ground at 5/13A Lennox Drive, Clydebank which is required for development of the adjacent residential site by Faifley Housing Association. .	2018-19	Negotiations on-going with Faifley Housing Association.	Asset Management - Michelle Lynn
Yard 62/64 Clyde Street Clydebank	Previously considered for sale to sitting tenant - negotiations did not progress to completion.	2019 - 20	Part of depot rationalisation. Agent to be instructed when site ready for disposal.	Asset Management - Michelle Lynn
1.73 acres of ground Bellsmyre - 3 sites	7,001 sqm (1.73 acres) of ground at 11-15 Muir Road, 11-15 Aitkenbar Drive and 2-4 Penniecraef Avenue, Bellsmyre, Dumbarton. Three sites included in valuation as proposed to sell as part of single transaction	2018-19	Plans for disposal being prepared to pass to agent for marketing.	Asset Management - Michelle Lynn
8 Elm Road Dumbarton	Surplus property pending committee approval to market/sell	2019 - 20	Decision on sale delayed for Depot Rationalisation Programme Review to be completed	Asset Management - Michelle Lynn
10a Elm Road, Dumbarton - Window factory	Surplus property pending committee approval to market/sell	2019 - 20	Decision on sale delayed for Depot Rationalisation Programme Review to be completed	Asset Management - Michelle Lynn
Grazing Land, Castlehill	Previously proposed sale to tenant farmer.	2018-19	Property being marketed currently no interest.	Asset Management - Michelle Lynn

PROPERTY	General Comment	Estimated Date of Sale	Action	Responsibility for Action
Commercial and Private				
Marinecraft changing room and gymnasium , Woodyard Road, Dumbarton.	Terms agreed to sell the facility to the adjacent owner once the property is vacated. Committee approval to proceed with the sale was provided at the 16th September 2015 IRED Committee.	2019-20	Under offer - Progress to a concluded missive once new facility has been built.	Asset Management - Michelle Lynn
82 Main Street Alexandria	Former office extending to 863 sqft on the first floor with access at the rear. Declared surplus and marketed for sale in 2011/12. Offer of £46,000 received but not concluded as issues over access remain unresolved.	2018-19	Remarketed and best offer received £25,100. Approved at IRED Committee 22 August 2018. Legal instructed to progress sale.	Asset Management - Michelle Lynn Regulatory - Sally Michael
102 Main Street, Alexandria	Former offices extending to 1,406 sq ft on the first floor and attic with access at the rear. Declared surplus but not yet marketed for sale.	2017- 18	Title being investigation. Potential flying freehold over close area to be resolved.	Asset Management - Michelle Lynn Regulatory - Sally Michael
Ground at Parkhall Road	Surplus Status to be clarified. Possibility of 1-2 residential developments plots.	2018-19	Japanese Knotweed being monitored. Discussions ongoing with neighbouring owner. Assess marketability of the site.	Asset Management - Michelle Lynn
Levenford Gatelodge and Coach houses	Vacant house (coach house) and derelict gate lodge. Declared surplus on 30th March 2005. Inspection during 2010 found property to be in a poor condition.	2018-19	Property being marketed but limited interest.	Asset Management - Michelle Lynn
Former Public Toilet - Quay St, Dumbarton	410 sqm (0.01 acre) site at Quay Street, Dumbarton. Formerly public toilets demolished in 2009. Site value based on part commercial and part residential uses.	2018-19	Property being brought to market December 2018 - interest received from neighbouring proprietor.	Asset Management - Michelle Lynn
32 sqm of ground at Glasgow Road, Hardgate, Clydebank	32 sqm of ground at Glasgow Road, Hardgate currently used as a flower bed. Forms part of a larger potential residential development site.	No action	Planning investigation required to establish alternative use. Nominal value. No action required.	Asset Management - Michelle Lynn
Kilbowie Road roundabout, Clydebank	Development site opposite fire station. May suit licensed/public house use.	No action	Considered nil value due to underlying ground conditions. No action required.	Asset Management - Michelle Lynn
365 sq m site at Hardie Street, Alexandria	461 sqm (0.11 acres) of ground at 7 Hardie Street, Alexandria within an existing residential area. Considered suitable for development of a single house plot. Site forms amenity ground at present.	20118-19	Title investigation ongoing. Site to be brought to market January 2019.	Asset Management - Michelle Lynn.
0.576 acre site 193 Dumbarton Rd. Clydebank-Site	Development is limited by main sewer at the rear of the site, irregular shape and access issues. Great value achievable if considered in conjunction with the adjoining site.	2018-19	Negotiations on-going with the adjoining owner.	Asset Management - Michelle Lynn
404 Glasgow Road, Clydebank	2 areas of ground 1,975 sqm (0.49 acres) and 282 sqm (0.07 acres) at 404 Glasgow Road, Clydebank. Ground adjacent to site of former church which was demolished. Planning permission for mixed use development refused in 2008/09.	No action.	Part of site has been sold. Investigate opportunity for disposal of remaining sites. Nominal value. No action currently required.	Asset Management - Michelle Lynn
0.16 acres of ground at 44-46 Gaitskill, Alexandria	454 sqm (0.11 acres) of ground at 44-46 Gaitskill Avenue, Alexandria. Former playground with potential as a single house plot. Value reduced to reflect generally falling market. Area amended as error in previous assessment.	2018-19	Planning investigation required to establish alternative use.	Asset Management - Michelle Lynn
5 acre site at Lomond Industrial Estate, Alexandria	20,235 sqm (5 acres) of ground at Strone Road, Lomond Industrial Estate, Alexandria zoned for industrial use. The site is subject to flooding and is on the route of the proposed Lomond Canal.	Retain Site	Site levels require to be lifted to alleviate flooding. Substantial capital investment required which is likely to exceed any capital receipt.	Asset Management - Michelle Lynn
Brown Ave. Clydebank-Ground	Rectangular flat grassed site in established residential area. Currently open space therefore no scope for development.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
0.2 acres of ground at 1 Carmona Drive, Haldane, Alexandria	Sloping grass verge site in existing residential area.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn

5A Colquhoun Drive. Alexandria- LAND	Flat regular shaped corner site in existing residential area. Currently used as gardens by adjoining residents. Could support an apartment block subject to Title and Planning although likely resistance from residents.	2018-19	Title investigation ongoing. Site to be brought to market January 2019.	Asset Management - Michelle Lynn
500 sqm of ground at 118 Roman Crescent, Old Kilpatrick, Clydebank	Site comprises lock ups and hard surfaced flat ground within established residential area. Possible House plot(s) sale(s) - subject to Title and Planning.	2018-19	Title investigation ongoing. Site to be brought to market January 2019.	Asset Management - Michelle Lynn
Braes Ave, Whitecrook, Clydebank	Flat plot of land off Braes Avenue. Main services/utilities should be readily available.	2018-19	Title investigation ongoing. Site to be brought to market January 2019.	Asset Management - Michelle Lynn
Dumbarton Rd (opposite Foto One), Clydebank	Public open space, mature trees and footpath over narrow linear site.	2018-19	Nominal value. No action required.	Asset Management - Michelle Lynn
Grnd Lawmuir Cres and Whitehill Rd, Duntocher, Clydebank	Steeply sloping site - appears to be green belt land - Planning discussions required.	2018-19	Nominal value. No action required.	Asset Management - Michelle Lynn
Grnd, Boulevard (North), Clydebank	Triangular area of ground on northern side of Great western Road - to east of access road of Bouelvard Hotel.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Grnd, Douglas Muir St, Faifley, Clydebank	Steeply sloping site adjacent to existing residential units - worthy of further investigation with planning dept.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Grnd, Glasgow Rd, Hardgate, Clydebank	Linear narrow grass verge.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Grnd, Gran St and Davidson St, Clydebank	Open space area adjacent to Canal - restricted access	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Land - Glenhead Road - 20 units	Flat linear site used for lock up garages	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn

PROPERTY	General Comment	Estimated Date of Sale	Action	Responsibility for Action
Commercial and Private				
Land at Onslow Road (West) - 20 units	Open flat grassed area adjacent to scout hall and railway line	No action	Nominal value. No action required.	Asset Management - Michelle Lynn
North of Craigielee Road, Clydebank	Grassed corner verge site adjacent to housing. Forms part of larger Title. To be further investigated with WDC planning.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
North of Craigielee Road, Clydebank	Steeply sloping grassed site in residential area.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Parkhall Rd (South of Manse), Clydebank	Steeply sloping grassed site in residential area.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Site - Durban Ave. Clydebank	Landscaped public open space area.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Site - Talisman Ave, Dumbarton	Grassed verge in existing residential area.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Site South of Breval Cres, Duntocher, Clydebank	Grassed corner verge site adjacent to housing. Forms part of larger Title. To be further investigated with WDC planning.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
South behind Duntocher Hotel, Clydebank	Site could accommodate development however currently used as open space and footpath. Recent residential development adjacent - if it could have been sold or developed likely to have been included within that development. Clarify position with WDC Planning.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn
Westernmost part of Beeches Rd, Duntocher, Clydebank	Linear public open space in established residential area with two existing points of access. However, plot depth, layout of land and vehicle access may prove problematic. To be further investigated with WDC planning.	No action.	Nominal value. No action required.	Asset Management - Michelle Lynn

WEST DUNBARTONSHIRE COUNCIL

Joint Report by Strategic Leads - Environment and Neighbourhood and Regeneration

**Infrastructure, Regeneration & Economic Development Committee:
21 November 2018**

**Subject: Infrastructure, Regeneration & Economic Development Budgetary
Control Report 2018/19 to Period 7 (31 October 2018)**

1. Purpose

- 1.1** The purpose of the report is to provide the Committee with an update on the financial performance to 31 October 2018 (Period 7) of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee (IRED).

2. Recommendations

2.1 Members are asked to:

- i) consider and note the contents of this report which shows the revenue budget forecast to overspend against budget by £0.078m (0.3%) at the year-end;
- ii) consider and note the net projected annual position in relation to relevant capital projects which is highlighting projected variance of £15.949m (25.5%) due to slippage of £15.498m (24.8%) and an underspend of £0.451m (0.7%) and ;
- iii) note the progress on savings incorporated into budgets for 2018/19.

3. Background

Revenue

- 3.1** At the meeting of West Dunbartonshire Council on 5 March 2018, Members agreed the revenue estimates for 2018/19. A total net budget of £24.972m was approved for IRED services. The revised budget is now £23.737M.

Description	£m
Starting Position	24.972
Ardlui Budget from Education	0.107
Partial re-instatement Ground Maint saving	0.270
Centralisation of ICT budgets	(0.037)
Recurring variances	(0.279)
Allocation of Strategic Partners Saving	(0.004)
Transfer Office Accom to Corporate	(1.292)
Revised budget	23.737

Capital

- 3.2** At the meeting of Council on 5 March 2018, Members also agreed the updated 10 year General Services Capital Plan for 2018/2019 to 2025/26. The next three years from 2018/19 to 2020/21 have been approved in detail with the remaining years being indicative at this stage. The total project life budget approved for projects that have either commenced or are due to commence in that period total £206.289m.

4. Main Issues

Revenue Budget

- 4.1** The current budgetary position is summarised in Appendix 1. Of the 21 services monitored 13 are showing either a favourable or have a nil variance; of the remaining 8 services showing an adverse variance, 3 are above the £0.050m reporting threshold. A more detailed analysis by service is given in Appendix 2. Comments are shown in Appendix 3 when there are projected annual variances greater than £50K. Appendix 4 shows progress on the achievement of saving options adopted as part of the 2018/19 budget.
- 4.2** Appendix 1 shows the probable outturn for the services at £23.815m. As the annual budget is £23.737m there is currently a projected favourable variance for the year of £0.078m.

Capital Budget

- 4.3** The overall programme summary report is shown in Appendix 5. Information on projects in the red category for probable underspends or overspends in-year and in total is provided in Appendices 6 and 7. Detail on projects within the green category where variances are over £50,000 are shown in Appendix 7. Appendices 6 to 7 include additional information on action being taken to minimise or mitigate slippage and/or overspends where possible. The analysis shows that for the in-year planned spend there is currently a projected in-year variance of £15.949m of which £15.498m relates to project slippage and an in-year underspend of £0.451m. Officers review regularly the in-year position to consider options to maximise the effective use of capital resource.
- 4.4** From the analysis within the appendices it can be seen that there are five projects with forecast material slippage, as listed as follows:

Project Name	Slippage (£m)
Vehicle Replacement	2.746
Posties Park Sports Hub	1.712
Queens Quay Regeneration	1.824
Queens Quay District Heating	1.153
Regeneration Fund	1.635

5. People Implications

- 5.1** There are no people implications.

6. Financial Implications

- 6.1** Other than the financial position noted above, there are no financial implications of the budgetary control report. Officers are currently reviewing budgets and projections with a view to improving the position by financial year end and progress will be highlighted in future reports to committee.
- 6.2** Agreed savings and management adjustments are monitored with current indications showing that £0.586m of the total actions of £0.601m being monitored are currently on target to be achieved (see Appendix 4). It should be noted that any variances are included within the service information and variances identified within this report.

7. Risk Analysis

- 7.1** The main financial risks to the ongoing financial position relate to unforeseen costs being incurred between now and the end of the financial year. This can affect all service areas. Virements will be considered where in-year capital underspends become apparent and regular reviews to minimise in-year underspends will continue.

8. Equalities Impact Assessment (EIA)

- 8.1** The report is for noting and therefore no Equalities Impact Assessment was completed for this report.

9 Consultation

- 9.1** The views of both Finance and Legal services have been requested on this report and both have advised there are neither any issues nor concerns with the proposal. As the report is for noting no further consultation is envisaged.

10. Strategic Assessment

- 10.1** Proper budgetary control and sound financial practice are cornerstones of good governance and support Council and officers to pursue the five strategic priorities of the Council's Strategic Plan. This report forms part of the financial governance of the Council. This report is for noting and, therefore, does not directly affect any of the strategic priorities.

Jim McAloon
Strategic Lead, Regeneration

Ronald M Dinnie
Strategic Lead - Environment & N'Hood

Date: 13 November 2018

Person to Contact: Janice Rainey - Business Unit Finance Partner, 16 Church Street, Dumbaron, G81 1QL, telephone: 01389 737704, e-mail janice.rainey@west-dunbarton.gov.uk

Appendices: Appendix 1 - Summary Budgetary Position (Revenue)
Appendix 2– Detailed Budgetary Position (Revenue)
Appendix 3 – Variance Analysis (Revenue)
Appendix 4 – Monitoring of Savings Options
Appendix 5 – Budgetary Position (Capital)
Appendix 6 – Variance Analysis Red Status (Capital)
Appendix 7- Variance Analysis Green >£50K Capital)

Background Papers: None

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
IRE SUMMARY

APPENDIX 1

MONTH END DATE **31 October 2018**

Service / Subjective Summary	Total Budget 2018/19	Spend to Date 2018/19	Forecast Spend 2018/19	Annual Variance 2018/19	Annual RAG Status	
	£000	£000	£000	£000	%	
Corporate Asset Maintenance	(56)	(72)	(62)	(6)	11%	↑
Transport, Fleet & Maintenance Services	(426)	356	(425)	1	0%	↓
Catering Services	3,988	2,048	3,979	(9)	0%	↑
Building Cleaning	1,415	809	1,411	(4)	0%	↑
Building Cleaning PPP	(241)	(192)	(258)	(17)	-7%	↑
Facilities Assistants	2,011	965	1,917	(94)	-5%	↑
Facilities Management	347	193	324	(23)	-7%	↑
Consultancy Services	941	541	985	44	5%	↓
Roads Operations	(930)	(638)	(951)	(21)	-2%	↑
Roads Services	4,305	1,943	4,298	(7)	0%	↑
Grounds Maintenance & Street Cleaning Client	7,366	4,297	7,366	0	0%	→
Outdoor Services	227	193	262	35	15%	↓
Leisure Management	3,218	2,239	3,233	15	0%	↓
Events	118	102	118	0	0%	→
Burial Grounds	(148)	(243)	(113)	35	-24%	↓
Crematorium	(910)	(335)	(901)	9	1%	↓
Waste Services	6,939	4,231	7,129	190	3%	↓
Corporate Assets /Capital Investment Programme	(1,949)	(978)	(2,053)	(104)	-5%	↑
Economic Development	338	(57)	336	(2)	-1%	↑
Depots	0	0	0	0	0%	→
Ground Maintenance & Street Cleaning Trading A/c	(2,816)	(2,277)	(2,779)	37	1%	↓
Total Net Expenditure	23,737	13,124	23,815	78	0.3%	↓

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE 31 October 2018

PERIOD 7

Actual Outturn 2017/18	Service Summary	Total Budget 2018/19	Spend to Date 2018/19	Forecast Spend 2018/19	Annual Variance 2018/19	RAG Status
£000	All Services	£000	£000	£000	£000	%
22,224	Employee	22,819	12,454	23,288	469	2%
2,220	Property	3,194	1,964	3,286	93	3%
3,858	Transport and Plant	3,712	1,707	3,789	77	2%
9,761	Supplies, Services and Admin	10,125	5,603	10,697	572	6%
17,013	Payments to Other Bodies	15,748	8,212	15,677	(70)	0%
548	Other	548	0	549	1	0%
55,624	Gross Expenditure	56,145	29,940	57,286	1,141	2%
(31,456)	Income	(32,408)	(16,816)	(33,471)	(1,064)	-3%
24,168	Net Expenditure	23,737	13,124	23,815	78	0%
£000	Corporate Asset Maintenance	£000	£000	£000	£000	%
1,107	Employee	696	554	986	290	42%
758	Property	47	27	50	3	6%
28	Transport and Plant	35	19	35	0	0%
643	Supplies, Services and Admin	346	598	917	571	165%
0	Payments to Other Bodies	0	0	0	0	0%
0	Other	0	0	0	0	0%
2,536	Gross Expenditure	1,124	1,198	1,988	864	77%
(1,786)	Income	(1,180)	(1,270)	(2,050)	(870)	-74%
750	Net Expenditure	(56)	(72)	(62)	(6)	11%
£000	Transport, Fleet & Maintenance Services	£000	£000	£000	£000	%
1,604	Employee	1,596	880	1,595	(1)	0%
71	Property	89	43	91	2	2%
1,722	Transport and Plant	1,499	708	1,528	29	2%
496	Supplies, Services and Admin	484	257	481	(3)	-1%
22	Payments to Other Bodies	24	0	23	(1)	-4%
0	Other	0	0	0	0	0%
3,915	Gross Expenditure	3,692	1,888	3,717	25	1%
(4,292)	Income	(4,118)	(1,531)	(4,142)	(24)	-1%
(377)	Net Expenditure	(426)	356	(425)	1	0%
£000	Catering Services	£000	£000	£000	£000	%
2,786	Employee	2,790	1,538	2,810	20	1%
61	Property	62	25	60	(2)	-4%
100	Transport and Plant	108	51	102	(6)	-5%
1,206	Supplies, Services and Admin	1,192	504	1,174	(18)	-2%
23	Payments to Other Bodies	28	12	29	1	2%
0	Other	0	0	0	0	0%
4,176	Gross Expenditure	4,180	2,131	4,174	(6)	0%
(179)	Income	(192)	(83)	(195)	(3)	-2%
3,997	Net Expenditure	3,988	2,048	3,979	(9)	0%

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE 31 October 2018

PERIOD 7

Actual Outturn 2017/18	Service Summary	Total Budget 2018/19	Spend to Date 2018/19	Forecast Spend 2018/19	Annual Variance 2018/19	RAG Status
£000		£000	£000	£000	£000 %	
1,515	Employee	1,523	810	1,498	(25) -2%	↑
112	Property	87	59	105	18 20%	↓
2	Transport and Plant	1	2	3	2 162%	↓
16	Supplies, Services and Admin	21	12	20	(1) -3%	↑
0	Payments to Other Bodies	0	0	0	0 0%	→
0	Other	0	0	0	0 0%	→
1,645	Gross Expenditure	1,632	882	1,626	(6) 0%	↑
(207)	Income	(217)	(73)	(215)	2 1%	↓
1,438	Net Expenditure	1,415	809	1,411	(4) 0%	↑
£000	Building Cleaning PPP	£000	£000	£000	£000 %	
626	Employee	634	324	621	(13) -2%	↑
32	Property	35	15	30	(5) -15%	↑
0	Transport and Plant	0	0	0	0 0%	→
18	Supplies, Services and Admin	12	7	14	2 14%	↓
0	Payments to Other Bodies	0	0	0	0 0%	→
0	Other	0	0	0	0 0%	→
676	Gross Expenditure	681	346	664	(17) -2%	↑
(887)	Income	(922)	(538)	(922)	(0) 0%	↑
(211)	Net Expenditure	(241)	(192)	(258)	(17) 7%	↑
£000	Facilities Assistants	£000	£000	£000	£000 %	
1,837	Employee	2,004	978	1,908	(96) -5%	↑
14	Property	12	5	15	3 26%	↓
3	Transport and Plant	2	3	5	3 142%	↓
23	Supplies, Services and Admin	27	9	17	(10) -36%	↑
0	Payments to Other Bodies	0	0	0	0 0%	→
0	Other	0	0	0	0 0%	→
1,877	Gross Expenditure	2,045	994	1,945	(100) -5%	↑
(34)	Income	(34)	(29)	(29)	5 16%	↓
1,843	Net Expenditure	2,011	965	1,917	(94) -5%	↑
£000	Facilities Management	£000	£000	£000	£000 %	
324	Employee	343	189	340	(3) -1%	↑
0	Property	0	0	0	0 0%	→
2	Transport and Plant	2	1	2	(0) -9%	↑
9	Supplies, Services and Admin	2	3	5	3 153%	↓
0	Payments to Other Bodies	0	0	0	0 0%	→
0	Other	0	0	0	0 0%	→
335	Gross Expenditure	347	193	347	(0) 0%	↑
(21)	Income	0	0	(23)	(23) 0%	↑
314	Net Expenditure	347	193	324	(23) -7%	↑
£000	Consultancy Services	£000	£000	£000	£000 %	
972	Employee	970	560	1,014	44 5%	↓
0	Property	0	0	0	0 0%	↓
6	Transport and Plant	7	4	7	0 0%	→
13	Supplies, Services and Admin	5	1	5	0 0%	→
48	Payments to Other Bodies	36	24	41	5 14%	↓
0	Other	0	0	0	0 0%	→
1,039	Gross Expenditure	1,018	589	1,067	49 5%	↓
(62)	Income	(77)	(48)	(82)	(5) -6%	↑
977	Net Expenditure	941	541	985	44 5%	↓

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE 31 October 2018

PERIOD 7

Actual Outturn 2017/18	Service Summary	Total Budget 2018/19	Spend to Date 2018/19	Forecast Spend 2018/19	Annual Variance 2018/19	RAG Status
£000		£000	£000	£000	£000 %	
1,138	Employee	1,101	530	1,076	(25) -2%	↑
87	Property	109	10	111	2 2%	↓
517	Transport and Plant	581	289	586	5 1%	↓
1,352	Supplies, Services and Admin	1,498	603	1,496	(2) 0%	↑
149	Payments to Other Bodies	155	0	155	(0) 0%	↑
0	Other	0	0	0	0 0%	→
3,243	Gross Expenditure	3,444	1,432	3,423	(21) -1%	↑
(4,060)	Income	(4,374)	(2,070)	(4,374)	0 0%	→
(817)	Net Expenditure	(930)	(638)	(951)	(21) 2%	↑
£000	Roads Services	£000	£000	£000	£000 %	
1,136	Employee	1,174	632	1,131	(43) -4%	↑
115	Property	112	100	118	6 5%	↓
83	Transport and Plant	66	36	76	10 15%	↓
1,270	Supplies, Services and Admin	1,199	364	1,214	15 1%	↓
2,771	Payments to Other Bodies	2,399	863	2,395	(4) 0%	↑
0	Other	0	0	0	0 0%	→
5,375	Gross Expenditure	4,950	1,995	4,934	(16) 0%	↑
(881)	Income	(645)	(52)	(636)	9 1%	↓
4,494	Net Expenditure	4,305	1,943	4,298	(7) 0%	↑
£000	Grounds Maintenance & Street Cleaning Client	£000	£000	£000	£000 %	
0	Employee	0	0	0	0 0%	→
0	Property	0	0	0	0 0%	→
0	Transport and Plant	0	0	0	0 0%	→
0	Supplies, Services and Admin	0	0	0	0 0%	→
7,463	Payments to Other Bodies	7,366	4,297	7,366	0 0%	→
0	Other	0	0	0	0 0%	→
7,463	Gross Expenditure	7,366	4,297	7,366	0 0%	→
0	Income	0	0	0	0 0%	→
7,463	Net Expenditure	7,366	4,297	7,366	0 0%	→
£000	Outdoor Services	£000	£000	£000	£000 %	
102	Employee	99	57	104	5 5%	↓
81	Property	62	67	85	23 36%	↓
0	Transport and Plant	0	0	0	0 0%	→
108	Supplies, Services and Admin	102	107	112	10 9%	↓
43	Payments to Other Bodies	43	26	43	0 0%	→
0	Other	0	0	0	0 0%	→
334	Gross Expenditure	306	258	343	37 12%	↓
(75)	Income	(79)	(65)	(81)	(2) -3%	↑
259	Net Expenditure	227	193	262	35 15%	↓
£000	Leisure Management	£000	£000	£000	£000 %	
0	Employee	0	0	0	0 0%	→
0	Property	0	0	0	0 0%	→
0	Transport and Plant	0	0	0	0 0%	→
0	Supplies, Services and Admin	0	0	0	0 0%	→
4,134	Payments to Other Bodies	3,897	2,239	3,912	15 0%	↓
0	Other	0	0	0	0 0%	→
4,134	Gross Expenditure	3,897	2,239	3,912	15 0%	↓
(670)	Income	(679)	0	(679)	0 0%	→
3,464	Net Expenditure	3,218	2,239	3,233	15 0%	↓

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE 31 October 2018

PERIOD 7

Actual Outturn 2017/18 £000	Service Summary	Total Budget 2018/19 £000	Spend to Date 2018/19 £000	Forecast Spend 2018/19 £000	Annual Variance 2018/19 £000	%	RAG Status
	Events						
0	Employee	0	0	0	0	0%	→
(5)	Property	2	10	10	8	389%	↓
0	Transport and Plant	0	0	0	0	0%	→
83	Supplies, Services and Admin	86	67	83	(3)	-3%	↑
89	Payments to Other Bodies	90	89	89	(2)	-2%	↑
0	Other	0	0	0	0	0%	→
167	Gross Expenditure	178	166	182	4	2%	↓
(59)	Income	(60)	(64)	(64)	(4)	-6%	↑
108	Net Expenditure	118	102	118	0	0%	→
	Burial Grounds						
0	Employee	0	0	0	0	0%	→
12	Property	18	19	22	4	23%	↓
0	Transport and Plant	0	0	0	0	0%	→
0	Supplies, Services and Admin	0	0	0	0	0%	→
479	Payments to Other Bodies	378	0	378	0	0%	→
0	Other	0	0	0	0	0%	→
491	Gross Expenditure	396	19	400	4	1%	↓
(455)	Income	(544)	(261)	(513)	31	6%	↓
36	Net Expenditure	(148)	(243)	(113)	35	-24%	↓
	Crematorium						
172	Employee	163	97	160	(3)	-2%	↑
152	Property	139	122	153	14	10%	↓
0	Transport and Plant	0	0	0	0	0%	→
16	Supplies, Services and Admin	16	9	18	2	11%	↓
33	Payments to Other Bodies	31	21	35	4	12%	↓
0	Other	0	0	0	0	0%	→
373	Gross Expenditure	349	249	365	16	5%	↓
(1,201)	Income	(1,259)	(584)	(1,266)	(7)	-1%	↑
(828)	Net Expenditure	(910)	(335)	(901)	9	-1%	↓
	Waste Services						
2,331	Employee	2,279	1,282	2,490	212	9%	↓
102	Property	108	26	107	(1)	-1%	↑
779	Transport and Plant	829	339	862	33	4%	↓
4,361	Supplies, Services and Admin	4,499	2,654	4,498	(1)	0%	↑
365	Payments to Other Bodies	249	120	247	(2)	-1%	↑
0	Other	0	0	0	0	0%	→
7,938	Gross Expenditure	7,963	4,422	8,204	241	3%	↓
(1,028)	Income	(1,024)	(191)	(1,075)	(51)	-5%	↑
6,910	Net Expenditure	6,939	4,231	7,129	190	3%	↓
	Corporate Assets /Capital Investment Programme						
1,489	Employee	1,707	819	1,543	(164)	-10%	↑
601	Property	1,565	949	1,564	(1)	0%	↑
9	Transport and Plant	14	5	11	(3)	-21%	↓
(85)	Supplies, Services and Admin	(211)	(2)	(125)	86	-41%	↓
246	Payments to Other Bodies	252	168	252	0	0%	→
0	Other	0	0	0	0	0%	→
2,260	Gross Expenditure	3,327	1,939	3,245	(82)	-2%	↑
(5,222)	Income	(5,276)	(2,917)	(5,298)	(22)	0%	↑
(2,962)	Net Expenditure	(1,949)	(978)	(2,053)	(104)	5%	↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
IRED COMMITTEE DETAIL

APPENDIX 2

YEAR END DATE 31 October 2018

PERIOD 7

Actual Outturn 2017/18	Service Summary	Total Budget 2018/19	Spend to Date 2018/19	Forecast Spend 2018/19	Annual Variance 2018/19	RAG Status
£000	Economic Development	£000	£000	£000	£000 %	
715	Employee	640	362	635	(5) -1%	↑
16	Property	9	4	9	0 0%	→
4	Transport and Plant	4	1	4	0 0%	→
11	Supplies, Services and Admin	24	1	24	0 0%	→
555	Payments to Other Bodies	465	116	465	0 0%	→
0	Other	0	0	0	0 0%	→
1,301	Gross Expenditure	1,142	484	1,137	(5) 0%	↑
(867)	Income	(804)	(541)	(801)	3 0%	↓
434	Net Expenditure	338	(57)	336	(2) -1%	↑
£000	Depots	£000	£000	£000	£000 %	
0	Employee	0	0	0	0 0%	→
439	Property	436	346	454	18 4%	↓
0	Transport and Plant	0	0	0	0 0%	→
15	Supplies, Services and Admin	16	8	14	(2) -15%	↑
0	Payments to Other Bodies	0	0	0	0 0%	→
0	Other	0	0	0	0 0%	→
454	Gross Expenditure	452	354	468	16 4%	↓
(454)	Income	(452)	(354)	(468)	(16) -4%	↑
0	Net Expenditure	0	0	0	0 0%	→
£000	Ground Maintenance & Street Cleaning Trading A/c	£000	£000	£000	£000 %	
5,477	Employee	5,100	2,841	5,377	277 5%	↓
330	Property	302	138	304	2 1%	↓
631	Transport and Plant	564	250	569	5 1%	↓
849	Supplies, Services and Admin	807	402	731	(76) -9%	↑
593	Payments to Other Bodies	335	237	249	(86) -26%	↑
548	Other	548	0	549	1 0%	↓
8,428	Gross Expenditure	7,656	3,868	7,778	122 2%	↓
(10,802)	Income	(10,472)	(6,145)	(10,558)	(86) -1%	↑
(2,374)	Net Expenditure	(2,816)	(2,277)	(2,779)	37 -1%	↓

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 3

YEAR END DATE

31 October 2018

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Corporate Asset Maintenance (CAM)	(56)	(62)	(6)	11%	→
Service Description	This service manages and undertakes repairs and maintenance to public buildings				
Main Issues / Reason for Variance	While the overall variance is less than £0.050m, the CAM service is undertaking nearly £0.900m more work than budgeted for this year. This includes major works at Mountblow Pavillion and the Jamestown Choices project. Expenditure is being tightly controlled to ensure that the projects are delivered within budget and to ensure that works return a small surplus back to the Council. Income will be received from Capital to offset this additional work.				
Mitigating Action	None required.				
Anticipated Outcome	The CAM Service will return a surplus of circa £0.006m.				
Facilities Assistants	2,011	1,917	(94)	-5%	↑
Service Description	This service provides janitors throughout WDC buildings				
Main Issues / Reason for Variance	There has been a reduction in Facilities Assistant costs for a variety of reasons - such as: rationalisation of schools estate and campus approach; vacant posts currently advertised for filling; reduction in overtime due to less out of hours requests (which also reduces income chargeable)				
Mitigating Action	Vacancies will continue to be monitored to ensure the most efficient use of staffing resources for the Council				
Anticipated Outcome	Underspend will be achieved				
Waste Services	6,939	7,129	190	3%	↓
Service Description	Waste Collection and Refuse disposal services				
Main Issues / Reason for Variance	Estimated additional costs incurred resulting from the closure of Greenlight total approximately £157K				
Mitigating Action	Managers will aim to re-provide services previously carried out by Greenlight in most efficient way possible				
Anticipated Outcome	An overspend will be incurred				

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2018/19
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 3

YEAR END DATE

31 October 2018

Budget Details	Variance Analysis			
	Total Budget	Forecast Spend	Variance	RAG Status
	£000	£000	£000	%

Corporate Assets /Capital Investment Programme	(1,949)	(2,053)	(104)	5%	↑
Service Description	This service provides asset and estate management				
Main Issues / Reason for Variance	The main reason for the anticipated underspend is due to a one off lease renunciation in Alexandria				
Mitigating Action	Estate management is subject to market conditions, however officers will continue to monitor tenancies to ensure income is maximised.				
Anticipated Outcome	An underspend will be achieved				

Ground Maintenance & Street Cleaning Trading A/c	(2,816)	(2,779)	37	-1%	→
Service Description	Trading operation providing grounds maintenance and street cleaning services				
Main Issues / Reason for Variance	While the overall variance is less than £0.050m there are offsetting variances over £0.050M between salaries/supplies/payments to other bodies due to service delivery changes required following greenlight closure .There is also additional income being achieved due to additional adhoc work being requested.				
Mitigating Action	Managers will aim to re-provide services previously carried out by Greenlight in most efficient way possible				
Anticipated Outcome	An overspend is likely				

WEST DUNBARTONSHIRE COUNCIL
MONITORING OF EFFICIENCIES AND MANAGEMENT ADJUSTMENTS 2018/19

Appendix 4

Efficiency reference	Efficiency Detail	budgeted Amount £	Projection of Total Saved £	Projection of Total Not Saved £	Comment
SO - various	Provision of Greenspace	416,000	416,000	-	This is net of the £270k increase to budget following council decision
SO25	Undertake a review of Community Facilities operated by WDLT	40,000	25,000	15,000	Consultations still taking place
MA	Building cleaning specification	70,000	70,000	-	
MA	Town Centre Regeneration budget	20,000	20,000	-	
MA	Water as an accompaniment in Primary	55,000	55,000	-	
		601,000	586,000	15,000	

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

APPENDIX 5

MONTH END DATE **31 October 2018**

PERIOD **7**

Project Status Analysis	Project Life Status Analysis				Current Year Project Status Analysis			
	Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status	Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status
Red								
Projects are forecast to be overspent and/or experience material delay to completion	26	45%	16,785	24%	26	45%	7,157	56%
Amber								
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	0	0%	0	0%	0	0%	0	0%
Green								
Projects are on target both in relation to overall budget and the forecast stages in the project life cycle and no issues are anticipated at this time	32	55%	54,038	76%	32	55%	5,544	44%
TOTAL EXPENDITURE	58	100%	70,824	100%	58	100%	12,701	100%

Project Status Analysis	Project Life Financials				Current Year Financials					
	Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Slippage £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	111,610	16,785	111,447	(163)	40,618	7,157	25,143	(15,474)	(15,133)	(341)
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	0	0	0	0	0	0	0	0	0	0
Green										
Projects are on target both in relation to overall budget and the forecast stages in the project life cycle and no issues are anticipated at this time	94,679	54,038	94,539	(141)	21,962	5,544	21,488	(475)	(365)	(110)
TOTAL EXPENDITURE	206,289	70,824	205,985	(304)	62,580	12,701	46,631	(15,949)	(15,498)	(451)

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

APPENDIX 6

MONTH END DATE

31 October 2018

PERIOD

7

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

Vehicle Replacement						
Project Life Financials	4,012	0	0%	3,968	(44)	-1%
Current Year Financials	4,012	0	0%	1,266	(2,746)	-68%
Project Description	Replacement of vehicles which have reached end of programmed lifespan (7 year heavy vehicles, 10 year light vehicles)					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Mar-20		
Main Issues / Reason for Variance						
<p>£2.7m slippage relates to HGV vehicles and buses which is experiencing delay due to build times. This is due to a change in the procurement procedure for 2018/19 whereby rather than dealing directly with Scotland Excel/TPPL and placing orders either by direct award or following mini competitions as appropriate officers have developed and prepared both a procurement strategy and a scoping process for vehicle specifications not previously required. This work is now complete and other than vehicle specifications, updates are 'future proofed' for following years vehicle procurements. The HGV vehicles and buses are likely be a direct award with orders placed following approval at the next tendering committee. There is an estimated build time of 6 months resulting in vehicles not being delivered until the early part of 19/20. An underspend of £0.044m is anticipated due to 3 vehicles which were originally included within the 2017/18 replacement programme but are now being retained. The Safe Stop installation programme is currently underway with 17 vehicles having had the stop start fitted with 3 newer vehicles still to be fitted.</p>						
Mitigating Action						
None available at this time due to build lead in times for HGV and buses.						
Anticipated Outcome						
Replacement of fleet later than anticipated						

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

APPENDIX 6

MONTH END DATE

31 October 2018

PERIOD

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

Allotment Development

Project Life Financials	400	0	0%	400	0	0%
Current Year Financials	400	0	0%	37	(363)	-91%
Project Description	To develop an allotment site at Dumbarton Common					
Project Lifecycle	Planned End Date	31-Mar-19		Forecast End Date	30-Sep-19	

Main Issues / Reason for Variance

Proposed main site (Townend Road) is anticipated to cost £0.300m and was previously identified on the local plan for housing. This has resulted in an initial delay to the project while Estates marketed the site as such, however due to lack of demand for housing in this site it has now been agreed that the site can be used for allotments providing site investigation results are favourable and there is no contamination. Site investigation works are ongoing with results anticipated to be received towards the end of November. If the site is deemed suitable as an allotment site, the local plan will have to be amended in April 2019 and community consultation will also be required - based on anticipated timescales it is likely that spend in 2018/19 will only be for consultancy fees of circa £0.020m. 2 further satellite sites have been identified and are estimated to cost £0.093m in total - again site investigation works are ongoing to determine the suitability of these sites for use as allotment developments and are due to be returned Autumn/ Winter 2018. Results will determine if projects can go ahead and at this time spend of circa £0.010m is anticipated for professional fees only. At this time both the main site and satellite sites are anticipated to be completed in September 2019 with retentions due in September 2020, however these dates are subject to favourable site investigation results. Plans for a further mini site at Alexandria Library anticipated to cost approximately £0.007m are ongoing with Work Connect having commenced work on the smaller area of garden immediately behind the rear entrance to the library and have expressed interest in carrying out the remainder of the work. Officers have arranged to meet with Work Connect to discuss this further and an update will be provided when available. The Leamy Foundation have also been approached and they are keen to promote and maintain the site long-term as they envisage using it for community gardening activities with local organisations and schools.

Mitigating Action

Ability to mitigate in is limited due to requirement for officers to assess site suitability with Environmental Health.

Anticipated Outcome

Development of allotments to take pressure off current 10 year waiting list.

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

APPENDIX 6

MONTH END DATE

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

Community Capital Fund

Project Life Financials	3,431	2,292	67%	3,609	178	5%
Current Year Financials	1,454	137	9%	1,035	(418)	-29%
Project Description	Upgrade and improve recreational facilities throughout West Dunbartonshire.					
Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date	31-Oct-19		

Main Issues / Reason for Variance

Rephasing relates to £0.287m for Inler Park Upgrade works, £0.080m for Balloch Park Slipway, £0.050m for Castlehill Upgrade MUGA and £0.001m which at this times remains unallocated. With regards to Inler Park, this project had an anticipated start date of February 2018 but was delayed due to engineering problems. Discussions have been ongoing with SEPA & Planning to come up with an engineering solution and is nearing conclusion. Tender was issued in September 2018 with works forecast to commence March 2019 and due to achieve physical completion by October 2019 with retentions due by October 2020. Balloch Park Slipway was anticipated to be complete in 2018/19 but due to limited resources it is now being rephased with the expectation to be complete early in 2019/20. Castlehill Upgrade to MUGA has been delayed following a meeting with procurement and consultancy services during which it became apparent that Specialist Sports Field Consultants would be required. Consultants have now been appointed and are pulling together tender documentation. Tenders for Castlehill are due to go out in November with an anticipated start date of February 2019 resulting in £0.050m being rephased to 2019/20.

Mitigating Action

Discussions are ongoing with SEPA & Planning to come up with engineering solution to mitigate flooding risk - these discussions re nearing completion, however further mitigation with regard to project slippage is limited to due to the nature of the works involved and the timescales of when this work is suited to being carried out.

Anticipated Outcome

Improved recreational facilities throughout WDC anticipated to be delivered within budget albeit later than anticipated.

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

APPENDIX 6

MONTH END DATE

31 October 2018

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

Holm Park & Yoker Athletic FC

Project Life Financials	750	0	0%	750	0	0%
Current Year Financials	750	0	0%	150	(600)	-80%
Project Description	Develop a new 3G pitch to act as a home venue for Clydebank FC with extensive community access.					
Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date	31-Jul-19		

Main Issues / Reason for Variance

Design works were finalised in April 2018. Tender for the pitch works returned November 2018 and contract expected to be awarded before the end of November. Start date yet to be confirmed.

Mitigating Action

Continue to monitor and liaise with legal and procurement and monitoring meetings in relation to spend will be ongoing.

Anticipated Outcome

Project to be delivered on budget but later than expected.

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

APPENDIX 6

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

Environmental Improvement Fund						
Project Life Financials	1,690	1,046	62%	1,690	0	0%
Current Year Financials	915	271	30%	663	(252)	-28%
Project Description	This fund has been created to deliver environmental improvement projects for communities throughout West Dunbartonshire.					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Jul-19		
Main Issues / Reason for Variance						
Due to the specialist nature of the work required for Mountblow 3G Pitch the Council has been required to engage the services of Specialist Sports Field Consultants who were required to pull together tender documentation. Tender was awarded in October 2018 with work due to commence in the coming weeks. The revised physical completion date is July 2019 and retentions due in July 2020.						
Mitigating Action						
None available at this time						
Anticipated Outcome						
Mountblow 3G pitch to be completed within available budget albeit later than anticipated						

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

Kilmaronock Cemetery Extension

Project Life Financials	225	8	4%	225	0	0%
Current Year Financials	225	8	0%	25	(200)	0%

Project Description Extension of existing cemetery at Kilmaronock.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-20

Main Issues / Reason for Variance

The original planned project to extend the current cemetery is no longer viable due to soil depth and land being unsuitable. Another field adjacent to the church has been identified as potentially being suitable, however this land is currently owned by Church of Scotland. Estates will engage with land owners in the coming weeks with a view to carry out site investigation works to see if the ground is suitable to be used for the cemetery extension.

Mitigating Action

Officers to engage with Church of Scotland regarding possible use of land in field adjacent to take the project forward.

Anticipated Outcome

To provide further burial space at Kilmaronock Cemetery.

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

APPENDIX 6

MONTH END DATE

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

Posties Park Sports Hub - New sports hub to include Gym & running track

Project Life Financials	1,802	124	7%	1,802	(0)	0%
Current Year Financials	1,742	64	4%	30	(1,712)	-98%

Project Description
Creation of a sports hub at Posties/Marinecraft to include a new changing pavilion/Gym, new all-weather 6 lane running track, conversion of blaze sports pitch to grass, new fencing, upgrade of existing floodlights and additional car parking. This combines the budget approved by the Council in February 2015 for Community Sports Facilities at Posties Park, draw down of budget from the generic sports facilities budget line and anticipated match funding from Sports Scotland.

Project Lifecycle
Planned End Date 30-Sep-16 Forecast End Date 31-Mar-20

Main Issues / Reason for Variance

Initial cost estimates indicated a budget shortfall of £0.300m due to ground conditions meaning that the foundations had to be designed to be more substantial than first anticipated and decontamination that was required due to asbestos discovered on site, however value engineering exercises have been undertaken and designs are being amended. Tender was issued at end of October 2018 with works due to commence March 2019. Physical completion is forecast by March 2020 and retentions of 5% due by March 2021. Limited spend of £0.030m anticipated in this financial year for professional fees.

Mitigating Action

Project will be tendered following value engineering exercise and design amendment.

Anticipated Outcome

Creation of sports hub later than first anticipated of December 2018 but now March 2020.

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

Vale of Leven Cemetery Extension

Project Life Financials	650	165	25%	650	0	0%
Current Year Financials	490	4	1%	150	(340)	-69%
Project Description	Extension of existing cemetery in Vale of Leven					
Project Lifecycle	Planned End Date	31-Mar-16	Forecast End Date	31-Mar-20		

Main Issues / Reason for Variance

Difficulties in purchasing the preferred site resulted in early delays to this project. Site investigation works on the preferred site are now complete and the land was deemed suitable in October 2018. Estates and Legal are now working towards finalising negotiations for the land purchase to allow works to commence March 2019 and achieve physical completion by March 2020 with retentions due March 2021.

Mitigating Action

Opportunities to mitigate are limited due to ongoing discussions with regards to purchase of land.

Anticipated Outcome

A suitable site is identified and purchased to provide a sustainable burial environment, albeit delayed by 4 years as a result of identifying a suitable site.

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

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

New Westbridgend Community Centre

Project Life Financials	675	40	6%	675	(0)	0%
Current Year Financials	635	0	0%	4	(631)	0%

Project Description New Westbridgend Community Centre

Project Lifecycle Planned End Date 31-Mar-19 Forecast End Date 31-Mar-20

Main Issues / Reason for Variance

The demolition of the old Community Centre was completed end of October 2017 with retentions paid October 2018. Meeting with newly constituted community group has taken place and once it has been confirmed that they are in a position to take over running the establishment officers will progress to the design of the new community centre. At this time it is expected that only demolition retention costs will occur in 2018/19 due to the delays in forming the group and therefore the difficulty faced in taking the project forward. Delay incurred due to changes to office bearers in community group and time required to take forward Oscar application.

Mitigating Action

None available at this time due to the difficulty in forming community group, and changing group members.

Anticipated Outcome

Project to be delivered later than anticipated due to difficulty in forming community group but still anticipated to deliver within budget.

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

New Sports Changing Facility at Duntocher

Project Life Financials	300	0	0%	300	0	0%
Current Year Financials	300	0	0%	150	(150)	0%

Project Description New Sports Changing Facility at Duntocher

Project Lifecycle Planned End Date 31-Mar-19 Forecast End Date 31-May-19

Main Issues / Reason for Variance

Resource issues have delayed project commencement. Planning application to be submitted November 2018 with works to commence February 2019 and completion by May 2019 with retentions due May 2020.

Mitigating Action

Continue to liaise with consultancy services to take the project forward and prevent further delay.

Anticipated Outcome

New sports facility within budget but albeit later than first anticipated.

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

APPENDIX 6

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

Online Payment System for Education Establishments

Project Life Financials	52	0	0%	52	0	0%
Current Year Financials	52	0	0%	0	(52)	-100%
Project Description	Cashless Catering within Primary Schools					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

The Funding was allocated to roll out cashless catering in a number of primary schools which is being co-ordinated and led by Educational Services and the contract for the provision of online school payments was approved at the Tendering Committee on 15 November 2017. Due to the timescales for contract initiation it is wasn't possible to make progress in 2017/18 resulting in the budget being rephased into this financial year. The current position is that Education is progressing with the pilot of their Parentpay system. There however appears to be some issues in relation to integrating the Parentpay system with the existing CRB cashless modules. Until such time as this has been resolved there will be no further spend on rollout of the CRB system. At this time it is expected that the earliest that the integration may happen will be January 2019 therefore it is unlikely that there will be any spend on rollout of the Cashless catering module within this financial year resulting in the project being rephased to 2019/20.

Mitigating Action

None available at this time.

Anticipated Outcome

To provide payment system for schools within budget albeit later than first anticipated.

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

Flood Risk Management

Project Life Financials	757	34	5%	757	0	0%
Current Year Financials	757	34	5%	450	(307)	-41%
Project Description	Enhancement of drainage infrastructure to ensure compliance with Flood Risk Management Act 2009					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Oct-19		

Main Issues / Reason for Variance

Contractor has been engaged to take on flood risk management. Renton Road installation of new drainage is due to commence December 2018. Renton Road project delayed due to Scottish Gas Networks (SGN) and Network Rail carrying out works which have to be substantially complete prior to project commencing. While flood modelling of River Leven and other projects are under construction along with works to improve water courses Balloch and Dumbarton. The project has been delayed due to SEPA restrictions in term of licencing and the time taken to award the Minor Civils contract which although is now in place resulted in approximately 10 to 12 weeks of lost time.

Mitigating Action

Ability to mitigate is limited due to time lost due to SEPA restrictions and delay to contractual arrangements.

Anticipated Outcome

Project completed within budget albeit later than anticipated.

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

APPENDIX 6

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

Gruggies Burn Flood Prevention

Project Life Financials	15,000	178	1%	15,000	(0)	0%
Current Year Financials	349	28	8%	250	(99)	-28%
Project Description	Commission of Gruggies Flood Prevention Scheme					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-22		

Main Issues / Reason for Variance

Project design is ongoing as optioneering has produced alternative design solutions. Project yet to be tendered as discussions ongoing with consultants (these are taking longer than anticipated) and a Scottish Environment Protection Agency (SEPA) contractor to produce a buildability statement, however a Public Information Notice has been issued in October 2018 to facilitate shortlisting of qualified contractors. Ground investigation works delayed due to Public Information Notice and now anticipated to commence March 2019. Works are expected to take a few weeks following which officers will be in a position to take a design to tender in 2019/20. Project expected to complete in 2022 with retentions due in 2023.

Mitigating Action

Once consultants report has been delivered, further survey works will be procured. Revised report with updated methodology will give results to topographic survey and will determine next course of action.

Anticipated Outcome

Project completed hopefully still within budget. Various options have been instructed, these and the buildability statement will inform on construction costs and the reliability of previous estimates.

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

Strathleven Park and Ride Car Park

Project Life Financials	285	0	0%	285	0	0%
Current Year Financials	285	0	0%	0	(285)	-100%

Project Description Provision of additional car parking off Strathleven Place adjoining Church car Park. To be utilised as park and ride and overflow for town centre parking.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-20

Main Issues / Reason for Variance

Ownership and Access issues are currently with legal in order to resolve issues which are delaying progress with preparatory clearance works to be carried out on conclusion of access and design and build of the car park thereafter. Awaiting confirmation of a start date for works and will be reported when available.

Mitigating Action

Opportunities to mitigate are limited due to legal issue regarding access.

Anticipated Outcome

Project completed within budget albeit later than anticipated.

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

New Sports Changing Facility at Lusset Glen in Old Kilpatrick

Project Life Financials	150	0	0%	150	0	0%
Current Year Financials	150	0	0%	0	(150)	-100%
Project Description	New Sports Changing Facility at Lusset Glen in Old Kilpatrick					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Jul-19		

Main Issues / Reason for Variance

Project is currently at design phase and is anticipated to be delivered during 2019/20 due to work being carried out by Scottish Gas Networks. Gas pipe to be removed with plans ongoing for the removal. Removal due to be complete by January 2019 following which reinstatement works to the park will be carried out between January and March 2019 (to be paid for by Scottish Gas Networks). Main work will commence May 2019 with completion by July 2019 with retentions due July 2020.

Mitigating Action

None available due to gas works being carried out.

Anticipated Outcome

Works to be carried out as planned.

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

Mandatory 20mph Residential communities

Project Life Financials	500	5	1%	500	0	0%
Current Year Financials	395	0	0%	30	(365)	-92%

Project Description Mandatory 20mph Residential communities

Project Lifecycle Planned End Date 31-Mar-20 Forecast End Date 31-Mar-20

Main Issues / Reason for Variance

The Scottish Government are currently reviewing 20mph legislation and officers are currently awaiting clarity from them before works can resume in 2018/19. This review is taking longer than anticipated with limited spend in 2018/19. It is anticipated on signage works that would be undertaken regardless of outcome of review. Currently this includes traffic management measures with signs and bollards works at Old Mill Road and Dalvait Road.

Mitigating Action

None available at this time as timing of review is outwith Council control.

Anticipated Outcome

Project to be delivered within budget albeit later than first anticipated.

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

Pappert Woodland Wind Farm

Project Life Financials	6,900	37	1%	6,900	0	0%
Current Year Financials	169	6	0%	30	(139)	0%
Project Description	Provision of new windfarm					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		

Main Issues / Reason for Variance

The project team continues to work in partnership with Lomond Energy and consult with statutory consultees, however this is taking longer than anticipated due to land issues. A further meeting has taken place with WDC Planning to review options and further consult with statutory consultees.

Mitigating Action

Project team will continue to consult with Planning and other statutory consultees once revised scheme has been finalised.

Anticipated Outcome

Project completion generates savings in line with revised financial analysis.

Oil to Gas Conversion (Braehead PS, Carleith PS & Hub CEC)

Project Life Financials	187	0	0%	187	0	0%
Current Year Financials	187	0	0%	0	(187)	-100%
Project Description	Oil to Gas Conversion (Braehead PS, Carleith PS & Hub CEC)					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Aug-19		

Main Issues / Reason for Variance

Project will be scoped in this financial year with works carried out Summer 2019.

Mitigating Action

None available at this time due to time required to fully scope project works.

Anticipated Outcome

Oil to gas conversions at 3 establishments.

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

Leisure Energy projects - air handling units, upgrade lighting, circulating pumps, and draught proofing

Project Life Financials	277	33	12%	277	0	0%
Current Year Financials	244	0	0%	26	(218)	-89%

Project Description Measures to be installed at both Meadow Centre & Vale of Leven Swimming Pool; new pool hall Air Handling Units, upgrade lighting, circulating pumps Vale of Leven Swimming Pool, internal and external lighting and draught proofing.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-20

Main Issues / Reason for Variance

Main reason for variance is due to Air Handling Unit (AHU) upgrades at Meadow Centre/Vale Swimming Pool which is budgeted at £0.225m. This project was first delayed in 2017/18 due to an unsuccessful initial tender and higher priorities within the Procurement service in relation to other required procurement activities resulting in remaining budget of £0.244m required to be re-phased into 2018/19 from 2017/18. Following this first delay it was then anticipated that this work would be carried out in November 2018 with project completion anticipated in 2018/19 and retentions being required to be rephased into 2019/20. To facilitate this workstream a 2nd tender was issued in June 2018 based on historic specification however only 3 returns were received at end of July 2018 with only one bid being a legitimate bid which was over budget (the others being discounted - one due to timing of submission and incomplete status of the other). Officers have subsequently been liaising with the Leisure Trust regarding possible solutions ranging from just a refurbishment of the unit to mounting a unit outside as it has become apparent that installing an internal unit would have a detrimental effect on the operation of the centre due to the significant down time involved. To mount the unit outside would require structural approval, planning approval and a building warrant (not to mention a new specification) thereby making it impossible to meet the deadline workings of end of November. Structural engineers are scheduled to carry out soil samples during mid November 2018 at The Meadow Centre to ensure that any external base for installing an AHU is structurally sound. Once this has been verified, a planning application will be put forward. In addition to this in the interim, Officers will explore further preparatory work this financial year such as new isolating valves, as well the mentioned works to building of the concrete base for the unit, to reduce risk when unit is procured.

Mitigating Action

None available at this time as the tender return was over budget resulting in a new plan and specification/approval requirements.

Anticipated Outcome

To install air handling units, upgrade lighting, circulating pumps and draught proofing to improve energy efficiency in leisure centres. Project expected to deliver within budget albeit later than first anticipated.

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	£000	£000	%	£000	£000	%

Installation of Solar Panels (OHR PS and Whitecrook PS)

Project Life Financials	135	0	0%	135	0	0%
Current Year Financials	135	0	0%	0	(135)	-100%
Project Description	Installation of Solar Panels (OHR PS and Whitecrook PS)					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	30-Apr-19		

Main Issues / Reason for Variance

Planning permission required - works anticipated to start Spring 2019 with completion Spring 2020.

Mitigating Action

None available at this time due to scoping and planning requirements.

Anticipated Outcome

Installation of solar panels at 2 establishments.

Upgrade Lighting (Alexandria CEC, Carleith PS, Dumbarton Library, WDAC & Whitecrook PS)

Project Life Financials	95	0	0%	95	0	0%
Current Year Financials	95	0	0%	0	(95)	-100%
Project Description	Upgrade Lighting (Alexandria CEC, Carleith PS, Dumbarton Library, WDAC & Whitecrook PS)					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Aug-19		

Main Issues / Reason for Variance

Project will be scoped in this financial year with works carried out Summer 2019.

Mitigating Action

None available at this time due to scoping requirements.

Anticipated Outcome

Upgrade lighting in various establishments.

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	£000	£000	%	£000	£000	%

Regeneration/Local Economic Development

Project Life Financials	2,319	127	5%	2,022	(297)	-13%
Current Year Financials	2,319	127	5%	1,455	(864)	-37%
Project Description	Budget to facilitate the delivery of Regeneration throughout West Dunbartonshire , aligned to the Economic Strategy 2015-20.					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Jul-19		

Main Issues / Reason for Variance

There are two main issues to report with this budget. The first relates to the St Eunan's project where the anticipated cost is less than previously reported estimates resulting in a projected underspend of £0.297m at this time - this underspend relates to the external grant funding from Green Infrastructure Fund so is not available for reallocation. This project also reports slippage of £0.553m due to the time taken to work through the legal and regulatory implications of an additional unanticipated conditions requested by Planning Committee. The site investigation works have been completed and anticipate a final report by the end of November 2018. The works cannot commence on site until this condition is executed. The main works are anticipated to commence December 2018 with completion Summer 2019 and retention payments due Summer 2020. At this time it is anticipated that contract spend of £0.553m will be incurred in this financial year in addition to £0.040m for contaminated land fees and site investigation works with a balance of £0.553m being required to be carried forward to future years. The second issue which should be noted relates to the Mitchell Way development site where spend will not take place until developer planning approval is achieved - while officers are hopeful that spend of £0.360m will be incurred in this financial year this spend is at risk due to recent changes in personal within the contractor CCG which has led to them pulling out of the development, however the Council is seeking to secure the services of an associated developer to progress the development.

Mitigating Action

Opportunities to further mitigate the slippage at St Eunan's is limited due to the timing of main works

Anticipated Outcome

Significant progress with transformational projects including Dumbarton Waterfront, strategic disposal sites, Alexandria town centre and further progress with implementing Charrette Action Plans.

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	£000	£000	%	£000	£000	%

Queens Quay - Regeneration

Project Life Financials	15,620	9,020	58%	15,620	0	0%
Current Year Financials	11,763	5,163	44%	9,939	(1,824)	-16%
Project Description	Queens Quay regeneration					
Project Lifecycle	Planned End Date	30-Jun-18	Forecast End Date	30-Nov-18		

Main Issues / Reason for Variance

This project has experienced delays compared to the original timetable in order to coordinate and deliver the benefits of New Clydebank Health Centre, Care Home, and District Heating, resulting in forecast end date being extended to November 2019 and £11.5m to be rephased into 2018/19 from 2017/18. However the spend related to these works is now well underway. Work on Quay walls is now almost complete, with the exception with The District Heating Pumping Chamber. The remediation works around the care home site have now been completed and contractor is on site. Roads infrastructure works are now underway. Spend in 2018/19 is anticipated to be £9.939m with only works on Titan Boulevard and landscaping being the major items still outstanding.

Mitigating Action

A number of mitigating actions are being monitored through the risk register by the Management Group. Fortnightly meetings with the development partner take place to progress the project and make every attempt to reduce delays and slippage.

Anticipated Outcome

Regeneration of Clydebank Waterfront in line with budget, but delayed to co-ordinate with District Heating project.

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	£000	£000	%	£000	£000	%

Exxon City Deal						
Project Life Financials	27,897	1,082	4%	27,897	(0)	0%
Current Year Financials	792	69	9%	238	(554)	-70%
Project Description	As part of the City Deal project the WDC Exxon site at Bowling regeneration with alternative A82 route included.					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
Regular updates are provided at every Council meeting, with City Deal papers presented at each meeting. The main issues contained within the approved Outline Business Case are still valid, which include Exxon's remediation strategy, land transfer arrangements and issues relating to adjoining owners. Until Exxon remediation strategy is approved and land transfer arrangements are resolved, only limited work can be undertaken (e.g. EIA) As the remediation strategy is being led by ESSO Mobil, at this time it is difficult to determine when it will be approved. ESSO Mobil is still in discussions with SEPA and WDC-Environmental Health to agree several items before it can be approved, however the timescales of this is out with Council control. The project expenditure for 2018-19 was estimated to be £0.792m however this has now been revised to £0.238m due to a significant saving on the procurement of the Quay Walls tender and the lack of progress on the EIA as the remediation strategy has not been approved.						
Mitigating Action						
Contained within Risk register monitored by Exxon Management Board. Technical reviews are being carried between our consultant PBA and Exxon consultants WSP						
Anticipated Outcome						
Progressing the City Deal development at Exxon towards a Full Business Case.						

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	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

Queens Quay District Heating Network

Project Life Financials	15,100	2,592	17%	15,100	0	0%
Current Year Financials	10,153	1,245	12%	9,000	(1,153)	-11%
Project Description	Queens Quay District Heating Network					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Jul-19		

Main Issues / Reason for Variance

Project slippage is due to the delay on the appointment of the Energy Centre Operator (ECO) contractor as the returned tenders were unaffordable resulting in the need to secure additional funding from the Council to cover the Capital costs. An additional £3m of capital funding was approved by Members at June Council, has been phased into 2019/20 and tender negotiations have been finalised and Letters of Intent have been issued. The project is currently running behind programme and is now anticipated to be physically complete by 31 July 2019, however an accelerated programme is in place which Officers are hopeful will help to minimise the delay now the ECO contractor has been appointed. The Scottish Government have been advised that full spend will not be incurred by 31 March 2019, however the £6m grant funding will be fully spent by year end which will fulfil the grant conditions and protect this income resource. The first grant application of £0.711m was submitted end of May 2018 and has now been received.

Mitigating Action

Further discussions are to take place to identify Value Engineering items which will identify savings. Once this work has been carried out, Project Board to decide next steps as required.

Anticipated Outcome

Project will be delivered over original budget but a recovery plan is in place to deliver no later than anticipated.

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	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

Regeneration Fund

Project Life Financials	12,400	0	0%	12,400	0	0%
Current Year Financials	1,850	0	0%	215	(1,635)	-88%
Project Description	Funding to implement major regeneration projects linked to community charrettes. (Created through underspend from Education)					
Project Lifecycle	Planned End Date	31-Mar-21		Forecast End Date	31-Mar-21	

Main Issues / Reason for Variance

At this time it is anticipated that limited total spend of approximately £0.215m will be incurred in 2018/19 with all projects experiencing slippage as detailed below. It has been determined that the Bowling Basin project does not provide a sufficient return for either Scottish Canals or the Council to invest the necessary capital and the project is unlikely to progress as planned with a report being presented to November IRED committee confirming this. In relation to Dumbarton Charette planned foreshore works have been delayed due to discovery of invasive species across the site. This has led to protracted discussions with the land owners regarding removal of invasive species. Works to improve public realm at Balloch Village Square - Tenders were returned end of September 2018 and will be approved subject to tendering committee in November 2018. At this time is anticipated that spend in this financial year will be £0.100m on Balloch Village Square which is anticipated to commence February 2019 and complete summer 2019 with slippage of £0.435m. £0.065m is forecast to be spent on Moss O'Balloch parking improvements. In relation to Clydebank Charrette A814 a report was presented to the August Planning Committee which was continued. It will now be presented to Planning Committee in November 2018 for approval. Once approved this will allow procurement process to commence thereafter. At this time is projected that only limited spend of approximately £0.050m will be incurred in this financial year for professional fees resulting in slippage of £0.450m.

Mitigating Action

Project complexity and the need to programme some works to avoid busy tourism periods and reliance on third parties means that mitigation is challenging.

Anticipated Outcome

Progress towards delivery of planned projects from Economic Development Strategy and Charrette Action Plans albeit later than originally anticipated.

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	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

New Clydebank Leisure Centre

Project Life Financials	23,810	23,751	100%	23,738	(72)	0%
Current Year Financials	432	373	86%	360	(72)	-17%
Project Description	Provision of new leisure centre					
Project Lifecycle	Planned End Date	31-Mar-16	Actual End Date	31-Mar-17		

Main Issues / Reason for Variance

The Making Good Defect Certificate was issued on 4 June 2018, thereby releasing the final retention payment. Concluding final minor expenditure items currently and now forecasting an underspend of £0.072m. (Current actual spend is higher than forecast due to utility refund due).

Mitigating Action

None required at this time

Anticipated Outcome

Project delivered on time and within budget.

Dalmonach CE Centre

Project Life Financials	1,150	49	4%	1,150	(0)	0%
Current Year Financials	1,110	9	1%	1,054	(55)	-5%
Project Description	To create new community facilities with additional space for early years provisions					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

The additional costs are related to early learning and childcare enhancements and will be funded from new early years funding advised in May 2018. It is anticipated that the project will be physically complete March 2019 with retentions of £0.055m due March 2020. Anticipated start date on site November 2019.

Mitigating Action

Project being reported and monitored through WDC Leisure Management Meetings, Schools Estate Board Meetings and SAMG updates. Officers have assessed the

Anticipated Outcome

To create a new community facilities with additional space for early years provisions, over original budget and later than first anticipated.

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	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

Levensgrove Park - Restoration & Regeneration

Project Life Financials	3,639	1,823	50%	3,639	0	0%
Current Year Financials	2,160	344	16%	2,025	(135)	-6%
Project Description	Restoration and Regeneration of Levensgrove Park					
Project Lifecycle	Planned End Date	30-Aug-18		Forecast End Date	30-Nov-18	

Main Issues / Reason for Variance

Early delays due to timescales involved in securing external funding which impacted the procurement timescales. The project started August 2017 and is near completion with a revised forecast end date of 30 November 2018, with retentions due November 2019. Officers are currently awaiting Scottish Water and Scottish Power connections to be finalised which are due to be carried out in November and will complete the project. The Retention payment of £0.135m is required to be rephased to 2019/20. Project still to complete within budget.

Mitigating Action

None available due to the requirement of Scottish Water and Scottish Power to finalise connections.

Anticipated Outcome

To deliver a fit for purpose recreation area suitable for multiple use and within budget.

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	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

A811 Infrastructure Works

Project Life Financials	1,500	531	35%	1,500	0	0%
Current Year Financials	1,500	531	35%	1,425	(75)	-5%
Project Description	A811 Infrastructure Works					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

Road reconstruction requirements spanning Drymen Road, Balloch to Kilmaronock Church have been identified with infrastructure improvement with new drainage - project underway in August 2018 and works progressing. It is anticipated to be substantially complete end of November 2018 and fully complete March 2019. £0.075m of retentions are required to be rephased into 2019/20.

Mitigating Action

None required at this time.

Anticipated Outcome

To provide an improved A811.