

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2022/23

APPENDIX 1

PERIOD END DATE

31 October 2022

Subjective Summary	Total Budget 2022/23 £000	Spend to Date 2022/23 £000	Forecast Spend £000	Forecast Variance 2022/23		Annual RAG Status
				£000	%	
Employee Costs	6,690	3,454	6,989	299	4%	↓
Property Costs	2,030	1,008	1,969	(61)	-3%	↑
Transport Costs	112	75	129	17	0%	↓
Supplies, Services And Admin	395	131	382	(13)	-3%	↑
Support Services	2,724	0	2,613	(111)	-4%	↑
Other Expenditure	532	544	580	48	9%	↓
Repairs & Maintenance	12,942	7,472	13,231	289	2%	↓
Bad Debt Provision	1,060	538	923	(137)	-13%	↑
Void Loss (Council Tax/Lost Rents)	857	1,269	1,727	870	102%	↓
Loan Charges	12,175	6,088	12,309	134	1%	↓
CFCR	7,501	3,750	6,203	(1,298)	-17%	↑
Total Expenditure	47,018	24,329	47,055	37	0%	↓
House Rents	45,215	25,465	45,213	2	0%	↓
Lockup Rents	210	113	213	(3)	-1%	↑
Factoring/Insurance Charges	1,316	760	1,302	14	1%	↓
Other rents	115	57	116	(1)	-1%	↑
Interest on Revenue Balance	55	18	30	25	45%	↓
Transfer from Reserves	0	0	60	(60)	0%	↑
Miscellaneous income	107	35	121	(14)	-13%	↑
Total Income	47,018	26,448	47,055	(37)	0%	↑
Net Expenditure	0	(2,119)	0	0		→

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

APPENDIX 2

MONTH END DATE

31 October 2022

PERIOD

7

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
EMPLOYEE COSTS		6,690	6,989	299	4%
Subjective Description					
This budget covers all employees charged directly to the HRA including caretakers.					
Variance Narrative					
Main Issues	This adverse variance is mainly due to the agreed pay award being higher than the 2% budgeted . Also £60K of this adverse variance relates to the increased pay awarded to caretakers following job evaluation panel on 7 April. This £60K is offset by a transfer from HRA service improvement reserve which is shown in the income section .				
Mitigating Action	It is not possible to mitigate against an agreed pay award however managers will continue to review any possible reductions in costs where possible to try and partially offset some of this				
Anticipated Outcome	A year end overspend is anticipated				

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
PROPERTY COSTS		2,030	1,969	(61)	-3%
Subjective Description					
This budget covers electricity, gas, rates, rents, cleaning and insurance costs.					
Variance Narrative					
Main Issues	A favourable variance is expected due to the revised probable calculations for utilities, based on 21/22 actual outturn plus required inflation rates.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated				

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
SUPPORT SERVICES		2,724	2,613	(111)	-4%
Subjective Description					
This budget covers central support recharges to the HRA					
Variance Narrative					
Main Issues	A favourable variance is expected with the assumption that the 2022/23 forecast outturn for support services is expected to be in line with the 2021/22 outturn adjusted for pay uplifts etc. This charge is calculated each year end based on HRA's percentage usage of the total cost of WDC support services. The 2022/23 HRA budget was set before this 2021/22 outturn was known so was based on 2020/21 charge which was higher.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated				

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
REPAIRS & MAINTENANCE		12,942	13,231	289	2%
Service Description					
This budget covers all repair and maintenance expenditure to houses and lockups					
Variance Narrative					
Main Issues	The adverse variance within Repairs & Maintenance is due to additional work being carried out to catch up with both jobbing repairs and void repairs. Additional capacity to do this has been achieved through use of sub contractors as well as continuing with HMTA work so in effect more than a typical year worth of work is expected to be completed in 2022/23, therefore the cost will be higher than usual.				
Mitigating Action	In order to get back to pre - COVID levels of voids and repairs , it is considered necessary to pursue this increased activity for 2022/23 albeit at a financial cost . It should be noted that in previous years, costs were lower than budgeted due to lower activity in lockdown / COVID restrictions .				
Anticipated Outcome	A year end overspend is anticipated				

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

APPENDIX 2

MONTH END DATE

31 October 2022

PERIOD

7

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
BAD DEBT PROVISION		1,060	923	(137)	-13% ↑
Service Description					
This budget allows for the provision for bad and doubtful debts to be maintained at an appropriate level					
Variance Narrative					
Main Issues	The Bad Debt Provision expected to be required for 2022/23 is less than estimated at time of budget setting, resulting in a favourable variance. This assumes that the provision required in 2022/23 will be similar to the 2021/22 provision.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated				

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
VOID LOSS		857	1,727	870	102% ↓
Service Description					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
Variance Narrative					
Main Issues	The main reason for the projected adverse variance relates to the number of void properties being higher than expected at time of budget setting. The budget was set on the assumption that backlogs following COVID delays in getting voids turned around would be resolved early in year however the numbers continue to be high.				
Mitigating Action	A void working group has been reviewing the issues and have been implementing actions and working with Housing Maintenance managers to improve the situation and it is expected that the void figures will start to decrease significantly over the next few months.				
Anticipated Outcome	A year end overspend is anticipated				

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
LOAN CHARGES		12,175	12,309	134	1% ↓
Service Description					
Loan Charges is made up of repayments of principle sums, and the payments of interest and expenses					
Variance Narrative					
Main Issues	The main reason for this variance is interest payments being higher than anticipated at time of budget setting.				
Mitigating Action	None available				
Anticipated Outcome	A year end oversend is anticipated				

Budget Details		Variance Analysis			
Subjective Analysis		Budget	Forecast Spend	forecast Variance	RAG Status
		£000	£000	£000	%
CFCR		7,501	6,203	(1,298)	-17% ↑
Service Description					
This budget covers the contribution from revenue to Capital					
Variance Narrative					
Main Issues	In order to offset the cost pressures on the revenue HRA in 2022/23, it will be necessary to reduce the contribution to Capital to allow the HRA account to break even. Due to a large part of the planned Capital spend on new builds being reprofiled into 2023/24 this reduced contribution will not create any issues for the remaining Capital programs being delivered in 2022/23.				
Mitigating Action	None available				
Anticipated Outcome	A year end underspend is anticipated				

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	6	22.2%	5,056	38.7%	6	22.2%	5,056	38.7%		
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	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	21	77.8%	8,017	61.3%	21	77.8%	8,017	61.3%		
	27	100%	13,073	100%	27	100%	13,073	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	Reprofiled £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	136,980	5,056	139,063	2,083	46,191	5,056	19,927	(26,264)	(28,346)	2,083
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	79,140	8,017	78,959	(181)	19,413	8,017	19,232	(181)	0	(181)
TOTAL EXPENDITURE	216,120	13,073	218,022	1,902	65,604	13,073	39,159	(26,444)	(28,346)	1,902
TOTAL RESOURCES	216,120	13,073	218,022	(1,902)	65,604	13,073	39,159	26,444		
NET EXPENDITURE	0	0	0	0	0	0	0	0		

**WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RED PROJECTS**

APPENDIX 4

MONTH END DATE

31 October 2022

PERIOD

7

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

- Doors/window component renewals**

Project Life Financials	10,963	398	4%	10,963	0	0%
Current Year Financials	2,500	398	16%	1,500	(1,000)	-40%

Project Description Doors/Windows Component Renewals

Project Lifecycle Planned End Date 31-Mar-27 Forecast End Date 31-Mar-27

Main Issues / Reason for Variance

Officers working to meet revised targets. Additional external support has been programmed in from August onwards to assist with window installs, feedback from officers have highlighted challenges with resource levels from back-up contractor. This will be monitored closely, however approximately £1m will need to be reprofiled into 23/24.

Mitigating Action

Building Services actively redeploying internal resources to assist with installs and working with external support to maximise contribution.

Anticipated Outcome

Anticipated to meet reduced forecast spend
- Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)**

Project Life Financials	566	134	24%	658	92	16%
Current Year Financials	108	134	124%	200	92	86%

Project Description This budget will be used to upgrade / replace components / installations in order to comply with the relevant standards / legislation / health and safety in relation to housing stock.

Project Lifecycle Planned End Date 31-Mar-27 Forecast End Date 31-Mar-27

Main Issues / Reason for Variance

Projected to exceed budget, this is necessary work to meet demand and comply with legislation.

Mitigating Action

None available.

Anticipated Outcome

Budget to overspend.
- Heating improvement works**

Project Life Financials	5,092	1,467	29%	6,209	1,117	22%
Current Year Financials	969	1,467	151%	2,086	1,117	115%

Project Description Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.

Project Lifecycle Planned End Date 31-Mar-27 Forecast End Date 31-Mar-27

Main Issues / Reason for Variance

An overspend is anticipated on this budget, as experienced in recent years as demand has exceeded expectations. Current progress continues this trend. Due to the nature of this project (ensuring heating and hot water availability) there is no option for a conscious reduction of installs.

Mitigating Action

None available since essential spend.

Anticipated Outcome

Budget to overspend.

31 October 2022

7

Budget Details		Project Life Financials																											
		Budget	Spend to Date		Forecast Spend	Variance																							
		£000	£000	%	£000	£000	%																						
4	Void house strategy programme																												
	Project Life Financials	8,384	1,064	13%	9,384	1,000	12%																						
	Current Year Financials	2,000	1,064	53%	3,000	1,000	50%																						
	Project Description	Spend on Void Properties to bring them up to letting standard																											
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27																							
	Main Issues / Reason for Variance																												
	Void works to continue into 22/23 to bring void properties up to a lettable standard. The high number of voids has led to a higher than expected demand for this budget, resulting in a projected overspend in 22/23.																												
	Mitigating Action																												
	None available at this time																												
	Anticipated Outcome																												
	Void properties to be brought up to lettable standard																												
5	Environmental renewal works, paths/fences/walls/parking area's																												
	Project Life Financials	5,092	775	15%	5,292	200	4%																						
	Current Year Financials	969	775	80%	1,169	200	21%																						
	Project Description	Environmental renewal works, paths/fences/walls/parking areas																											
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27																							
	Main Issues / Reason for Variance																												
	An overspend is anticipated in 22-23 due to level of demand and material costs being higher than expected at time of budget																												
	Mitigating Action																												
	None available at this time.																												
	Anticipated Outcome																												
	Full budget spend, with overspend anticipated.																												
6	Affordable Supply Programme																												
	Project Life Financials	106,883	1,219	1%	106,556	(326)	0%																						
	Current Year Financials	39,645	1,219	3%	11,972	(27,673)	-70%																						
	Project Description	Affordable Housing Supply Programme																											
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27																							
	Main Issues / Reason for Variance																												
	Progress will continue to be monitored as the year progresses. The £27.673 variance is made up of £0.326m underspend and a reprofiling of £27.346m into 2023/24 onwards . Summary of reprofiled sites together with site specific updates as follows:-																												
	<table><tr><th>Sites to be reprofiled</th><th>£m</th></tr><tr><td>Aitkenbar Primary School</td><td>(374)</td></tr><tr><td>Clydebank East</td><td>(13,754)</td></tr><tr><td>Queens Quay Site B</td><td>(629)</td></tr><tr><td>Queens Quay Site C</td><td>(878)</td></tr><tr><td>Pappert</td><td>(4,481)</td></tr><tr><td>Bank Street</td><td>(575)</td></tr><tr><td>Willow Park Phase 1</td><td>(1,989)</td></tr><tr><td>Mount Pleasant</td><td>(2,420)</td></tr><tr><td>Future New build sites</td><td>(2,246)</td></tr><tr><td>TOTAL OF ALL PROJECTS</td><td>(27,346)</td></tr></table>							Sites to be reprofiled	£m	Aitkenbar Primary School	(374)	Clydebank East	(13,754)	Queens Quay Site B	(629)	Queens Quay Site C	(878)	Pappert	(4,481)	Bank Street	(575)	Willow Park Phase 1	(1,989)	Mount Pleasant	(2,420)	Future New build sites	(2,246)	TOTAL OF ALL PROJECTS	(27,346)
Sites to be reprofiled	£m																												
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Future New build sites	(2,246)																												
TOTAL OF ALL PROJECTS	(27,346)																												

MONTH END DATE

31 October 2022

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
Aitkenbar - Fully complete. Project spend now requires to be reprofiled. Retention figure of £0.374m budgeted to be paid out in 2022/23 will now be reprofiled to be paid in 2023/24 to allow time to finalise account.						
Clydebank East - 88 units to be completed on the site. Project spend now requires to be reprofiled. Anticipated site start of June 2022 has been delayed as a result of assessing remediation strategy options, while the exercise has proved to be a lengthy process the options have identified an affordable method which is estimated to be around £9m less costly than the original proposed method. We expect revised tender costs early in November and anticipate a site start before the end of the year. The remediation methods will take longer and will be the first phase of the development and the construction of the new homes will likely commence in April 2023. £13.754m of the £18.754m current year budget will be required to be reprofiled into 23/24.						
Queens Quay Site B - 29 units now completed on the site. Project spend now requires to be reprofiled. Retention figure of £0.629m budgeted to be paid out in 2022/23 will now be reprofiled to be paid in 2023/24 to allow time to finalise account.						
Queens Quay Site C – 20 units to be completed on site. Project spend now requires to be reprofiled. The budget provision is to acquire additional land within Queens Quay to enhance the Site C proposals, the discussions with CRL/Rydens have been protracted but we intend to make an offer shortly subject to the DV valuation being received. This will be reprofiled into 2022/23 (£1.878m).						
Pappert - 27 units to be completed on site . Projects spend now requires to be reprofiled. The anticipated site start of October 2022 will not be realised due to a number of factors that have caused the project to miss a number of milestones, notably a longer than anticipated procurement process and the subsequent delay in developing a contract/tender preparation forced us to miss a pricing window from the contractor, we anticipate a new cost price in November with a site start of March 23. It is expected £0.500m will be paid out in 2022/23 with the remaining £4.481m to be reprofiled into 2023/24						
Bank Street - 20 units to be completed on the site. Project spend needs reprofiled due to wider strategic reasons and potential reprovisioning of sheltered accommodation which will require consultative exercise . Revised estimated start date July 2023, estimated completion January 2025. Project is currently at feasibility stage. Likely outturn for 22/23 for the Bank Street site is expected to be circa. £0.420m with £0.575m therefore required to be reprofiled to 23/24.						
Willox Park Phase1 - 17 units to be completed on site. Project spend now requires to be reprofiled . Pre planning discussions were more involved than anticipated and required some re designing which has resulted in delay to estimated start date from January 2023 to June 2023 with estimated completion May 2024. Demolition complete, and site investigation under way. Officers ready to submit to for full planning. Tender application expected to go out April 23. At this stage spend in the current year is expected to be £0.400m against budget of £2.390m resulting in reprofiling requirement of £1.989m.						
Mount Pleasant - 25 units to be completed on site. Project spend now requires to be reprofiled. Unanticipated longer time frame for demolition (9 months) has delayed this project by 6 months, now estimating a March 2023 site start, although demolitions are planned for next month. £0.100m expected costs in 22/23, resulting in reprofiling requirement of £2.420m to 23/24.						
Future New Build gap sites – Project spend now requires to be reprofiled. Ongoing work to acquire private and Council owned sites to finalise wider strategy . Expected that there will be spend of £0.500m this during 2022/23 so £2.246m will be reprofiled into 2023/24.						
Bonhill Gap Site - 32 units to be completed on site. Estimated start date July 2023 and estimated completion September 2024. The project is currently at design stage with spend of £0.420m expected in 22/23 . No reprofiling required .						
Mitigating Action						
Staff will work closely with all stakeholders to try and ensure timely resolutions of issues as they arise.						
Anticipated Outcome						
Project will still complete and will meet revised spend profiles .						

TOTAL OF ALL PROJECTS

Project Life Financials	136,980	5,056	4%	139,063	2,083	2%
Current Year Financials	46,191	5,056	11%	19,927	(26,264)	-57%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF GREEN PROJECTS

MONTH END DATE

31 October 2022

PERIOD

7

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

1

Special needs adaptations

Project Life Financials	2,487	253	10%	2,487	0	0%
Current Year Financials	474	253	53%	474	0	0%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets. Possibility of overspend due to price increases and demand levels rising.						
Mitigating Action						
None available at this time						
Anticipated Outcome						
Full budget spend, possibility of overspend.						

2

Capitalised minor works

Project Life Financials	2,266	187	8%	2,266	0	0%
Current Year Financials	431	187	43%	431	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

3

Better Homes Priority Budget

Project Life Financials	1,557	30	2%	1,557	0	0%
Current Year Financials	664	30	5%	664	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
A number of priority initiatives, supported by the Better Homes Project Board, are being investigated and are envisaged to have a positive impact on the current council housing stock and budget, with works expected to progress in 22/23.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

4

QL Development

Project Life Financials	271	0	0%	271	0	0%
Current Year Financials	185	0	0%	185	0	0%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
No issues. Development of QL system to carry on through 22/23.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
Gypsy Travellers Site							
Project Life Financials		170	0	0%	170	0	0%
Current Year Financials		40	0	0%	40	0	0%
Project Description		Gypsy/ Traveller Site improvements					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
No Issues, anticipated to meet full spend and targets.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

Community Safety Projects							
Project Life Financials		17	0	0%	17	0	0%
Current Year Financials		17	0	0%	17	0	0%
Project Description		Community Safety Projects					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
No Issues, anticipated to meet full spend and targets.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

Redeployable CCTV Cameras							
Project Life Financials		36	0	0%	36	0	0%
Current Year Financials		36	0	0%	36	0	0%
Project Description		Purchase of 5 redeployable CCTV cameras for Housing use					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
5 redeployable cameras to be purchased as planned. No issues anticipated.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

Airport Noise							
Project Life Financials		192	0	0%	192	0	0%
Current Year Financials		192	0	0%	192	0	0%
Project Description		Noise Insulation Project					
Project Lifecycle		Planned End Date	31-Mar-23	Forecast End Date		31-Mar-23	
Main Issues / Reason for Variance							
Awaiting receipt of the airport scheme outline from Glasgow Airport before works can planned. Project expected to make progression in 22/23.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
Targeted SHQS /ESSH compliance works							
Project Life Financials		19,841	0	0%	19,841	0	0%
Current Year Financials		4,455	0	0%	4,455	0	0%
Project Description		This budget is to focus on work required to maintain the SHQS compliance and energy efficiency with WDC housing stock.					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
No Issues, anticipated to meet full spend and targets. Current progress is slightly behind cumulative monthly targets, work is progressing and additional resources will be coming on board shortly with new framework contractor.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

Roof Coverings							
Project Life Financials		17,607	4,076	23%	17,607	0	0%
Current Year Financials		4,955	4,076	82%	4,955	0	0%
Project Description		Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
Currently behind monthly targets, however tentatively anticipated to meet full spend and targets. Current tiled roof progress is behind cumulative monthly targets but overall output is anticipated to increase with the new metal and flat roof framework contract coming on board contributing to a wider range of roof types being completed.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

External stores/garages/bin stores/drainage component renewals							
Project Life Financials		257	9	4%	257	0	0%
Current Year Financials		75	9	12%	75	0	0%
Project Description		This budget is to focus on external stores/garages/bin stores etc. component renewals as identified and recommended from the housing stock condition survey.					
Project Lifecycle		Planned End Date	31-Mar-27	Forecast End Date		31-Mar-27	
Main Issues / Reason for Variance							
No Issues, anticipated to meet full spend and targets.							
Mitigating Action							
None required							
Anticipated Outcome							
Full budget spend							

Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
12	Secure entry component renewals						
	Project Life Financials	273	65	24%	273	0	0%
	Current Year Financials	91	65	72%	91	0	0%
	Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	This programme always presents challenges with owner liaison and reaching agreements to install door entry where none exists, this contributes directly to achieving SHQS compliance for this element and reducing abeyances. The budget reflects the demand and number of installs required but it is acknowledged that full uptake is unlikely.						
	Mitigating Action						
	Officers continue to liaise with owners to encourage agreement for install.						
	Anticipated Outcome						
	Anticipated not to meet full spend despite best efforts.						
13	Energy improvements/energy efficiency works						
	Project Life Financials	280	0	0%	280	0	0%
	Current Year Financials	54	0	0%	54	0	0%
	Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
14	Modern facilities and services						
	Project Life Financials	5,293	935	18%	5,293	0	0%
	Current Year Financials	1,036	935	90%	1,036	0	0%
	Project Description	New Kitchens, Bathrooms and Showers					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
15	Improvement works (Risk St)						
	Project Life Financials	103	0	0%	103	0	0%
	Current Year Financials	103	0	0%	103	0	0%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF GREEN PROJECTS

MONTH END DATE

31 October 2022

PERIOD

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
16	Contingencies						
	Project Life Financials	581	0	0%	400	(181)	-31%
	Current Year Financials	181	0	0%	0	(181)	-100%
	Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance	No Issues, contingent budget for unplanned spend					
	Mitigating Action	none at this time					
	Anticipated Outcome	Spend as required					
17	Defective structures/component renewals						
	Project Life Financials	3,637	184	5%	3,637	0	0%
	Current Year Financials	887	184	21%	887	0	0%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance	No Issues, anticipated to meet full spend and targets.					
	Mitigating Action	None required					
	Anticipated Outcome	Full budget spend					
18	Asbestos management works						
	Project Life Financials	1,135	86	8%	1,135	0	0%
	Current Year Financials	215	86	40%	215	0	0%
	Project Description	This budget is to fund work associated with the management of current asbestos legislation and					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance	No Issues, anticipated to meet full spend and targets.					
	Mitigating Action	None required					
	Anticipated Outcome	Full budget spend					

**WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF GREEN PROJECTS**

MONTH END DATE

31 October 2022

PERIOD

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	Budget Details	Project Life Financials					
		Budget	Spend to Date	Forecast Spend	Variance		
		£000	£000	%	£000	£000	%
19	Multi Story Flats (including Fire Risk Assessment Works)						
	Project Life Financials	2,378	0	0%	2,378	0	0%
	Current Year Financials	800	0	0%	800	0	0%
	Project Description	High Rise Fire Safety Measures					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet spend and revised targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
20	Buy Backs						
	Project Life Financials	7,729	731	9%	7,729	0	0%
	Current Year Financials	2,019	731	36%	2,019	0	0%
	Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. For these reasons, any purchase is subject to stringent criteria to ensure accountability and value for money for existing tenants. Spend in 22/23 will therefore be dependent on these factors. So far this year, 8 homes have been purchased, with a further 4 under offer. The target is to deliver an additional 20 homes each year through the buyback scheme.						
	Mitigating Action						
	None required.						
	Anticipated Outcome						
	Budget spend anticipated, should criteria be met.						
21	Salaries/central support/offices						
	Project Life Financials	13,031	1,461	11%	13,031	0	0%
	Current Year Financials	2,504	1,461	58%	2,504	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	No Issues, budget for salaries and support						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
TOTAL OF ALL PROJECTS							
	Project Life Financials	79,140	8,017	10%	78,959	(181)	0%
	Current Year Financials	19,413	8,017	41%	19,232	(181)	-1%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

MONTH END DATE

31 October 2022

PERIOD

7

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

1

New Build Grant

Project Life Financials	(48,826)	(4)	0%	(48,826)	0	0%
Current Year Financials	(30,006)	0	0%	(10,480)	19,526	-65%
Project Description	Grant to facilitate new build housing					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Due to spend being later than anticipated , receipt of grant will also be later than budgeted.						
Mitigating Action						
Income budget will be reprofiled to match reprofiled spend						
Anticipated Outcome						
Income will be received in 2023/24						

2

CFCR

Project Life Financials	(42,531)	0	0%	(41,168)	1,363	-3%
Current Year Financials	(9,215)	0	0%	(7,852)	1,363	-15%
Project Description	This is capital spend which is funded by revenue budgets					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Income from Revenue reduced to offset adverse variances in HRA revenue						
Mitigating Action						
None required						
Anticipated Outcome						
Reduced CFCR						

3

Prudential Borrowing

Project Life Financials	(124,667)	(13,019)	10%	(124,667)	0	0%
Current Year Financials	(26,286)	(13,019)	50%	(19,945)	6,341	-24%
Project Description	Prudential borrowing is long term borrowing from financial institutions that has been approved for the purposes of funding capital expenditure					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Prudential borrowing is impacted by programme delivery therefore due to reprofiling, the requirement in 2022/23 will be less.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
While prudential borrowing requirement is likely to be less than budgeted in the current financial year this is anticipated to catch up over the programme life.						

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

MONTH END DATE

31 October 2022

PERIOD

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

4	Other Capital Income							
	Project Life Financials		(96)	(50)	52%	(96)	0	0%
	Current Year Financials		(96)	(50)	52%	(96)	0	0%
	Project Description		Other Income to capital					
	Project Lifecycle		Planned End Date		31-Mar-27	Forecast End Date		31-Mar-27
	Main Issues / Reason for Variance							
	No variance							
	Mitigating Action							
	None required							
	Anticipated Outcome							
Income will be received								

TOTAL RESOURCES						
	Project Life Financials	(216,120)	(13,073)	6%	(214,757)	1,363 -1%
	Current Year Financials	(65,604)	(13,069)	20%	(38,373)	27,230 -42%

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

APPENDIX 7

MONTH END DATE

31 October 2022

PERIOD

7

Site	Project Life Financials						RAG Status
	Budget	Spend to Date	Forecast Spend	Variance			
	£000	£000	£000	£000	%		
St Andrews School	636	93	290	- 346	-54%	↑	
Haldane Primary School	148	149	167	20	13%	↓	
Aitkenbar Primary School	652	214	652	-	0%	→	
Clydebank East	26,474	42	26,474	-	0%	→	
Creveul Court	58	59	58	-	0%	→	
Queens Quay Site B	1,259	402	1,259	-	0%	→	
Queens Quay Site C	6,198	1	6,198	-	0%	→	
Pappert	7,332	2	7,332	-	0%	→	
Lilac Avenue	2,676	-	2,676	-	0%	→	
Bank Street	4,674	-	4,674	-	0%	→	
Clydebank Health Centre	6,930	3	6,930	-	0%	→	
Willox Park Phase1	3,817	51	3,817	-	0%	→	
Willox Park Phase2	6,300	-	6,300	-	0%	→	
Mount Pleasant	4,200	18	4,200	-	0%	→	
Silverton	2,100	-	2,100	-	0%	→	
Fees, Staffing Costs, contingency	4,005	15	4,005	-	0%	→	
Gap sites							
Bonhill Gap Site	420	171	420	-	0%	→	
Future New build sites	16,824	-	16,824	-	0%	→	
Total Expenditure	94,703	1,219	94,376	(326)		→	