

WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2020/2021

Appendix 1

PERIOD END DATE

31 October 2020

Subjective Summary	Total Budget 2020/21 £000	Spend to Date 2020/21 £000	Forecast Spend £000	Forecast Variance 2020/21		Annual RAG Status	Net Variance attributable to covid £000	Underlying Variance excluding Covid £000
				£000	%			
Employee Costs	5,559	3,394	5,734	175	3%	↓	12	163
Property Costs	1,837	1,003	1,807	(30)	-2%	↑	0	(30)
Transport Costs	80	34	80	0	0%	→	0	0
Supplies, Services And Admin	316	168	320	4	1%	↓	(29)	33
Support Services	2,661	1,532	2,626	(35)	-1%	↑	0	(35)
Other Expenditure	464	345	473	9	2%	↓	(47)	56
Repairs & Maintenance	12,517	3,480	10,329	(2,188)	-17%	↑	(1,968)	(220)
Bad Debt Provision	1,060	605	1,060	0	0%	→	0	0
Void Loss (Council Tax/Lost Rents)	740	853	961	221	30%	↓	222	(1)
Loan Charges	18,919	11,036	18,919	0	0%	→	0	0
<b>Total Expenditure</b>	<b>44,153</b>	<b>22,450</b>	<b>42,309</b>	<b>(1,844)</b>	<b>-4%</b>	<b>↑</b>	<b>(1,810)</b>	<b>(34)</b>
House Rents	42,432	23,782	42,381	52	0%	↓	52	0
Lockup Rents	209	116	201	8	4%	↓	0	8
Factoring/Insurance Charges	1,202	504	1,211	(9)	-1%	↑	0	(9)
Other rents	115	49	115	0	0%	→	0	0
Interest on Revenue Balance	93	41	71	22	24%	↓	0	22
Miscellaneous income	101	99	139	(38)	-38%	↑	0	(38)
<b>Total Income</b>	<b>44,152</b>	<b>24,591</b>	<b>44,118</b>	<b>35</b>	<b>0%</b>	<b>↓</b>	<b>52</b>	<b>(17)</b>
<b>Net Expenditure</b>	<b>0</b>	<b>(2,141)</b>	<b>(1,809)</b>	<b>(1,809)</b>			<b>(1,758)</b>	<b>(51)</b>

MONTH END DATE **31 October 2020**

PERIOD **7**

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

<b>EMPLOYEE COSTS</b>	5,559	5,734	175	3%	↓
<b>Subjective Description</b>					
This budget covers all employees charged directly to the HRA including caretakers.					
<b>Variance Narrative</b>					
<b>Main Issues</b>	There are two reasons for this adverse variance. The first reason relates to a reduction in the recharge of salaries to HRA Capital due to changes in the workload as a result of the Covid-19 lockdown in the first 3 months of the year (£0.012m). The other main reason relates to the proportion of staff being recharged to other services being less than budgeted (£0.212m). However, this is partly offset by a reduction in recharges from other services (£0.049m).				
<b>Mitigating Action</b>	No mitigation possible. Any overspend will be contained within the overall HRA Budget.				
<b>Anticipated Outcome</b>	A year end overspend is anticipated.				

<b>REPAIRS &amp; MAINTENANCE</b>	12,517	10,329	(2,188)	-17%	↑
<b>Service Description</b>					
This budget covers all repair and maintenance expenditure to houses and lockups					
<b>Variance Narrative</b>					
<b>Main Issues</b>	The projected underspend is attributable to 2 main factors, namely a saving (£0.207m) on the gas maintenance contract, as a result of a procurement exercise and a backlog in jobbing repairs as a result of covid. Buildings Service management are currently reviewing options to catch-up with backlog repairs, should this be successful then this underspend is likely to reduce as the year progresses. Ongoing repairs may be affected adversely by any further widespread covid infection in the future.				
<b>Mitigating Action</b>	HMTA will continue to seek appropriate ways to catch up with repairs				
<b>Anticipated Outcome</b>	A year end underspend is anticipated.				

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

<b>VOID LOSS</b>	740	961	221	30%	↓
<b>Service Description</b>					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
<b>Variance Narrative</b>					
<b>Main Issues</b>	The main reason for this adverse variance relates to the void rent loss. House moves were not permitted between April and June, therefore it was not possible to relet available properties during this time. Despite restrictions being lifted and best efforts to relet properties, the current expectation is that recovery to normal numbers won't occur until later in the year. A short-life working group is being established to project manage the issues between now and then, with practicalities straddling Housing Operations and HMTA.				
<b>Mitigating Action</b>	Any overspend will be contained within the overall HRA Budget.				
<b>Anticipated Outcome</b>	A year end overspend is anticipated.				

WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2020/2021  
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 2

MONTH END DATE 31 October 2020

PERIOD 7

Budget Details		Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status	
	£000	£000	£000	%	
<b>HOUSE RENTS</b>	(42,432)	(42,381)	52	0%	↓
<b>Service Description</b>					
Rental income from houses					
<b>Variance Narrative</b>					
<b>Main Issues</b>	This budget is based on the expected numbers of stock available for rent. The 20/21 budget assumed a provision for some of the new builds becoming available to rent part way through the financial year. However, the temporary halt of work and delays to the progress on site due to covid, will mean that some of these properties will not be ready for let within 2020/21.				
<b>Mitigating Action</b>	No mitigation possible. Any income shortfall will be contained within the overall HRA Budget.				
<b>Anticipated Outcome</b>	There will be a shortfall in rental income.				

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
OVERALL PROGRAMME SUMMARY

MONTH END DATE 31 October 2020

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		
<b>Red</b>										
Projects are forecast to be overspent and/or experience material delay to completion	6	22.2%	64,370	71.1%	6	22.2%	18,673	79.5%		
<b>Amber</b>										
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	13	48.1%	10,171	11.2%	13	48.1%	1,355	5.8%		
<b>Green</b>										
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	8	29.6%	15,964	17.6%	8	29.6%	3,466	14.8%		
<b>TOTAL EXPENDITURE</b>	<b>27</b>	<b>100%</b>	<b>90,505</b>	<b>100%</b>	<b>27</b>	<b>100%</b>	<b>23,494</b>	<b>100%</b>		
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
<b>Red</b>										
Projects are forecast to be overspent and/or significant delay to completion	177,986	64,370	176,954	(1,032)	49,191	18,673	40,136	(9,055)	(10,035)	980
<b>Amber</b>										
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	34,152	10,171	33,869	(283)	5,880	1,355	3,327	(2,553)	(2,553)	0
<b>Green</b>										
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	33,230	15,964	33,230	0	4,837	3,466	4,837	0	0	0
<b>TOTAL EXPENDITURE</b>	<b>245,368</b>	<b>90,505</b>	<b>244,053</b>	<b>(1,315)</b>	<b>59,908</b>	<b>23,494</b>	<b>48,300</b>	<b>(11,608)</b>	<b>(12,588)</b>	<b>980</b>
<b>TOTAL RESOURCES</b>	<b>245,368</b>	<b>90,505</b>	<b>244,053</b>	<b>1,315</b>	<b>59,908</b>	<b>23,494</b>	<b>48,300</b>	<b>11,608</b>		
<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>

MONTH END DATE

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PERIOD

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

1 Affordable Housing Supply Programme						
Project Life Financials	105,348	45,435	43%	105,348	0	0%
Current Year Financials	33,245	14,200	43%	29,278	(3,967)	-12%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Site updates are as follows:-						
St Andrews - CCG are following latest SG guidance have proceeded to stage 5 as above of the Construction Industry 6-stage roadmap. Work progressing well and handovers projected to take place between October/November 2020 and July 2021.						
Creveul Court, Aitkenbar Primary School and Haldane - CCG have moved into phase 5 as above of the Construction Industry 6-stage road map. Currently looking like Creveul will complete early 2021, Haldane will complete in March 2021 and Aitkenbar will complete by May 2021.						
Clydebank East - Demolition is now complete. The design of this site is still underway with total numbers to be finalised but as indicated to the previous Housing and Communities Committee there is now sufficient scope to increase the provision of social housing.						
Dumbarton Harbour Ph 3 - Due to delays caused by the liquidation of the original construction company, it was unlikely that this project would have completed fully by March 2021. Cullross Ltd, having taken on the Main Contractor role, managed to resume on site activity following the collapse of the original contractor very quickly, however lockdown occurred immediately after this. The project is at a less advanced stage than the other sites, however, early indications of a revised programme suggest it could be complete by July 2021. However, as a result of the liquidation of the original contractor, followed so soon by the Covid-19 lockdown the project has experienced significant increased costs of £0.980m due to Cullross having to re-visit the market for costs which have increased even more as a result of the pandemic.						
Queen Quay (Sites B) - A joint project with Wheatley Group and Clydebank Housing Association, the Council had 29 out of the 146 properties in total on site just before lockdown. As with the other sites, this site is progressing again and revised programmes are being developed and will be discussed with all 3 developing partners in late October. When a completion date is advised, Committee will be informed.						
<b>Mitigating Action</b>						
Progress on this programme will be closely monitored on a regular basis through the More Homes Project Board and reported to the Housing and Communities Committee on a quarterly basis. The temporary halt of work and delays due to Covid-19, will mean that slippage is unavoidable within the current financial year however this will be minimised wherever possible.						
<b>Anticipated Outcome</b>						
The Affordable Housing Supply Programme will be delivered on time and within the overall project life budget.						

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

2 Targeted EESSH compliance works						
Project Life Financials	30,579	9,268	30%	29,547	(1,032)	-3%
Current Year Financials	5,228	1,904	36%	4,125	(1,103)	-21%
Project Description	This budget enables the council's continued commitment to achieving the Government's standards in relation to energy efficiency.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, is now back underway and progressing well.						
<b>Mitigating Action</b>						
Officers will work with contractor to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22. Project to completed under project life budget due to underspend achieved last year.						

3 Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp						
Project Life Financials	21,503	5,483	25%	21,503	0	0%
Current Year Financials	3,726	930	25%	2,529	(1,197)	-32%
Project Description	Building external component renewals					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, is now back underway and progressing well. Additional sub-contractor support for delivery has been arranged and is underway.						
<b>Mitigating Action</b>						
Building Services will work to manage resources and restart to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

4 Doors/window component renewals						
Project Life Financials	11,082	2,063	19%	11,082	0	0%
Current Year Financials	2,475	91	4%	1,000	(1,475)	-60%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Performance and output from the window supply contractor is disappointing and not meeting expectations. The Building Services Manager, supported by the Procurement team, is working to resolve and improve this position with the supplier and is also investigating possibilities of shelf ready alternative suppliers from existing frameworks to bolster this need and to help maximise delivery and spend on this programme.						
<b>Mitigating Action</b>						
Building Services will work to manage resources and restart to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

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

5 Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
Project Life Financials	3,605	766	21%	3,605	0	0%
Current Year Financials	2,403	1,059	44%	1,870	(533)	-22%
Project Description	This budget will be used to upgrade / replace components / installations in order to comply with the relevant standards / legislation / health and safety in relation to housing stock.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
<b>Main Issues / Reason for Variance</b>						
Work contributing to this programme has been continuing in connection with gas heating annual servicing and continues to gather pace.						
<b>Mitigating Action</b>						
Building Services will work with support contractor to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

6 Buy Backs						
Project Life Financials	5,870	1,355	23%	5,870	0	0%
Current Year Financials	2,114	489	23%	1,334	(780)	-37%
Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
<b>Main Issues / Reason for Variance</b>						
The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. For these reasons, any purchase is subject to stringent criteria to ensure accountability and value for money for existing tenants. With several key stakeholders involved, this does mean that there is potential for slippage.						
<b>Mitigating Action</b>						
The policy has recently been refreshed and expanded to help achieve the key strategic aim. Officers will increase efforts to maximise buy-backs, in an effort to increase delivery of the scheme and positively impact and minimise slippage.						
<b>Anticipated Outcome</b>						
Budget unlikely to meet full spend. Officers will endeavour to maximise spend and minimise slippage. Remaining balance will be required to be rephased into 2021-22.						

TOTAL RED						
Project Life Financials	177,986	64,370	36%	176,954	(1,032)	-1%
Current Year Financials	49,191	18,673	38%	40,136	(9,055)	-18%

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>1 Special needs adaptations</b>						
Project Life Financials	3,229	800	25%	3,229	0	0%
Current Year Financials	462	128	28%	160	(302)	-65%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
This workstream is still in a gradual return to normal activity, as this work mainly involves those citizens in the most vulnerable groups who are reticent to permit operatives and works access to their homes.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>2 Capitalised minor works</b>						
Project Life Financials	3,560	1,218	34%	3,560	0	0%
Current Year Financials	615	12	2%	100	(515)	-84%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand throughout the financial year.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
As workstreams gather progress, it is anticipated that there will increased spend in the coming periods.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>3 Better Homes Priority Budget</b>						
Project Life Financials	1,144	99	9%	1,144	0	0%
Current Year Financials	245	0	0%	123	(122)	-50%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						



MONTH END DATE

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

<b>4 Targeted SHQS compliance works</b>						
Project Life Financials	400	17	4%	117	(283)	-71%
Current Year Financials	100	0	0%	50	(50)	-50%
Project Description	This budget is to focus on work required to maintain the SHQS compliance with WDC housing stock.					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22. Project to completed under project life budget due to underspends achieved in previous financial years.						
<b>5 External stores/garages/bin stores/drainage component renewals</b>						
Project Life Financials	430	125	29%	430	0	0%
Current Year Financials	131	44	34%	72	(59)	-45%
Project Description	This budget is to focus on external stores/garages/bin stores etc. component renewals as identified and recommended from the housing stock condition survey.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
This programme of works, having previously been paused due to COVID, has restarted in conjunction with the environmental programme.						
<b>Mitigating Action</b>						
Building Services will work to manage resources and restart to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>6 Secure entry component renewals</b>						
Project Life Financials	446	90	20%	446	0	0%
Current Year Financials	181	0	0%	0	(181)	-100%
Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

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

<b>7</b>	<b>Heating improvement works:</b>					
Project Life Financials	6,049	1,645	27%	6,049	0	0%
Current Year Financials	923	487	53%	800	(123)	-13%
Project Description	Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Works have resumed on this programme, however, progress will be subject to the impact of COVID, should a tenant decline access due to isolation etc.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>8</b>	<b>Modern facilities and services</b>					
Project Life Financials	4,795	1,721	36%	4,795	0	0%
Current Year Financials	707	11	2%	307	(400)	-57%
Project Description	New Kitchens, Bathrooms and Showers					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
This workstream is still in a gradual return to normal activity. Progress may be impacted by COVID, where some tenants are reticent to permit operative and works access to their homes. Resources from this area of work are also diverted to assist in clearing the backlog of reactive repairs from lockdown.						
<b>Mitigating Action</b>						
None available at this time.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						
<b>9</b>	<b>Defective structures/component renewals</b>					
Project Life Financials	4,295	1,202	28%	4,295	0	0%
Current Year Financials	615	147	24%	462	(153)	-25%
Project Description	Defective structures					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
Work has now resumed on two blocks, albeit with reduced working numbers to meet COVID management procedures. There will be a lag in spend until valuations catch up.						
<b>Mitigating Action</b>						
Building Services will work to manage resources and restart to maximise output and spend.						
<b>Anticipated Outcome</b>						
Slippage anticipated and required to be carried forward into 21/22.						

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

<b>10</b>	<b>Environmental renewal works, paths/fences/walls/parking area's</b>						
Project Life Financials	7,634	2,704	35%	7,634	0	0%	
Current Year Financials	1,004	401	40%	745	(259)	-26%	
Project Description	Environmental renewal works, paths/fences/walls/parking areas						
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25			
<b>Main Issues / Reason for Variance</b>							
Work has now resumed on this programme whilst maintaining COVID management procedures. There will be a lag in spend as charging process catches up.							
<b>Mitigating Action</b>							
Building Services will work to manage resources and restart to maximise output and spend.							
<b>Anticipated Outcome</b>							
Slippage anticipated and required to be carried forward into 21/22.							
<b>11</b>	<b>Asbestos management works</b>						
Project Life Financials	1,478	550	37%	1,478	0	0%	
Current Year Financials	205	125	61%	175	(30)	-15%	
Project Description	This budget is to fund work associated with the management of current asbestos legislation and the Council's asbestos policy within housing stock.						
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25			
<b>Main Issues / Reason for Variance</b>							
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.							
<b>Mitigating Action</b>							
None available at this time.							
<b>Anticipated Outcome</b>							
Slippage anticipated and required to be carried forward into 21/22.							
<b>12</b>	<b>Airport Noise Insulation Scheme</b>						
Project Life Financials	192	0	0%	192	0	0%	
Current Year Financials	192	0	0%	0	(192)	-100%	
Project Description	Noise Insulation Project						
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	TBC			
<b>Main Issues / Reason for Variance</b>							
Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. The current situation with Covid-19, means that this project has now been postponed.							
<b>Mitigating Action</b>							
None required at this time.							
<b>Anticipated Outcome</b>							
Project faces delay, with slippage anticipated to be carried forward into 21/22.							

WEST DUNBARTONSHIRE COUNCIL  
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ANALYSIS OF PROJECTS AT AMBER STATUS

APPENDIX 5

MONTH END DATE

31 October 2020

PERIOD

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

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

<b>TOTAL AMBER</b>							
	Project Life Financials	34,152	10,171	30%	33,869	(283)	-1%
	Current Year Financials	5,880	1,355	23%	3,327	(2,553)	-43%

MONTH END DATE

31 October 2020

PERIOD

7

Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
<b>1 QL Development</b>						
Project Life Financials	75	0	0%	75	0	0%
Current Year Financials	25	14	56%	25	0	0%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Mar-23	Forecast End Date	31-Mar-23		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>2 Community safety projects</b>						
Project Life Financials	98	81	83%	98	0	0%
Current Year Financials	17	0	0%	17	0	0%
Project Description	Community Safety Projects					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned by year end and meet spend targets.						
<b>3 Gypsy Travellers Site</b>						
Project Life Financials	91	0	0%	91	0	0%
Current Year Financials	91	0	0%	91	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned by year end and meet spend targets.						
<b>4 Energy improvements/energy efficiency works</b>						
Project Life Financials	399	125	31%	399	0	0%
Current Year Financials	55	1	2%	55	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

MONTH END DATE

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PERIOD

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

<b>5</b>	<b>Improvement works (Risk St)</b>					
Project Life Financials	2,452	2,255	92%	2,452	0	0%
Current Year Financials	197	12	6%	197	0	0%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

<b>6</b>	<b>Void house strategy programme</b>					
Project Life Financials	13,594	8,913	66%	13,594	0	0%
Current Year Financials	2,050	2,065	101%	2,050	0	0%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

<b>7</b>	<b>Contingencies</b>					
Project Life Financials	700	206	29%	700	0	0%
Current Year Financials	100	0	0%	100	0	0%
Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

<b>8</b>	<b>Salaries/central support/offices</b>					
Project Life Financials	15,822	4,384	28%	15,822	0	0%
Current Year Financials	2,302	1,374	60%	2,302	0	0%
Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

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

APPENDIX 6

MONTH END DATE

31 October 2020

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>TOTAL GREEN</b>						
Project Life Financials	33,231	15,964	48%	33,231	0	0%
Current Year Financials	4,837	3,466	72%	4,837	0	0%

MONTH END DATE

31 October 2020

PERIOD

7

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<b>1 NEW BUILD GRANT</b>						
Project Life Financials	(38,942)	(19,268)	49%	(38,581)	361	-1%
Current Year Financials	(3,995)	(1,743)	44%	(3,145)	850	-21%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date			Forecast End Date		
<b>Main Issues / Reason for Variance</b>						
The in year adverse variance reflects the SG grant in relation to future developments which cannot be drawdown prior to spend. The overall project life adverse variance is reflective of a higher number of units being budgeted against actual.						
<b>Mitigating Action</b>						
Progress on the programme will be closely monitored on a regular basis and reported to the Housing and Communities Committee on a quarterly basis.						
<b>Anticipated Outcome</b>						
The project life overall variance will be an under recovery of £0.361m.						
<b>TOTAL RESOURCES</b>						
Project Life Financials	245,368	90,505	37%	244,053	1,315	1%
Current Year Financials	59,908	23,494	39%	48,300	11,608	19%