

Appendix D

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 2 February 2018 (No.12)

Housing and Technical Resources

Service Departments :-

Housing Services

Property Services

Total Housing and Technical Resources

Annual Budget	Forecast for Year	Annual Forecast Over / Under	Budget Proportion to 02/02/18	Actual to Period 12 to 02/02/18	Variance to 02/02/18
£m	£m	£m	£m	£m	£m
7.639	7.443	0.196 under	4.837	4.770	0.067 under
16.328	16.524	(0.196) over	15.228	15.295	(0.067) over
23.967	23.967	0.000	20.065	20.065	0.000

Housing and Technical Resources (excl HRA) Variance Analysis 2017/18 (Period 12)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	20k under	APT&C Basic / Superannuation / National Insurance - 116k under	Property Services - 238k under	The underspend is due to higher than anticipated staff turnover to date.
			Housing Services (122k) over	The overspend is due to turnover being lower than anticipated, and is being managed within the overall resource budget.
		Pension Increases - (43k) over	Property Services - (36k) over	The overspend relates to the ongoing costs of early retirees and is being managed within the overall budget.
Property Costs	(148k) over	Rates - 69k under	Property Services - 69k under	The underspend reflects a lower level of empty properties requiring to be funded from within Estates budgets. This partially offsets the income pressures within the overall Estates budget (see Income).
		Other Accommodation Costs - 76k under	Housing Services - 76k under	The number of temporary accommodation units has been lower than anticipated and is partially offset by an under recovery of rental income.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Repairs and Maintenance - Internal and External Contractor and Lifecycle Maintenance - (271k) over	Property Services - (158k) over	This overspend reflects the current demand for repairs and dilapidations in relation to Estates managed properties.
			Housing Services - (113k) over	This overspend is due to a greater than anticipated volume of void repairs in relation to Homeless managed properties.
		Rent Written Off - Unlet Periods - 67k under	Housing Services - 40k under	The current void levels in Temporary Accommodation managed properties were lower than anticipated.
		Rent Written Off - Bad Periods - (105k) over	Housing Services - (105k) over	The level of bad debt provision required was higher than anticipated.
		<u>Fixtures and Fittings - (53k) over</u>	<u>Housing Services - (52k) over</u>	The expenditure on furniture for the Homeless Service is higher than anticipated to date. This is mainly due to greater than expected requirement for cleaning services.
		Office Accommodation - Facilities Management - (56k) over	Property Services - (56k) over	The current cost of provision for Office Accommodation properties is higher than anticipated and is being managed within the overall budget.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Supplies and Services	64k under	Computer Equipment Purchase - 34k under	Housing Services - 41k under	The underspend relates to lower than anticipated ad hoc IT charges on private circuits.
Payments to Other Bodies	237k under	Payments to Other Bodies - 100k under	Property Services - 100k under	This underspend reflects efficiencies in the procurement of contracts.
		Assistance to Home Owners - 91k under	Property Services - 91k under	This net underspend reflects additional adaptations for Social Work identified adaptations offset by a reduction in adaptations for Private Sector homes for capital programme works, and additional grant income from Renewable Heating Initiatives.
Income	(175k) under recovered	Fees and Charges General - 73k over recovered	Property Services - 83k over recovered	This reflects additional insurance contributions from tenants as a result of higher occupancy levels.
		Rental Income - (494k) under recovered	Property Services - (494k) under recovered	This under recovery relates to income due from Estates managed properties and reflects the ongoing income pressures within the Service.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		House Rents - 230k over recovered	Housing Services - 230k over recovered	This reflects additional funding received for Temporary Homelessness Accommodation.

* The underlined variances are the new variances since the last report

Housing & Technical Resources - Total

EMPLOYEE COSTS

EMPLOYEE COSTS

Housing & Technical Resources - Total

PROPERTY COSTS

Housing & Technical Resources - Total	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 ESTIMATE TO DATE	PERIOD 12 ACTUAL TO DATE	PERIOD 12 VARIANCE AMOUNT	Over/ Under
Expenditure / Income Variance Trends 2016/17											
PROPERTY COSTS											
RATES	2,274	23	under	73	under	75	under	2,271	2,202	69	under
SCOTTISH WATER - UNMETERED CHARGES	2	(8)	over	(10)	over	(11)	over	1	14	(13)	over
SCOTTISH WATER - METERED CHARGES	289	(6)	over	(33)	over	12	under	214	224	(10)	over
RENT	2,132	(8)	over	(5)	over	(6)	over	1,649	1,652	(3)	over
SERVICE CHARGE	114	(1)	over	(2)	over	(1)	over	71	72	(1)	over
FACTORING CHARGES	9	4	under	3	under	4	under	6	2	4	under
OTHER ACCOMMODATION COSTS	2,348	64	under	61	under	68	under	2,160	2,084	76	under
BED AND BREAKFAST	30	2	under	6	under	6	under	27	17	10	under
PROPERTY INSURANCE	326	11	under	5	under	16	under	311	294	17	under
SECURITY COSTS	76	14	under	16	under	20	under	56	31	25	under
GROUND MAINTENANCE	190	28	under	28	under	34	under	114	74	40	under
GROUPS MAINTENANCE ADDITIONAL WORKS	45	25	under	27	under	30	under	38	5	33	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	812	(79)	over	(714)	over	(111)	over	687	1,631	(944)	over
LIFE CYCLE MAINTENANCE	5,954	12	under	4	under	(6)	over	3,902	3,737	165	under
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	1,371	(72)	over	466	under	(149)	over	1,190	682	508	under
HOUSING - RENT FREE ACCOMMODATION	0	(2)	over	(5)	over	(5)	over	0	6	(6)	over
HOUSING - RENT W/O UNLET PERIODS	967	29	under	82	under	54	under	760	693	67	under
HOUSING - RENT W/O BAD PERIODS	1,733	(15)	over	(80)	over	(80)	over	20	125	(105)	over
ASBESTOS	1	(3)	over	(3)	over	(3)	over	1	10	(9)	over
ELECTRICITY - CONTRACT	874	(34)	over	(32)	over	13	under	663	652	11	under
ELECTRICITY - NON CONTRACT	12	(12)	over	(15)	over	(13)	over	10	27	(17)	over
GAS	222	12	under	24	under	15	under	145	124	21	under
HEATING OIL	6	0	-	0	-	0	-	6	8	(2)	over
FIXTURE & FITTINGS	507	(35)	over	(18)	over	(18)	over	387	440	(53)	over
JANITOR SERVICE	147	(5)	over	(6)	over	(6)	over	147	153	(6)	over
CLEANING CONTRACT	206	6	under	6	under	6	under	206	200	6	under
CLEANING OUTWITH CONTRACT	1	(5)	over	(6)	over	(6)	over	0	7	(7)	over
CLEANING MATERIALS	14	1	under	2	under	1	under	12	11	1	under
HEALTH AND HYGIENE	1	0	-	0	-	0	-	0	0	0	-
WINDOW CLEANING	2	0	-	1	under	1	under	2	1	1	under
PEST CONTROL	3	1	under	1	under	2	under	3	1	2	under
REFUSE UPLIFT	42	3	under	3	under	5	under	31	26	5	under
REMOVAL & STORAGE COSTS	15	2	under	11	under	0	-	13	5	8	under
OTHER PROPERTY COSTS	466	2	under	8	under	17	under	385	368	17	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,118	(17)	over	(49)	over	(57)	over	1,118	1,174	(56)	over
ACCOMMODATION RECHARGE TO USERS	34	(2)	over	(2)	over	(3)	over	28	30	(2)	over
PROPERTY COSTS	22,343	(65)	over	(153)	over	(96)	over	16,634	16,782	(148)	over

Expenditure / Income Variance Trends 2016/17

[illegible]

Housing & Technical Resources - Total

ADMINISTRATION

Housing & Technical Resources - Total	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 ESTIMATE TO DATE	PERIOD 12 ACTUAL TO DATE	PERIOD 12 VARIANCE AMOUNT	Over/ Under
Expenditure / Income Variance Trends 2016/17											
ADMINISTRATION											
PRINTING AND STATIONERY	17	(11)	over	(6)	over	(9)	over	14	22	(8)	over
TELEPHONES	89	(23)	over	(21)	over	(8)	over	79	81	(2)	over
MOBILE PHONES	11	(4)	over	(3)	over	(3)	over	8	13	(5)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	4	under	5	under	5	under	7	0	7	under
ADVERTISING - OTHER	6	0	-	1	under	1	under	5	3	2	under
POSTAGES/COURIERS	15	3	under	2	under	(5)	over	8	14	(6)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	8	(2)	over	(3)	over	(2)	over	4	8	(4)	over
INSURANCE.	56	4	under	(17)	over	4	under	22	21	1	under
MEDICAL COSTS	6	(4)	over	(4)	over	(4)	over	4	7	(3)	over
LEGAL EXPENSES	10	0	-	0	-	0	-	9	9	0	-
PETTY OUTLAYS	12	(1)	over	(1)	over	0	-	10	9	1	under
OTHER ADMIN COSTS	13	5	under	5	under	7	under	11	4	7	under
CONFERENCES - OFFICIALS	0	0	-	0	-	0	-	0	1	(1)	over
INTERNAL SUPPORT SERVICES ALLOCATION	557	0	-	0	-	0	-	0	0	0	-
ADMINISTRATION	807	(29)	over	(43)	over	(15)	over	181	192	(11)	over
PAYMENT TO OTHER BODIES											
JOINT COMMITTEES - GENERAL	0	0	-	0	-	0	-	0	0	0	-
OTHER COMMITTEES OF THE AUTHORITY	318	(9)	over	0	-	0	-	253	238	15	under
PAYMENTS TO OTHER BODIES	1,002	64	under	74	under	81	under	788	688	100	under
SUPPORTING PEOPLE INTERNAL PROVIDER	1,106	0	-	16	under	0	-	949	933	16	under
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	16	under	41	under	16	under	554	539	15	under
HOUSING ADMINISTRATION	1,170	0	-	0	-	0	-	990	990	0	-
ASSISTANCE TO HOME OWNERS	2,232	0	-	91	under	85	under	1,401	1,310	91	under
PAYMENT TO OTHER BODIES	6,530	71	under	222	under	182	under	4,935	4,698	237	under
PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	3,012	14	under	14	under	(15)	over	1,929	1,889	40	under
PAYMENT TO EXTERNAL CONSULTANTS	2	(10)	over	(13)	over	2	under	2	19	(17)	over
PAYMENT TO CONTRACTORS	3,014	4	under	1	under	(13)	over	1,931	1,908	23	under
TRANSFER PAYMENTS											
RENT ALLOWANCE	0	0	-	(1)	over	0	-	0	1	(1)	over
TRANSFER PAYMENTS	0	0	-	(1)	over	0	-	0	1	(1)	over

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2016/17

	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 ESTIMATE TO DATE	PERIOD 12 ACTUAL TO DATE	PERIOD 12 VARIANCE AMOUNT	Over/ Under
FINANCING CHARGES											
I.T. EQUIPMENT LEASING-CONTRACT	57	3	under	6	under	5	under	34	25	9	under
FINANCING CHARGES	57	3	under	6	under	5	under	34	25	9	under
TOTAL EXPENDITURE	41,300	136	under	72	under	179	under	30,691	30,516	175	under
INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(435)	19	over rec	20	over rec	(14)	under rec	(363)	(357)	(6)	under rec
SALES - DEPARTMENTS OF THE AUTHORITY	(665)	0	-	0	-	0	-	0	0	0	-
FEES AND CHARGES - GENERAL	(841)	25	over rec	61	over rec	63	over rec	(729)	(802)	73	over rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(46)	0	-	0	-	0	-	0	0	0	-
RENTAL INCOME	(5,056)	(134)	under rec	(470)	under rec	(455)	under rec	(4,009)	(3,515)	(494)	under rec
HOUSE RENTS	(6,069)	(49)	under rec	(44)	under rec	225	over rec	(5,481)	(5,711)	230	over rec
INSURANCE RECOVERIES	0	9	over rec	9	over rec	9	over rec	0	(9)	9	over rec
OTHER INCOME	(2,344)	(6)	under rec	352	over rec	(7)	under rec	(44)	(57)	13	over rec
REALLOCATION OF CENTRAL SUPPORT COSTS	(1,113)	0	-	0	-	0	-	0	0	0	-
REALLOCATION OF SUPPORT COSTS	(764)	0	-	0	-	0	-	0	0	0	-
INCOME	(17,333)	(136)	under rec	(72)	under rec	(179)	under rec	(10,626)	(10,451)	(175)	under rec
NET EXPENDITURE	23,967	0	-	0	-	0	-	20,065	20,065	0	-