

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 1 March 2019 (No.13)

Housing and Technical Resources

Service Departments :-

Housing Services

Property Services

**Position before Transfers to Reserves**

Transfers to Reserves as at 01/03/19

**Position After Transfers to Reserves at 01/03/19**

Annual Budget  £m	Forecast for Year BEFORE Transfers  £m	Annual Forecast Variance BEFORE Transfers  £m	Annual Forecast Variance AFTER Transfers  £m	Budget Proportion to 01/03/19 £m	Actual to Period 13 to 01/03/19 BEFORE Transfers £m	Variance to 01/03/19 BEFORE Transfers £m
7.456	6.523	0.933	0.034	6.115	5.160	0.955 under
12.456	12.490	(0.034)	(0.034)	12.236	12.171	0.065 under
<b>19.912</b>	<b>19.013</b>	<b>0.899</b>	<b>0.000</b>	<b>18.351</b>	<b>17.331</b>	<b>1.020 under</b>
				0.000	0.813	(0.813) over
				<b>18.351</b>	<b>18.144</b>	<b>0.207 under</b>

### **Housing and Technical Resources (excl HRA) Variance Analysis 2018/19 (Period 13)**

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	318k under	APT&C Basic / Superannuation / National Insurance - 230k under  <u>Other Employee Costs - 80k under</u>	Property Services - 228k under  <u>Housing Services - 86k under</u>	The underspend is due to higher than anticipated staff turnover.  This underspend relates to the Rapid Housing Programme funding which will not be spent in the current year due to timing of staff recruitment. Approval will be sought to transfer this to reserves to meet expenditure in 2019/2020.
Property Costs	56k under	Rates - 67k under  Rent - (67k) over  Other Accommodation Costs - 95k under	Property Services - 65k under  Property Services - (62k) over  Housing Services - 95k under	The underspend reflects a reduction in the level of empty properties requiring to be funded by Estates. The new tenants are liable for the payment of the rates.  The overspend reflects the current rental costs incurred on office accommodation properties.  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 - (170k) over	Housing Services - (113k) over Property Services - (57k) over	This overspend is due to a greater than anticipated volume of repairs in relation to managed properties across both Housing and Property Services.
		Rent Written Off - Unlet Periods - (69k) over	Property Services - (87k) over	The void levels in Estates managed properties were higher than anticipated.
		Rent Written Off - Bad Periods - 144k under	Housing Services - 173k under	This underspend reflects a lower than anticipated level of bad debt provision due to changes to the roll out of Universal Credit.
		Fixtures and Fittings - 61k under	Housing Services - 61k under	This is a demand led line and the expenditure on homelessness properties has been lower than anticipated.
Payments to Other Bodies	(56k) over	Assistance to Home Owners - (74k) over	Property Services - (74k) over	This overspend is mainly due to grants provided to homeowners for adaptations identified by Social Work.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income	656k over recovered	House Rents (Temporary Accommodation) - 600k over recovered	Housing Services - 600k over recovered	An element of the funding received for Temporary Accommodation will not be required in the current year as a result of implementation timescales. This funding will be carried forward in reserves to meet costs associated with Homelessness in future years.

\* The underlined variances represent new variances since the last report.

**Housing & Technical Resources - Total**

EMPLOYEE COSTS
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Housing & Technical Resources - Total	REVISED ANNUAL BUDGET 2018/19	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 VARIANCE AMOUNT	Over/ Under	PERIOD 13 ESTIMATE TO DATE	PERIOD 13 ACTUAL TO DATE	PERIOD 13 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	6,114	24	under	95	under	101	under	5,442	5,350	92	under
APT & C OVERTIME	69	(2)	over	16	under	8	under	52	56	(4)	over
APT & C SUPERANNUATION	1,176	90	under	98	under	111	under	1,048	929	119	under
APT & C NIC	599	15	under	16	under	18	under	534	515	19	under
MANUAL BASIC	0	(11)	over	(13)	over	(15)	over	0	16	(16)	over
MANUAL OVERTIME	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
MANUAL SUPERANNUATION	0	(2)	over	(3)	over	(3)	over	0	3	(3)	over
MANUAL NIC	0	(1)	over	(1)	over	(2)	over	0	2	(2)	over
TRAVEL AND SUBSISTENCE	29	4	under	10	under	12	under	28	12	16	under
OTHER EMPLOYEE COSTS	105	(22)	over	(22)	over	(23)	over	105	25	80	under
PENSION INCREASES	149	3	under	4	under	3	under	144	138	6	under
ADDITIONAL PENSION COSTS	13	1	under	10	under	11	under	12	0	12	under
EMPLOYEE COSTS	8,254	98	under	209	under	220	under	7,365	7,047	318	under

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2018/19

	REVISED ANNUAL BUDGET 2018/19	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 VARIANCE AMOUNT	Over/ Under	PERIOD 13 ESTIMATE TO DATE	PERIOD 13 ACTUAL TO DATE	PERIOD 13 VARIANCE AMOUNT	Over/ Under
PROPERTY COSTS											
RATES	2,223	47	under	52	under	60	under	2,199	2,132	67	under
SCOTTISH WATER - UNMETERED CHARGES	8	(6)	over	(8)	over	(10)	over	7	16	(9)	over
SCOTTISH WATER - METERED CHARGES	268	(18)	over	11	under	23	under	245	242	3	under
RENT	1,553	(68)	over	(46)	over	(47)	over	1,553	1,620	(67)	over
SERVICE CHARGE	114	(1)	over	(7)	over	(12)	over	113	97	16	under
FACTORING CHARGES	9	4	under	4	under	6	under	8	3	5	under
OTHER ACCOMMODATION COSTS	2,297	60	under	80	under	92	under	2,205	2,110	95	under
BED AND BREAKFAST	30	(4)	over	(1)	over	0	-	29	28	1	under
PROPERTY INSURANCE	296	(3)	over	5	under	14	under	288	282	6	under
SECURITY COSTS	63	23	under	25	under	27	under	53	26	27	under
GROUND MAINTENANCE	52	(30)	over	(21)	over	(15)	over	52	70	(18)	over
GROUNDS MAINTENANCE ADDITIONAL WORKS	10	3	under	3	under	3	under	9	7	2	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	2,433	(97)	over	(126)	over	(132)	over	2,154	2,326	(172)	over
LIFE CYCLE MAINTENANCE	2,363	0	-	12	under	(5)	over	1,959	1,962	(3)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	352	(3)	over	(27)	over	3	under	296	291	5	under
HOUSING - RENT FREE ACCOMMODATION	0	(5)	over	(8)	over	(9)	over	0	15	(15)	over
HOUSING - RENT W/O UNLET PERIODS	710	(17)	over	(35)	over	(30)	over	647	716	(69)	over
HOUSING - RENT W/O BAD PERIODS	1,301	30	under	119	under	133	under	1,162	1,018	144	under
ASBESTOS	0	(3)	over	(3)	over	(3)	over	0	3	(3)	over
ELECTRICITY - CONTRACT	932	(49)	over	(8)	over	(3)	over	838	864	(26)	over
ELECTRICITY - NON CONTRACT	24	(22)	over	(6)	over	(14)	over	21	34	(13)	over
GAS	231	6	under	21	under	29	under	154	144	10	under
HEATING OIL	6	0	-	(3)	over	(3)	over	6	10	(4)	over
FIXTURE & FITTINGS	584	24	under	36	under	48	under	395	334	61	under
JANITOR SERVICE	152	0	-	0	-	0	-	152	152	0	-
CLEANING CONTRACT	196	(1)	over	(1)	over	(1)	over	196	197	(1)	over
CLEANING MATERIALS	10	1	under	2	under	1	under	9	7	2	under
WINDOW CLEANING	2	0	-	0	-	(4)	over	2	3	(1)	over
PEST CONTROL	3	0	-	1	under	1	under	3	2	1	under
REFUSE UPLIFT	37	1	under	7	under	2	under	34	32	2	under
REMOVAL & STORAGE COSTS	15	29	under	12	under	13	under	14	0	14	under
OTHER PROPERTY COSTS	494	8	under	1	under	(17)	over	458	461	(3)	over
OFFICE ACCOM-FACILITIES MANAGEMENT	1,101	0	-	2	under	0	-	1,099	1,099	0	-
ACCOMMODATION RECHARGE TO USERS	33	0	-	(3)	over	0	-	33	34	(1)	over
PROPERTY COSTS	17,902	(91)	over	90	under	150	under	16,393	16,337	56	under

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2018/19

	REVISED ANNUAL BUDGET 2018/19	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 VARIANCE AMOUNT	Over/ Under	PERIOD 13 ESTIMATE TO DATE	PERIOD 13 ACTUAL TO DATE	PERIOD 13 VARIANCE AMOUNT	Over/ Under
SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	78	(1)	over	(5)	over	(8)	over	40	51	(11)	over
COMPUTER EQUIPMENT MAINTENANCE	6	4	under	5	under	4	under	5	1	4	under
I.T. EQUIPMENT MAINT-CONTRACT	36	1	under	5	under	10	under	26	17	9	under
I.T.-ELECTRONIC MESSAGING	0	0	-	0	-	(1)	over	0	1	(1)	over
EQUIPMENT AND OTHER TOOLS	3	1	under	2	under	2	under	3	1	2	under
ADAPTATIONS FOR CLIENTS	0	0	-	0	-	0	-	0	1	(1)	over
FURNITURE - OFFICE	0	(1)	over	(2)	over	(2)	over	0	2	(2)	over
FURNITURE - GENERAL	25	4	under	6	under	12	under	14	14	0	-
MATERIALS	0	0	-	0	-	0	-	0	1	(1)	over
AUDIO VISUAL	10	(4)	over	(4)	over	(4)	over	9	14	(5)	over
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC	2	2	under	2	under	2	under	2	0	2	under
TV LICENCES _ EDUCATION	1	0	-	0	-	0	-	1	1	0	-
FOODSTUFFS - GENERAL	9	4	under	5	under	6	under	8	2	6	under
PROTECTIVE CLOTHING & UNIFORMS	4	1	under	3	under	1	under	3	2	1	under
OTHER SUPPLIES AND SERVICES	104	5	under	8	under	8	under	59	45	14	under
HEALTH AND SAFETY	0	(2)	over	(2)	over	(2)	over	0	2	(2)	over
CATERING - CONTRACT	1	0	-	1	under	1	under	1	0	1	under
OUTSOURCED MAIL	0	(4)	over	(4)	over	(4)	over	0	4	(4)	over
SUPPLIES AND SERVICES	279	10	under	20	under	25	under	171	159	12	under
TRANSPORT AND PLANT											
POOL CAR RECHARGE - RENTAL CHARGE	68	(1)	over	2	under	4	under	63	58	5	under
POOL CAR RECHARGE - FUEL	19	1	under	2	under	4	under	19	14	5	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	1	0	-	0	-	(1)	over	0	1	(1)	over
OTHER TRANSPORT COSTS	4	(7)	over	(10)	over	(10)	over	4	13	(9)	over
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	10	(3)	over	(1)	over	(1)	over	6	9	(3)	over
FLEET SERVICE CHARGES - PARTS	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
FLEET SERVICE CHARGES - ASSET MODIFICATION	1	0	-	0	-	0	-	1	0	1	under
FLEET SERVICE CHARGES - LEASING	48	(7)	over	(4)	over	(8)	over	45	52	(7)	over
FLEET SERVICE CHARGES - HIRED VEHICLES	4	2	under	1	under	1	under	4	3	1	under
FLEET SERVICE CHARGES - CONTRACT HIRE	45	13	under	14	under	18	under	17	0	17	under
FLEET SERVICE CHARGES - ROAD FUND LICENCES	5	3	under	3	under	3	under	5	2	3	under
FLEET SERVICE CHARGES - FUEL	57	18	under	27	under	32	under	44	22	22	under
HIRE OF SKIPS	0	(1)	over	(2)	over	(2)	over	0	2	(2)	over
TAXI CHARGES - CONTRACTED	11	5	under	6	under	7	under	10	2	8	under
TAXI CHARGES	7	2	under	2	under	3	under	6	7	(1)	over
TRANSPORT AND PLANT	280	24	under	39	under	49	under	224	186	38	under

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ADMINISTRATION											
PRINTING AND STATIONERY	17	1	under	3	under	3	under	16	14	2	under
TELEPHONES	83	2	under	(13)	over	(15)	over	82	96	(14)	over
MOBILE PHONES	13	(2)	over	(2)	over	(1)	over	13	14	(1)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	0	-	0	-	0	-	7	0	7	under
ADVERTISING - OTHER	6	3	under	4	under	4	under	6	1	5	under
POSTAGES/COURIERS	15	(2)	over	(1)	over	0	-	15	12	3	under
MEMBERSHIP FEES/SUBSCRIPTIONS	8	(7)	over	(8)	over	(8)	over	8	15	(7)	over
INSURANCE.	42	4	under	6	under	6	under	42	36	6	under
MEDICAL COSTS	6	(3)	over	(3)	over	(3)	over	5	8	(3)	over
LEGAL EXPENSES	16	(7)	over	1	under	2	under	15	14	1	under
PETTY OUTLAYS	12	(7)	over	(6)	over	(6)	over	12	17	(5)	over
OTHER ADMIN COSTS	11	1	under	5	under	5	under	9	4	5	under
CONFERENCES - OFFICIALS	0	(2)	over	(2)	over	(2)	over	0	2	(2)	over
TRAINING	1	2	under	2	under	2	under	1	(1)	2	under
INTERNAL SUPPORT SERVICES ALLOCATION	277	0	-	0	-	0	-	0	0	0	-
<b>ADMINISTRATION</b>	<b>514</b>	<b>(17)</b>	<b>over</b>	<b>(14)</b>	<b>over</b>	<b>(13)</b>	<b>over</b>	<b>231</b>	<b>232</b>	<b>(1)</b>	<b>over</b>
PAYMENT TO OTHER BODIES											
OTHER COMMITTEES OF THE AUTHORITY	249	0	-	0	-	1	under	0	36	(36)	over
PAYMENTS TO OTHER BODIES	891	18	under	25	under	18	under	768	772	(4)	over
SUPPORTING PEOPLE INTERNAL PROVIDER	1,119	14	under	14	under	14	under	1,046	1,033	13	under
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	33	under	(2)	over	32	under	677	632	45	under
HOUSING ADMINISTRATION	1,170	0	-	0	-	0	-	1,080	1,080	0	-
ASSISTANCE TO HOME OWNERS	1,949	0	-	(195)	over	(185)	over	1,577	1,651	(74)	over
<b>PAYMENT TO OTHER BODIES</b>	<b>6,080</b>	<b>65</b>	<b>under</b>	<b>(158)</b>	<b>over</b>	<b>(120)</b>	<b>over</b>	<b>5,148</b>	<b>5,204</b>	<b>(56)</b>	<b>over</b>
PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	2,655	(15)	over	(23)	over	(25)	over	1,693	1,721	(28)	over
PAYMENT TO EXTERNAL CONSULTANTS	38	10	under	13	under	16	under	35	19	16	under
<b>PAYMENT TO CONTRACTORS</b>	<b>2,693</b>	<b>(5)</b>	<b>over</b>	<b>(10)</b>	<b>over</b>	<b>(9)</b>	<b>over</b>	<b>1,728</b>	<b>1,740</b>	<b>(12)</b>	<b>over</b>
FINANCING CHARGES											
I.T. EQUIPMENT LEASING-CONTRACT	51	5	under	10	under	18	under	41	32	9	under
<b>FINANCING CHARGES</b>	<b>51</b>	<b>5</b>	<b>under</b>	<b>10</b>	<b>under</b>	<b>18</b>	<b>under</b>	<b>41</b>	<b>32</b>	<b>9</b>	<b>under</b>
<b>TOTAL EXPENDITURE</b>	<b>36,053</b>	<b>89</b>	<b>under</b>	<b>186</b>	<b>under</b>	<b>320</b>	<b>under</b>	<b>31,301</b>	<b>30,937</b>	<b>364</b>	<b>under</b>



South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2018/19

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INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(367)	64	over rec	3	over rec	(8)	under rec	(239)	(269)	30	over rec
SALES - DEPARTMENTS OF THE AUTHORITY	(653)	0	-	0	-	0	-	(571)	(527)	(44)	under rec
FEES AND CHARGES - GENERAL	(792)	(52)	under rec	16	over rec	12	over rec	(744)	(775)	31	over rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(46)	0	-	0	-	0	-	(2)	0	(2)	under rec
RENTAL INCOME	(4,515)	3	over rec	9	over rec	(22)	under rec	(4,119)	(4,139)	20	over rec
HOUSE RENTS	(5,776)	464	over rec	498	over rec	503	over rec	(5,411)	(6,011)	600	over rec
COMMISSION	0	(1)	under rec	(1)	under rec	(1)	under rec	0	0	0	-
INSURANCE RECOVERIES	0	6	over rec	6	over rec	6	over rec	0	(6)	6	over rec
OTHER INCOME	(2,426)	4	over rec	(18)	under rec	(11)	under rec	(1,864)	(1,879)	15	over rec
REALLOCATION OF CENTRAL SUPPORT COSTS	(875)	0	-	0	-	0	-	0	0	0	-
REALLOCATION OF SUPPORT COSTS	(691)	0	-	0	-	0	-	0	0	0	-
INCOME	(16,141)	488	over rec	513	over rec	479	over rec	(12,950)	(13,606)	656	over rec
NET EXPENDITURE	19,912	577	under	699	under	799	under	18,351	17,331	1,020	under