

Appendix E

Housing and Technical Resources - HRA Variance Analysis 2021/22 (Period 14)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	133k under	APT&C - Basic / Overtime / Superannuation / National Insurance - 156k under	HRA	The variance relates to vacancies, which are being actively recruited or being held whilst service requirements are determined.
Property Costs	(832k) over	<u>Other Accommodation Costs - (67k) over</u>	HRA	This overspend relates rent costs associated with Lindsay House and is offset by an over recovery of income.
		<u>Security Costs - 52k under</u>	HRA	This is a demand led budget and demand for the security of empty properties was lower than anticipated.
		Grounds Maintenance - (330k) over	HRA	The overspend reflects the increased demand for special uplifts / special requests this year.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		<u>Repairs and Maintenance - Internal and External Contractor - (2,207k) over</u>	HRA	The net overspend reflects a reduction in repairs and maintenance during the various periods of lockdown throughout the year, offset by an increase in demand when restrictions eased and for the level of void work required. The position includes the agreed recharge for downtime during the COVID-19 lockdown.
		<u>Housing - Rent Free Accommodation - (79k) over</u>	HRA	The overspend reflects the volume of discretionary rent periods awarded during the year, which is demand led.
		<u>Housing - Rent W/O Unlet Periods - (282k) over</u>	HRA	This budget is demand led and the overspend reflects the current pressure in void properties.
		<u>Rent W/o Bad Periods - 2,209k under</u>	HRA	This underspend reflects a lower than anticipated level of bad debt provision. During the year collection rates for rental income have been better than forecast, which is due in part to schemes such as the tenancy sustainment fund mitigating the overall level of debt.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		<u>Electricity / Gas / Heating Oil / Solid Fuel - 149k under</u>	HRA	The underspend reflects the current demand and price. The anticipated increase in prices due to inflation occurred later than anticipated.
		<u>Fixture and Fittings - (99k) over</u>	HRA	This budget is demand led and the overspend reflects the increased demand during the year.
		<u>Cleaning Contract - (73k) over</u>	HRA	This overspend is due to inflationary price increases.
		<u>Pest Control - (93k) over</u>	HRA	The overspend reflects an increase in demand for this service during the year.
Supplies and Services	178k under	<u>Computer Equipment Purchase - 265k under</u>	HRA	This underspend reflects a change to the timing of the new IT system under development. This has been carried forward into future years to complete the project.
Administration Costs	160k under	<u>Legal Expenses - 60k under</u>	HRA	This budget is demand led and the underspend reflects the lower than anticipated levels of eviction actions during the year.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Administration Costs (cont)		<u>Internal Support Services Allocation - 64k under</u>	HRA	This reflects a reduction in the recharge from the Council's support departments.
Financing Charges	8k under	<u>Interest - Debt Charges - 115k under</u>	HRA	The overall level of debt charge was lower than anticipated due to the profile of funding requirements.
		<u>I.T. Equipment Leasing - Contract - (58k) over</u>	HRA	The overspend reflects changing demands post Covid-19 and the budget requires to be realigned in the new financial year to reflect this.
		<u>Interest On Revenue Balances - (49k) over</u>	HRA	The level of interest received reflects the level of balances and interest rates being lower than anticipated.
Income	334k over recovered	<u>Fees And Charges - General - 863k over recovered</u>	HRA	This over recovery is due to an increased level of rechargeable repairs and also one-off work carried out on behalf of owner occupiers.
		<u>House Rents - 540k over recovered</u>	HRA	The over recovery is due to the timing of new builds which completed ahead of the anticipated profiles.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		<u>Insurance Recoveries - 254k over recovered</u>	HRA	This over recovery reflects an increase in the level of insurable repairs carried out which are demand led.
		<u>Other Income - 494k over recovered</u>	HRA	This over recovery of income reflects additional funding received mainly to offset employee costs.
		Year End Transfer to the Balance Sheet - (1,946k) under recovered	HRA	The budget assumes a level of transfer to reserves, however, due to the current net underspend across the service the level of transfer is higher than anticipated.

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

South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2020/21

	REVISED ANNUAL BUDGET 2020/21	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS				
APT & C BASIC	10,811	10,644	167	under
APT & C OVERTIME	79	141	(62)	over
APT & C SUPERANNUATION	1,919	1,943	(24)	over
APT & C NIC	1,023	948	75	under
TRAVEL AND SUBSISTANCE	39	5	34	under
OTHER EMPLOYEE COSTS	0	55	(55)	over
PENSION INCREASES	219	215	4	under
ADDITIONAL PENSION COSTS	0	6	(6)	over
EMPLOYEE COSTS	14,090	13,957	133	under
PROPERTY COSTS				
RATES	77	35	42	under
SCOTTISH WATER - UNMETERED CHARGES	4	7	(3)	over
SCOTTISH WATER - METERED CHARGES	8	10	(2)	over
RENT	6	0	6	under
SERVICE CHARGE	65	97	(32)	over
OTHER ACCOMMODATION COSTS	31	98	(67)	over
BED AND BREAKFAST	0	4	(4)	over
PROPERTY INSURANCE	923	924	(1)	over
SECURITY COSTS	55	3	52	under
GROUND MAINTENANCE	4,257	4,580	(323)	over
GROUNDS MAINTENANCE ADDITIONAL WORKS	0	7	(7)	over
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	30,335	31,436	(1,101)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	877	1,983	(1,106)	over
HOUSING - RENT FREE ACCOMMODATION	155	234	(79)	over
SOLID FUEL HEATING MAINTENANCE	0	4	(4)	over
HOUSING - RENT W/O UNLET PERIODS	2,293	2,575	(282)	over
HOUSING - RENT W/O BAD PERIODS	4,822	2,613	2,209	under
ASBESTOS	139	139	0	-
FIXED ELECTRICAL	0	1	(1)	over
EPC	0	2	(2)	over
ELECTRICITY - CONTRACT	917	855	62	under
ELECTRICITY - NON CONTRACT	0	2	(2)	over
GAS	301	239	62	under
HEATING OIL	54	30	24	under
SOLID FUEL	4	1	3	under
FIXTURE & FITTINGS	58	157	(99)	over
JANITOR SERVICE	29	30	(1)	over
CLEANING CONTRACT	386	459	(73)	over
CLEANING MATERIALS	60	29	31	under
HEALTH & HYGIENE MATERIALS	0	1	(1)	over
WINDOW CLEANING	16	18	(2)	over
PEST CONTROL	122	215	(93)	over
REFUSE UPLIFT	4	37	(33)	over
REMOVAL & STORAGE COSTS	14	19	(5)	over
OTHER PROPERTY COSTS	49	49	0	-
PROPERTY COSTS	46,061	46,893	(832)	over
SUPPLIES AND SERVICES				
COMPUTER EQUIPMENT PURCHASE	566	301	265	under
I.T. EQUIPMENT MAINT-CONTRACT	209	203	6	under
EQUIPMENT, APPARATUS AND TOOLS	13	13	0	-
ADAPTATIONS FOR CLIENTS	0	25	(25)	over
SUPPLIES FOR CLIENTS	0	1	(1)	over
FURNITURE - OFFICE	10	6	4	under
FURNITURE - GENERAL	0	30	(30)	over
MATERIALS	0	29	(29)	over
MATERIALS, APPARATUS AND EQUIPMENT	0	2	(2)	over
AUDIO VISUAL	0	6	(6)	over
FOODSTUFFS - GENERAL	6	8	(2)	over
PROTECTIVE CLOTHING & UNIFORMS	12	8	4	under
LAUNDRY COSTS	16	5	11	under
OTHER SUPPLIES AND SERVICES	32	26	6	under
HEALTH AND SAFETY	15	0	15	under
CATERING - OUTWITH CONTRACT	0	1	(1)	over
OUTSOURCED MAIL	0	37	(37)	over
SUPPLIES AND SERVICES	879	701	178	under

South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2020/21

	REVISED ANNUAL BUDGET 2020/21	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
TRANSPORT AND PLANT				
POOL CAR RECHARGE - RENTAL CHARGE	26	40	(14)	over
POOL CAR RECHARGE - FUEL	6	0	6	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	1	0	1	under
FLEET SERVICE CHARGES VEHICLE MAINTENANCE	23	18	5	under
FLEET SERVICE CHARGES UNSCHEDULED LABOUR	1	0	1	under
FLEET SERVICE CHARGES ASSET MODIFICATIONS	0	3	(3)	over
FLEET SERVICE CHARGES LEASING	71	68	3	under
FLEET SERVICE CHARGES HIRED VEHICLES	34	0	34	under
FLEET SERVICE CHARGES ROAD FUND LICENCES/MOT	8	10	(2)	over
FLEET SERVICE CHARGES FUEL	21	13	8	under
STORAGE	4	0	4	under
TAXI CHARGES - CONTRACTED	0	1	(1)	over
TRANSPORT AND PLANT	195	153	42	under
ADMINISTRATION				
PRINTING AND STATIONERY	61	40	21	under
BULK PRINTING	53	21	32	under
TELEPHONES	84	90	(6)	over
MOBILE PHONES	27	56	(29)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	1	0	1	under
ADVERTISING - OTHER	2	1	1	under
POSTAGES/COURIERS	132	133	(1)	over
SMS MESSAGING	0	2	(2)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	38	38	0	-
MEDICAL COSTS	25	26	(1)	over
LEGAL EXPENSES	61	1	60	under
PETTY OUTLAYS	4	3	1	under
GIRO BANK AGENCY FEES	9	0	9	under
PAYPOINT AGENCY FEES	49	37	12	under
INTERNET AGENCY FEES	6	0	6	under
OTHER ADMIN COSTS	12	24	(12)	over
CONFERENCES - OFFICIALS	7	1	6	under
TRAINING	0	2	(2)	over
INTERNAL SUPPORT SERVICES ALLOCATION	5,074	5,010	64	under
ADMINISTRATION	5,645	5,485	160	under
PAYMENT TO OTHER BODIES				
OTHER COMMITTEES OF THE AUTHORITY	2,910	2,906	4	under
GRANTS TO VOLUNTARY ORGANISATIONS	3	0	3	under
PAYMENTS TO VOLUNTARY ORGANISATIONS	31	65	(34)	over
PAYMENTS TO OTHER BODIES	32	55	(23)	over
PRIVATE INDIVIDUALS - GENERAL	100	104	(4)	over
PAYMENT TO OTHER BODIES	3,076	3,130	(54)	over
PAYMENT TO CONTRACTORS				
PAYMENT TO PRIVATE CONTRACTOR	80	54	26	under
PAYMENT TO EXTERNAL CONSULTANTS	20	15	5	under
PAYMENT TO CONTRACTORS	100	69	31	under
FINANCING CHARGES				
INTEREST-DEBT CHARGES	15,831	15,716	115	under
I.T. EQUIPMENT LEASING-CONTRACT	67	125	(58)	over
CFCR	19,637	19,637	0	-
INTEREST ON REVENUE BALANCES	(67)	(18)	(49)	over
FINANCING CHARGES	35,468	35,460	8	under
TOTAL EXPENDITURE	105,514	105,848	(334)	over

South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2020/21

	REVISED ANNUAL BUDGET 2020/21	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
INCOME				
CONTRIBUTIONS FROM OTHER BODIES	0	(19)	19	over rec
SALES - DEPARTMENTS OF THE AUTHORITY	(1,169)	(1,170)	1	over rec
FEES AND CHARGES - GENERAL	(2,663)	(3,526)	863	over rec
RENTAL INCOME	(460)	(505)	45	over rec
HOUSE RENTS	(96,988)	(97,528)	540	over rec
LOCK UP RENTS	(2,533)	(2,530)	(3)	under rec
COMMISSION	0	(21)	21	over rec
INSURANCE RECOVERIES	(250)	(504)	254	over rec
OTHER INCOME	(1,705)	(2,297)	494	over rec
REALLOCATION OF SUPPORT COSTS	(717)	(619)	0	-
TMC BALANCE TO BAL SHEET	0	(46)	46	over rec
YEAR END T/FER TO BALANCE SHEET	971	2,917	(1,946)	under rec
INCOME	(105,514)	(105,848)	334	over rec
NET EXPENDITURE	0	0	0	-