

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 31 March 2022 (No.14)

Housing and Technical Resources

Service Departments :-

Housing Services

Property Services

COVID-19

Position before Transfers to Reserves

Transfers to Reserves as at 31/03/22

Position After Transfers to Reserves at 31/03/22

Annual Budget	Forecast for Year BEFORE Transfers	Annual Forecast Variance BEFORE Transfers	Annual Forecast Variance AFTER Transfers	Budget Proportion to 31/03/22	Actual to Period 14 to 31/03/22 BEFORE Transfers	Variance to 31/03/22 BEFORE Transfers
£m	£m	£m	£m	£m	£m	£m
8.896	8.942	(0.046)	(0.046)	8.896	8.861	0.035 under
8.822	8.487	0.335	0.046	8.822	8.459	0.363 under
0.423	1.441	(1.018)	(1.018)	0.423	1.362	(0.939) over
18.141	18.870	(0.729)	(1.018)	18.141	18.682	(0.541) over
				0.000	0.398	(0.398) over
				18.141	19.080	(0.939) over

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

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	(120k) over	APT&C Basic / Overtime / Superannuation / National Insurance - 1,216k under	Property Services - 1,262k under	The variance relates to vacancies which are actively being recruited or being held whilst service requirements are determined.
		Manual Basic / Overtime / Superannuation / National Insurance - (1,375k) over	Property Services - (1,340k) over	The variance reflects the level of trade operatives and overtime required to meet service demands.
Property Costs	(968k) over	<u>Rates - (81k) over</u>	<u>COVID-19 - (69k) over</u>	The overspend relates to the cost for additional temporary accommodation to meet increased demand as a result of COVID-19.
		Rent - (236k) over	Property Services - (98k) over	The overspend relates to additional accommodation and storage unit required to meet service demands and final rental costs for office accommodation unit now vacated.
			COVID-19 - (115k) over	The overspend relates to the cost for additional temporary accommodation to meet increased demand as a result of COVID-19.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Service Charges - (441k) over	COVID-19 - (438k) over	The overspend relates to expenditure on Shopping Centres within the Estates portfolio due to COVID-19.
		<u>Other Accommodation Costs - (304k) over</u>	<u>Housing Services - (304k) over</u>	The overspend relates to the cost for temporary accommodation to meet current demand. This has been managed within the overall service budget.
		Security Costs - 154k under	Property Services - 129k under	The level of security required varies depending on the workload demands and timing of capital and revenue works.
		<u>Repairs and Maintenance - Internal Contractor / External Contractor - (114k) over</u>	<u>Housing Services - (209k) over</u>	The overspend relates to the cost of works on temporary accommodation to meet current demand. This has been managed within the overall service budget.
			<u>Property Services - 100k under</u>	The underspend relates to lower than anticipated expenditure within Estates and has been used to manage overspends elsewhere in the budget.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Housing - Rent W/O Unlet Periods - (249k) over	COVID-19 - (277k) over	The overspend relates to the cost for additional temporary accommodation to meet increased demand as a result of COVID-19.
		Rent W/o Bad Periods - 151k under	All Services - 151k under	The underspend reflects a lower than anticipated level of bad debt provision across the Resource.
		Fixtures and Fittings - (124k) over	Housing Services - (34k) over COVID-19 - (88k) over	The overspend reflects the current demand for the various elements of Furnishing assistance for temporary accommodation and also expenditure as a result of COVID-19.
		<u>Cleaning Contract - (73k) over</u>	<u>Property Services - (68k) over</u>	The level of cleaning required varies depending on the workload demands and timing of capital and revenue works. The expenditure was higher than anticipated due to the volume and level of voids.
		Refuse Uplifts - 360k under	Property Services - 360k under	The level of uplifts varies depending on the workload demands and timing of capital and revenue works. The level of uplifts required was lower due to COVID-19 lockdown.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Supplies and Services	3,248k under	<u>IT Equipment Maint - Contract - 120k under</u>	<u>Property Services - 114k under</u>	The cost of the IT systems within Property Services were lower than anticipated reflecting the age of the current system. A new system is under development.
		Materials - 3,067k under	Property Services - 3,041k under	Expenditure on materials varies depending on the workload demands and timing of works on a wide variety of capital and revenue works. These were lower overall reflecting reduced work levels due to Covid-19 however, this is partially offset by increasing prices on materials.
Transport and Plant	593k under	Fleet Services Charges (All lines) - 350k under	Property Services - 306k under	The underspend is mainly due to a reduction in fuel consumption as a result of lockdown restrictions on operatives' travel.
		Hire of Plant / Scaffolding / Skips - 272k under	Property Services - 272k under	Expenditure on hires varies depending on the workload demands and timing of works on a wide variety of capital and revenue works. These were lower due to COVID-19 lockdown.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Payments to Other Bodies	428k under	<u>Payments to Other Bodies - (158k) over</u> <u>Assistance to Home Owners - 483k under</u>	<u>COVID-19 - (224k) over</u> <u>Property Services - 483k under</u>	<p>The overspend relates to the cost for additional temporary accommodation to meet increased demand as a result of COVID-19.</p> <p>This variance reflects a lower than anticipated demand for owners grants relating to the participation in the Housing Investment projects. The level of demand has been partially impacted by COVID-19.</p>
Payments to Contractors	5,608k under	Payments to Private Contractors - 5,849k under	Property Services - 5,673k under Housing Services - 176k under	<p>Expenditure on contractor payments varies depending on the workload demands and timing of works on a wide variety of capital and revenue works. These are lower due to COVID-19.</p> <p>The underspend relates to commissioned services in the Homelessness budget where expenditure varies according to service requirements. The underspend offsets expenditure in property costs.</p>

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Payments to Contractors (cont)		Payments to External Consultants - (237k) over	Property Services - (236k) over	This overspend reflects the requirement to purchase external professional services within the Projects team, to meet service demands.
Income	(9,162k) under recovered	<u>Fees and Charges - General - (100k) under recovered</u> <u>Rental Income - (389k) under recovered</u> House Rents - 424k over recovered	<u>Property Services - (115k) under recovered</u> <u>Property Services - (396k) under recovered</u> <u>Housing Services - 98k over recovered</u> COVID-19 - 326k over recovered	This reflects the current level of income for the Estates portfolio from service charges. This reflects the current level of income for the Estates portfolio for rental charges. This over recovery relates mainly to rent from temporary accommodation stock. The over recovery relates to income for the provision of additional temporary accommodation as a result of COVID-19. This partially offsets additional expenditure.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		Recovery from Capital / Recharges - Departments of the Authority - (9,053k) under recovered	Property Services - (9,053k) under recovered	The level of income recovered varies depending on the workload and the timing of a wide variety of major capital projects and is offset by a reduction in expenditure. These are lower due to COVID-19. The income includes a recharge to the HRA and capital for fixed costs of the Project Services.

* The underlined variances represent new variances since the last report

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2020/21

	REVISED ANNUAL BUDGET 2021/22	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS				
APT & C BASIC	14,792	13,914	878	under
APT & C OVERTIME	186	263	(77)	over
APT & C SUPERANNUATION	2,864	2,583	281	under
APT & C NIC	1,541	1,407	134	under
MANUAL BASIC	17,731	18,295	(564)	over
MANUAL OVERTIME	545	1,167	(622)	over
MANUAL SUPERANNUATION	3,413	3,485	(72)	over
MANUAL NIC	1,791	1,908	(117)	over
TRAVEL AND SUBSISTANCE	28	22	6	under
OTHER EMPLOYEE COSTS	140	111	29	under
PENSION INCREASES	602	594	8	under
ADDITIONAL PENSION COSTS	13	17	(4)	over
EMPLOYEE COSTS	43,646	43,766	(120)	over
PROPERTY COSTS				
RATES	2,126	2,207	(81)	over
SCOTTISH WATER - UNMETERED CHARGES	12	15	(3)	over
SCOTTISH WATER - METERED CHARGES	241	206	35	under
RENT	1,263	1,499	(236)	over
SERVICE CHARGE	141	582	(441)	over
FACTORING CHARGES	9	(1)	10	under
OTHER ACCOMMODATION COSTS	2,434	2,738	(304)	over
BED AND BREAKFAST	27	3	24	under
PROPERTY INSURANCE	295	285	10	under
SECURITY COSTS	325	171	154	under
GROUND MAINTENANCE	52	61	(9)	over
GROUNDS MAINTENANCE ADDITIONAL WORKS	10	7	3	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	2,759	2,962	(203)	over
REPAIRS & MAINTENANCE - INTERNAL CONTRACTORS	0	1	(1)	over
LIFE CYCLE MAINTENANCE	3,558	3,558	0	-
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	381	291	90	under
ADAPTIONS - INTERNAL CONTRACTORS	0	25	(25)	over
HOUSING - RENT FREE ACCOMMODATION	0	3	(3)	over
HOUSING - RENT W/O UNLET PERIODS	679	928	(249)	over
HOUSING - RENT W/O BAD PERIODS	817	666	151	under
ASBESTOS	0	8	(8)	over
ELECTRICITY - CONTRACT	995	998	(3)	over
ELECTRICITY - NON CONTRACT	29	7	22	under
GAS	237	244	(7)	over
HEATING OIL	12	14	(2)	over
FIXTURE & FITTINGS	850	974	(124)	over
JANITOR SERVICE	164	152	12	under
CLEANING CONTRACT	355	428	(73)	over
CLEANING OUTWITH CONTRACT	0	(3)	3	under
CLEANING MATERIALS	10	5	5	under
WINDOW CLEANING	2	2	0	-
PEST CONTROL	6	8	(2)	over
REFUSE UPLIFT	405	45	360	under
REMOVAL & STORAGE COSTS	51	102	(51)	over
OTHER PROPERTY COSTS	512	494	18	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,113	1,146	(33)	over
ACCOMMODATION RECHARGE TO USERS	33	40	(7)	over
PROPERTY COSTS	19,903	20,871	(968)	over

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Housing & Technical Resources - Total	REVISED ANNUAL BUDGET 2021/22	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
Expenditure / Income Variance Trends 2020/21				
SUPPLIES AND SERVICES				
COMPUTER EQUIPMENT PURCHASE	478	472	6	under
COMPUTER EQUIPMENT MAINTENANCE	6	4	2	under
I.T. EQUIPMENT MAINT-CONTRACT	222	102	120	under
EQUIPMENT, APPARATUS AND TOOLS	46	17	29	under
ADAPTATIONS FOR CLIENTS	500	502	(2)	over
FURNITURE - OFFICE	0	11	(11)	over
FURNITURE - GENERAL	0	7	(7)	over
FURNISHINGS	0	9	(9)	over
MATERIALS	12,805	9,738	3,067	under
AUDIO VISUAL	10	0	10	under
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC.	2	0	2	under
TV LICENCES - EDUCATION	1	1	0	-
FOODSTUFFS - GENERAL	2	3	(1)	over
PROTECTIVE CLOTHING & UNIFORMS	44	27	17	under
OTHER SUPPLIES AND SERVICES	83	47	36	under
HEALTH AND SAFETY	1	3	(2)	over
CATERING - CONTRACT	1	3	(2)	over
OUTSOURCED MAIL	0	6	(6)	over
DELIVERY CHARGE	0	2	(2)	over
BULK BUYING DISCOUNT	0	(1)	1	under
SUPPLIES AND SERVICES	14,201	10,953	3,248	under
TRANSPORT AND PLANT				
PURCHASE OF PLANT	125	155	(30)	over
FLEET SERVICES - FUEL	0	1	(1)	over
POOL CAR RECHARGE - RENTAL CHARGE	100	126	(26)	over
POOL CAR RECHARGE - FUEL	26	2	24	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	1	0	1	under
TRANSPORT INSURANCE	44	44	0	-
LICENCES	0	2	(2)	over
PLANT SERVICES	7	0	7	under
FLEET SERVICE CHARGES VEHICLE MAINTENANCE	328	354	(26)	over
FLEET SERVICE CHARGES UNSCHEDULED LABOUR	1	1	0	-
FLEET SERVICE CHARGES PLANT MAINTENANCE	7	11	(4)	over
FLEET SERVICE CHARGES ASSET MODIFICATIONS	15	8	7	under
FLEET SERVICE CHARGES LEASING	1,397	1,271	126	under
FLEET SERVICE CHARGES HIRED VEHICLES	201	79	122	under
FLEET SERVICE CHARGES CONTRACT HIRE	48	0	48	under
FLEET SERVICE CHARGES ROAD FUND LICENCES/MOT	116	175	(59)	over
FLEET SERVICE CHARGES FUEL	793	657	136	under
HIRE OF EXTERNAL VEHICLES	0	2	(2)	over
HIRE OF EXTERNAL PLANT	257	81	176	under
HIRE OF SCAFFOLDING	1,077	674	403	under
HIRE OF SKIPS	33	340	(307)	over
TAXI CHARGES - CONTRACTED	10	10	0	-
TRANSPORT AND PLANT	4,586	3,993	593	under
ADMINISTRATION				
PRINTING AND STATIONERY	87	77	10	under
BULK PRINTING	0	2	(2)	over
TELEPHONES	94	78	16	under
MOBILE PHONES	42	90	(48)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	6	1	under
ADVERTISING - OTHER	6	0	6	under
POSTAGES/COURIERS	21	51	(30)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	12	60	(48)	over
INSURANCE	216	210	6	under
MEDICAL COSTS	18	35	(17)	over
LEGAL EXPENSES	16	41	(25)	over
PETTY OUTLAYS	22	31	(9)	over
HOSPITALITY / CIVIC RECOGNITION	2	0	2	under
OTHER ADMIN COSTS	13	9	4	under
TRAINING	0	3	(3)	over
INTERNAL SUPPORT SERVICES ALLOCATION	401	401	0	-
CENTRAL ADMINISTRATION	2,645	2,646	(1)	over
ADMINISTRATION	3,602	3,740	(138)	over

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Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2020/21

	REVISED ANNUAL BUDGET 2021/22	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
PAYMENT TO OTHER BODIES				
OTHER COMMITTEES OF THE AUTHORITY	2,645	2,566	79	under
PAYMENTS TO OTHER BODIES	1,207	1,365	(158)	over
SUPPORTING PEOPLE INTERNAL PROVIDER	1,201	1,212	(11)	over
SUPPORTING PEOPLE EXTERNAL PROVIDER	604	568	36	under
HOUSING ADMINISTRATION	1,170	1,170	0	-
ASSISTANCE TO HOME OWNERS	1,860	1,377	483	under
PRIVATE INDIVIDUALS - GENERAL	573	574	(1)	over
PAYMENT TO OTHER BODIES	9,260	8,832	428	under
PAYMENT TO CONTRACTORS				
PAYMENT TO TRADING SERVICES CONTRACTOR	0	3	(3)	over
PAYMENT TO PRIVATE CONTRACTOR	18,358	12,509	5,849	under
PAYMENT TO INTERNAL CONSULTANTS	0	1	(1)	over
PAYMENT TO EXTERNAL CONSULTANTS	231	468	(237)	over
PAYMENT TO CONTRACTORS	18,589	12,981	5,608	under
FINANCING CHARGES				
I.T. EQUIPMENT LEASING-CONTRACT	153	185	(32)	over
INTEREST ON REVENUE BALANCES	2	0	2	under
FINANCING CHARGES	155	185	(30)	over
TOTAL EXPENDITURE	113,942	105,321	8,621	under
INCOME				
CONTRIBUTIONS FROM OTHER BODIES	(436)	(480)	44	over rec
SALES - DEPARTMENTS OF THE AUTHORITY	(460)	(416)	(44)	under rec
FEES AND CHARGES - GENERAL	(580)	(480)	(100)	under rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(48)	(46)	(2)	under rec
RENTAL INCOME	(4,940)	(4,551)	(389)	under rec
HOUSE RENTS	(5,249)	(5,673)	424	over rec
OTHER INCOME	(3,391)	(3,381)	(10)	under rec
REALLOCATION OF CENTRAL SUPPORT COSTS	(769)	(769)	0	-
REALLOCATION OF SUPPORT COSTS	(2,240)	(2,208)	(32)	under rec
RECOVERY FROM CAPITAL	(39,747)	(29,030)	(10,717)	under rec
RECHARGES - DEPARTMENTS OF THE AUTHORITY	(37,842)	(39,506)	1,664	over rec
MANUAL RECHARGES - DEPARTMENTS OF THE AUTHORITY	(99)	(99)	0	-
INCOME	(95,801)	(86,639)	(9,162)	under rec
NET EXPENDITURE	18,141	18,682	(541)	over