

Appendix D

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 2 March 2018 (No.13)

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 02/03/18	Actual to Period 13 to 02/03/18	Variance to 02/03/18
£m	£m	£m	£m	£m	£m
7.639	7.443	0.196 under	4.991	4.915	0.076 under
16.328	16.524	(0.196) over	16.811	16.887	(0.076) over
23.967	23.967	0.000	21.802	21.802	0.000

Housing and Technical Resources (excl HRA) Variance Analysis 2017/18 (Period 13)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	82k under	APT&C Basic / Superannuation / National Insurance - 175k under	Property Services - 261k under	The underspend is due to higher than anticipated staff turnover to date.
			Housing Services (86k) 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 - (37k) over	The overspend relates to the ongoing costs of early retirees and is being managed within the overall budget.
Property Costs	(191k) 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 - 110k under	Housing Services - 110k 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 - (518k) over	Property Services - (279k) over	This overspend reflects the current demand for repairs and dilapidations in relation to Estates managed properties.
			Housing Services - (239k) 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 - 92k under	Housing Services - 62k under	The current void levels in Temporary Accommodation managed properties were lower than anticipated.
		Office Accommodation - Facilities Management - (58k) over	Property Services - (58k) over	The current cost of provision for Office Accommodation properties is higher than anticipated and is being managed within the overall budget.
Supplies and Services	76k under	Computer Equipment Purchase - 40k under	Housing Services - 48k under	<p>The underspend relates to lower than anticipated ad hoc IT charges on private circuits.</p> <p>The balance is made up of a number of small variances across the Services.</p>

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Payments to Other Bodies	186k under	Payments to Other Bodies - 111k under	Property Services - 111k under	This underspend reflects efficiencies in the procurement of contracts.
		Assistance to Home Owners - 41k under	Property Services - 41k 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	(116k) under recovered	Fees and Charges General - 95k over recovered	Property Services - 114k over recovered	This reflects additional insurance contributions from tenants as a result of higher occupancy levels.
		Rental Income - (431k) under recovered	Property Services - (431k) under recovered	This under recovery relates to income due from Estates managed properties and reflects the ongoing income pressures within the Service.
		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

Expenditure / Income Variance Trends 2016/17

Expenditure / Income Variance Trends 2016/17

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2016/17

	REVISED ANNUAL BUDGET SLC 17/18 2	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	2,274	73	under	75	under	69	under	2,271	2,202	69	under
SCOTTISH WATER - UNMETERED CHARGES	2	(10)	over	(11)	over	(13)	over	1	15	(14)	over
SCOTTISH WATER - METERED CHARGES	289	(33)	over	12	under	(10)	over	222	220	2	under
RENT	2,132	(5)	over	(6)	over	(3)	over	2,132	2,122	10	under
SERVICE CHARGE	114	(2)	over	(1)	over	(1)	over	88	89	(1)	over
FACTORING CHARGES	9	3	under	4	under	4	under	7	2	5	under
OTHER ACCOMMODATION COSTS	2,348	61	under	68	under	76	under	2,267	2,157	110	under
BED AND BREAKFAST	30	6	under	6	under	10	under	26	18	8	under
PROPERTY INSURANCE	326	5	under	16	under	17	under	316	297	19	under
SECURITY COSTS	76	16	under	20	under	25	under	61	36	25	under
GROUND MAINTENANCE	190	28	under	34	under	40	under	93	76	17	under
GROUNDS MAINTENANCE ADDITIONAL WORKS	45	27	under	30	under	33	under	42	6	36	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	812	(714)	over	(111)	over	(944)	over	579	817	(238)	over
LIFE CYCLE MAINTENANCE	5,954	4	under	(6)	over	165	under	4,569	4,620	(51)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	1,371	466	under	(149)	over	508	under	1,335	1,564	(229)	over
HOUSING - RENT FREE ACCOMMODATION	0	(5)	over	(5)	over	(6)	over	0	6	(6)	over
HOUSING - RENT W/O UNLET PERIODS	967	82	under	54	under	67	under	849	757	92	under
HOUSING - RENT W/O BAD PERIODS	1,733	(80)	over	(80)	over	(105)	over	195	214	(19)	over
ASBESTOS	1	(3)	over	(3)	over	(9)	over	1	3	(2)	over
ELECTRICITY - CONTRACT	874	(32)	over	13	under	11	under	736	712	24	under
ELECTRICITY - NON CONTRACT	12	(15)	over	(13)	over	(17)	over	11	30	(19)	over
GAS	222	24	under	15	under	21	under	170	146	24	under
HEATING OIL	6	0	-	0	-	(2)	over	6	10	(4)	over
FIXTURE & FITTINGS	507	(18)	over	(18)	over	(53)	over	469	470	(1)	over
JANITOR SERVICE	147	(6)	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	(6)	over	(6)	over	(7)	over	0	8	(8)	over
CLEANING MATERIALS	14	2	under	1	under	1	under	13	12	1	under
HEALTH AND HYGIENE	1	0	-	0	-	0	-	1	0	1	under
WINDOW CLEANING	2	1	under	1	under	1	under	2	2	0	-
PEST CONTROL	3	1	under	2	under	2	under	3	1	2	under
REFUSE UPLIFT	42	3	under	5	under	5	under	35	29	6	under
REMOVAL & STORAGE COSTS	15	11	under	0	-	8	under	7	11	(4)	over
OTHER PROPERTY COSTS	468	8	under	17	under	17	under	424	409	15	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,116	(49)	over	(57)	over	(56)	over	1,116	1,174	(58)	over
ACCOMMODATION RECHARGE TO USERS	34	(2)	over	(3)	over	(2)	over	30	33	(3)	over
PROPERTY COSTS	22,343	(153)	over	(96)	over	(148)	over	18,430	18,621	(191)	over

Housing & Technical Resources - Total

SUPPLIES AND SERVICES	
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...
51	...
52	...
53	...
54	...
55	...
56	...
57	...
58	...
59	...
60	...
61	...
62	...
63	...
64	...
65	...
66	...
67	...
68	...
69	...
70	...
71	...
72	...
73	...
74	...
75	...
76	...
77	...
78	...
79	...
80	...
81	...
82	...
83	...
84	...
85	...
86	...
87	...
88	...
89	...
90	...
91	...
92	...
93	...
94	...
95	...
96	...
97	...
98	...
99	...
100	...

Housing & Technical Resources - Total	REVISED ANNUAL BUDGET SLC 17/18 2	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
EXPENDITURE / INCOME VARIANCE TRENDS 2016/17											
SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	121	34	under	38	under	34	under	115	75	40	under
COMPUTER EQUIPMENT MAINTENANCE	6	5	under	6	under	6	under	6	0	6	under
I.T. EQUIPMENT MAINT-CONTRACT	35	2	under	3	under	17	under	24	24	0	-
EQUIPMENT AND OTHER TOOLS	3	(13)	over	(13)	over	(13)	over	3	15	(12)	over
ADAPTATIONS FOR CLIENTS	0	(1)	over	(1)	over	(2)	over	0	1	(1)	over
FURNITURE - OFFICE	0	(2)	over	(2)	over	(2)	over	0	2	(2)	over
FURNITURE - GENERAL	20	(12)	over	(7)	over	(10)	over	18	7	11	under
FURNISHINGS	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
MATERIALS	0	(1)	over	(1)	over	(1)	over	0	2	(2)	over
AUDIO VISUAL	10	0	-	4	under	(2)	over	10	10	0	-
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	5	under	5	under	5	under	7	1	6	under
PROTECTIVE CLOTHING & UNIFORMS	4	1	under	1	under	1	under	3	3	0	-
OTHER SUPPLIES AND SERVICES	141	24	under	26	under	32	under	129	98	31	under
CATERING - CONTRACT	1	0	-	1	under	1	under	1	0	1	under
OUTSOURCED MAIL	0	0	-	0	-	(3)	over	0	3	(3)	over
SUPPLIES AND SERVICES	353	43	under	61	under	64	under	319	243	76	under
TRANSPORT AND PLANT											
POOL CAR RECHARGE - RENTAL CHARGE	63	(11)	over	(13)	over	(14)	over	50	68	(18)	over
POOL CAR RECHARGE - FUEL	18	1	under	1	under	0	-	15	15	0	-
POOL CAR RECHARGE - ADDITIONAL CHARGES	3	0	-	0	-	0	-	0	0	0	-
OTHER TRANSPORT COSTS	14	6	under	6	under	7	under	13	5	8	under
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	9	(11)	over	(12)	over	(12)	over	7	20	(13)	over
FLEET SERVICE CHARGES - ASSET MODIFICATION	1	(1)	over	(1)	over	(1)	over	0	1	(1)	over
FLEET SERVICE CHARGES - LEASING	42	(11)	over	(11)	over	(7)	over	42	53	(11)	over
FLEET SERVICE CHARGES - HIRED VEHICLES	8	2	under	1	under	2	under	7	5	2	under
FLEET SERVICE CHARGES - CONTRACT HIRE	44	3	under	23	under	0	-	2	0	2	under
FLEET SERVICE CHARGES - ROAD FUND LICENCES	4	0	-	0	-	(1)	over	4	5	(1)	over
FLEET SERVICE CHARGES - FUEL	50	12	under	16	under	18	under	44	26	18	under
HIRE OF EXTERNAL VEHICLES	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
TAXI CHARGES - CONTRACTED	0	(5)	over	(5)	over	(6)	over	0	8	(8)	over
TAXI CHARGES - AD HOC	5	(3)	over	(5)	over	(3)	over	5	7	(2)	over
TRANSPORT AND PLANT	261	(19)	over	(1)	over	(18)	over	189	214	(25)	over

Housing & Technical Resources - Total

ADMINISTRATION

Housing & Technical Resources - Total	REVISED ANNUAL BUDGET SLC 17/18 2	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
ADMINISTRATION											
PRINTING AND STATIONERY	17	(6)	over	(9)	over	(8)	over	13	26	(13)	over
TELEPHONES	89	(21)	over	(8)	over	(2)	over	78	100	(22)	over
MOBILE PHONES	11	(3)	over	(3)	over	(5)	over	9	13	(4)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	5	under	5	under	6	under	7	0	7	under
ADVERTISING - OTHER	6	1	under	1	under	2	under	4	3	1	under
POSTAGES/COURIERS	15	2	under	(5)	over	(6)	over	14	16	(2)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	8	(3)	over	(2)	over	(4)	over	8	10	(2)	over
INSURANCE.	56	(17)	over	4	under	1	under	39	21	18	under
MEDICAL COSTS	6	(4)	over	(4)	over	(3)	over	4	8	(4)	over
LEGAL EXPENSES	10	0	-	0	-	0	-	9	9	0	-
PETTY OUTLAYS	12	(1)	over	0	-	1	under	11	12	(1)	over
OTHER ADMIN COSTS	13	5	under	7	under	7	under	13	5	8	under
CONFERENCES - OFFICIALS	0	0	-	0	-	0	-	0	1	(1)	over
INTERNAL SUPPORT SERVICES ALLOCATION	557	0	-	0	-	0	-	0	0	0	-
ADMINISTRATION	807	(43)	over	(15)	over	(11)	over	209	224	(15)	over
PAYMENT TO OTHER BODIES											
OTHER COMMITTEES OF THE AUTHORITY	318	0	-	0	-	15	under	257	257	0	-
PAYMENTS TO OTHER BODIES	1,002	74	under	81	under	100	under	913	802	111	under
SUPPORTING PEOPLE INTERNAL PROVIDER	1,106	16	under	0	-	16	under	1,034	1,018	16	under
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	41	under	16	under	15	under	702	684	18	under
HOUSING ADMINISTRATION	1,170	0	-	0	-	0	-	1,080	1,080	0	-
ASSISTANCE TO HOME OWNERS	2,232	91	under	85	under	91	under	1,705	1,664	41	under
PAYMENT TO OTHER BODIES	6,530	222	under	182	under	237	under	5,691	5,505	186	under
PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	3,012	14	under	(15)	over	40	under	1,985	1,972	13	under
PAYMENT TO EXTERNAL CONSULTANTS	2	(13)	over	2	under	(17)	over	2	20	(18)	over
PAYMENT TO CONTRACTORS	3,014	1	under	(13)	over	23	under	1,987	1,992	(5)	over
TRANSFER PAYMENTS											
TRANSFER PAYMENTS	0	(1)	over	0	-	(1)	over	0	0	0	-

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2016/17

	REVISED ANNUAL BUDGET SLC 17/18 2	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
FINANCING CHARGES											
I.T. EQUIPMENT LEASING-CONTRACT	57	6	under	5	under	10	under	55	47	8	under
FINANCING CHARGES	57	6	under	5	under	9	under	55	47	8	under
TOTAL EXPENDITURE	41,300	72	under	179	under	175	under	33,986	33,870	116	under
INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(435)	20	over rec	(14)	under rec	(6)	under rec	(435)	(415)	(20)	under rec
SALES - DEPARTMENTS OF THE AUTHORITY	(665)	0	-	0	-	0	-	0	0	0	-
FEES AND CHARGES - GENERAL	(841)	61	over rec	63	over rec	73	over rec	(789)	(884)	95	over rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(46)	0	-	0	-	0	-	0	0	0	-
RENTAL INCOME	(5,056)	(470)	under rec	(455)	under rec	(494)	under rec	(4,833)	(4,402)	(431)	under rec
HOUSE RENTS	(6,069)	(44)	under rec	225	over rec	230	over rec	(6,069)	(6,299)	230	over rec
INSURANCE RECOVERIES	0	9	over rec	9	over rec	9	over rec	0	(9)	9	over rec
OTHER INCOME	(2,344)	352	over rec	(7)	under rec	13	over rec	(58)	(59)	1	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)	(72)	under rec	(179)	under rec	(175)	under rec	(12,184)	(12,068)	(116)	under rec
NET EXPENDITURE	23,967	0	-	0	-	0	-	21,802	21,802	0	-