

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 6 December 2019 (No.9)

Housing and Technical Resources

Service Departments :-

Housing Services

Property Services

Position before Transfers to Reserves

Transfers to Reserves as at 06/12/19

Position After Transfers to Reserves at 06/12/19

Annual Budget	Forecast for Year BEFORE Transfers	Annual Forecast Variance BEFORE Transfers	Annual Forecast Variance AFTER Transfers	Budget Proportion to 06/12/19	Actual to Period 9 to 06/12/19 BEFORE Transfers	Variance to 06/12/19 BEFORE Transfers
£m	£m	£m	£m	£m	£m	£m
8.515	8.196	0.319	0.066	5.532	5.368	0.164 under
8.571	8.637	(0.066)	(0.066)	7.284	7.313	(0.029) over
17.086	16.833	0.253	0.000	12.816	12.681	0.135 under
				0.000	0.135	(0.135) over
				12.816	12.816	(0.000) over

Housing and Technical Resources (excl HRA) Variance Analysis 2019/20 (Period 9)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	122k under	APT&C Basic / Overtime / Superannuation / National Insurance - 489k under	Property Services - 446k 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 - (348k) over	Property Services - (348k) over	This reflects the requirement for overtime to meet current service demands.
Property Costs	119k under	Rates - 164k under	Property Services - 164k under	The underspend relates to one-off refunds for rebates in respect of previous financial years.
		Repairs and Maintenance - Internal and External Contractors - (36k) over	Housing Services - 38k under	This underspend is due to repairs for Homeless properties which are demand led.
			<u>Property Services - (74k) over</u>	This overspend is mainly due to repairs for Office Accommodation properties which are demand led. This will be managed within the overall budget.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Rent W/o Bad Periods - (125k) over	Housing Services - 142k under	This underspend relates to the change in profile of temporary accommodation and better than expected collection rates for rental income.
			<u>Property Services - (267k) over</u>	The Estates bad debt provision is higher than anticipated due to the level of bad debts being experienced in shopping centre leases.
		<u>Fixtures and Fittings - 51k under</u>	<u>Housing Services - 53k under</u>	This reflects the current demand for the various elements of Furnishing assistance provided to Homelessness Service users.
Supplies and Services	381k under	<u>Materials - 355k under</u>	<u>Property Services - 356k under</u>	The level of materials varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
Transport and Plant	204k under	<u>Hire of Scaffolding - 263k under</u>	<u>Property Services - 263k under</u>	The level of scaffolding required varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Transport and Plant (cont)		<u>Hire of Skips - (105k) over</u>	<u>Property Services - (105k) over</u>	The level of skip hires required varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
Payments to Contractors	1,005k under	Payments to Private Contractors - 1,765k under Payments to External Consultants - (760k) over	Property Services - 1,728k under Property Services - (760k) over	The level of contractor payments varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works. This overspend reflects the requirement to purchase external professional services within the Projects team, to meet current service demands.
Income	(1,661k) under recovered	<u>House Rents - (175k) under recovered</u> Recovery from Capital - (2,821k) under recovered	<u>Housing Services - (175k) under recovered</u> Property Services - (2,821k) under recovered	The under recovery in rental income is due to the timing of properties becoming available for use as Homeless lets. The level of income recovered varies depending on the current workload and the timing of a wide variety of major capital projects and is offset by a reduction in income.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		Recharges - Departments of the Authority - 1,314k over recovered	Property Services - 1,314k over recovered	This over recovery reflects the demand for HRA revenue repairs.

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

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2019/20

	REVISED ANNUAL BUDGET 2019/20	PERIOD 6 VARIANCE AMOUNT	Over/ Under	PERIOD 7 VARIANCE AMOUNT	Over/ Under	PERIOD 8 VARIANCE AMOUNT	Over/ Under	PERIOD 9 ESTIMATE TO DATE	PERIOD 9 ACTUAL TO DATE	PERIOD 9 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	14,058	172	under	229	under	291	under	9,336	9,039	297	under
APT & C OVERTIME	183	0	-	(5)	over	(3)	over	122	124	(2)	over
APT & C SUPERANNUATION	2,721	85	under	105	under	127	under	1,807	1,682	125	under
APT & C NIC	1,469	46	under	53	under	74	under	976	907	69	under
MANUAL BASIC	17,032	(35)	over	(63)	over	(34)	over	11,185	11,229	(44)	over
MANUAL OVERTIME	1,033	(143)	over	(189)	over	(234)	over	686	956	(270)	over
MANUAL SUPERANNUATION	3,267	41	under	41	under	51	under	2,145	2,091	54	under
MANUAL NIC	1,718	(58)	over	(71)	over	(78)	over	1,129	1,217	(88)	over
TRAVEL AND SUBSISTENCE	26	4	under	2	under	2	under	18	16	2	under
OTHER EMPLOYEE COSTS	(23)	38	under	4	under	9	under	(14)	(10)	(4)	over
PENSION INCREASES	602	26	under	1	under	11	under	399	402	(3)	over
PREMATURE RETIRALS	0	(1)	over	0	-	0	-	0	0	0	-
ADDITIONAL PENSION COSTS	13	0	-	0	-	(14)	over	0	14	(14)	over
EMPLOYEE COSTS	42,099	175	under	107	under	202	under	27,789	27,667	122	under

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PROPERTY COSTS											
RATES	2,117	67	under	79	under	137	under	2,034	1,870	164	under
SCOTTISH WATER - UNMETERED CHARGES	38	(2)	over	(1)	over	12	under	23	8	15	under
SCOTTISH WATER - METERED CHARGES	261	(17)	over	(25)	over	13	under	128	130	(2)	over
RENT	1,388	(35)	over	(42)	over	(7)	over	1,040	1,041	(1)	over
SERVICE CHARGE	123	(3)	over	0	-	9	under	72	47	25	under
FACTORING CHARGES	9	0	-	3	under	3	under	6	2	4	under
OTHER ACCOMMODATION COSTS	2,287	28	under	16	under	15	under	2,190	2,183	7	under
BED AND BREAKFAST	27	(6)	over	4	under	7	under	20	12	8	under
PROPERTY INSURANCE	296	0	-	0	-	4	under	198	187	11	under
SECURITY COSTS	309	13	under	16	under	24	under	218	208	10	under
GROUND MAINTENANCE	52	0	-	(5)	over	(6)	over	52	60	(8)	over
GROUNDS MAINTENANCE ADDITIONAL WORKS	9	1	under	1	under	1	under	6	4	2	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	2,445	(66)	over	(62)	over	(25)	over	1,507	1,505	2	under
LIFE CYCLE MAINTENANCE	3,793	(6)	over	(6)	over	(7)	over	2,650	2,657	(7)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	669	(38)	over	(39)	over	(35)	over	425	463	(38)	over
HOUSING - RENT FREE ACCOMMODATION	0	(7)	over	(7)	over	(8)	over	0	3	(3)	over
HOUSING - RENT W/O UNLET PERIODS	643	13	under	5	under	24	under	395	366	29	under
HOUSING - RENT W/O BAD PERIODS	905	61	under	1	under	(85)	over	288	413	(125)	over
ASBESTOS	0	(6)	over	(14)	over	(14)	over	0	5	(5)	over
ELECTRICITY - CONTRACT	985	(24)	over	(41)	over	(24)	over	462	498	(36)	over
ELECTRICITY - NON CONTRACT	24	2	under	3	under	3	under	16	17	(1)	over
GAS	227	13	under	17	under	15	under	135	121	14	under
HEATING OIL	6	0	-	(1)	over	(3)	over	3	7	(4)	over
FIXTURE & FITTINGS	667	7	under	23	under	36	under	455	404	51	under
JANITOR SERVICE	152	0	-	0	-	0	-	152	152	0	-
CLEANING CONTRACT	316	(22)	over	(14)	over	(11)	over	316	326	(10)	over
CLEANING OUTWITH CONTRACT	0	(7)	over	(7)	over	(7)	over	0	7	(7)	over
CLEANING MATERIALS	10	(2)	over	(2)	over	(2)	over	6	8	(2)	over
WINDOW CLEANING	2	1	under	1	under	0	-	1	2	(1)	over
PEST CONTROL	3	0	-	1	under	1	under	2	1	1	under
REFUSE UPLIFT	405	22	under	31	under	21	under	168	124	44	under
REMOVAL & STORAGE COSTS	16	(14)	over	(19)	over	(21)	over	11	36	(25)	over
OTHER PROPERTY COSTS	501	7	under	23	under	20	under	304	288	16	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,117	(2)	over	(2)	over	(2)	over	1,117	1,119	(2)	over
ACCOMMODATION RECHARGE TO USERS	33	0	-	0	-	(6)	over	20	27	(7)	over
PROPERTY COSTS	19,835	(22)	over	(63)	over	82	under	14,420	14,301	119	under

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2019/20

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SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	553	1	under	(17)	over	(2)	over	399	416	(17)	over
COMPUTER EQUIPMENT MAINTENANCE	6	2	under	3	under	3	under	3	0	3	under
I.T. EQUIPMENT MAINT-CONTRACT	145	1	under	7	under	20	under	38	29	9	under
EQUIPMENT AND OTHER TOOLS	47	(2)	over	0	-	22	under	29	6	23	under
ADAPTATIONS FOR CLIENTS	500	0	-	0	-	0	-	271	271	0	-
FURNITURE - OFFICE	0	(1)	over	(1)	over	(2)	over	0	3	(3)	over
FURNITURE - GENERAL	20	(8)	over	(13)	over	(14)	over	12	35	(23)	over
FURNISHINGS	0	(3)	over	0	-	(4)	over	0	0	0	-
MATERIALS	9,262	(3)	over	96	under	384	under	4,448	4,093	355	under
STOCK/STORE ISSUES	3,375	0	-	0	-	0	-	2,077	2,077	0	-
MATERIALS, APPARATUS AND EQUIPMENT	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
AUDIO VISUAL	10	1	under	0	-	5	under	0	0	0	-
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC	2	1	under	1	under	1	under	1	0	1	under
TV LICENCES _ EDUCATION	1	(1)	over	(1)	over	(1)	over	1	1	0	-
FOODSTUFFS - GENERAL	2	0	-	(1)	over	(1)	over	0	2	(2)	over
PROTECTIVE CLOTHING & UNIFORMS	45	6	under	6	under	9	under	26	19	7	under
LAUNDRY COSTS	0	0	-	0	-	0	-	0	1	(1)	over
OTHER SUPPLIES AND SERVICES	103	6	under	21	under	31	under	79	48	31	under
CATERING - CONTRACT	1	0	-	0	-	0	-	1	0	1	under
OUTSOURCED MAIL	6	(1)	over	(1)	over	(2)	over	0	2	(2)	over
BULK BUYING DISCOUNT	0	5	under	5	under	5	under	0	0	0	-
SUPPLIES AND SERVICES	14,078	3	under	104	under	453	under	7,385	7,004	381	under

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TRANSPORT AND PLANT											
PURCHASE OF PLANT	125	(2)	over	(3)	over	(11)	over	77	87	(10)	over
FLEET SERVICES - FUEL	0	0	-	(1)	over	(1)	over	0	1	(1)	over
POOL CAR RECHARGE - RENTAL CHARGE	100	(6)	over	(12)	over	(9)	over	59	68	(9)	over
POOL CAR RECHARGE - FUEL	26	3	under	4	under	6	under	16	10	6	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	1	(1)	over	(1)	over	(1)	over	1	1	0	-
OTHER TRANSPORT COSTS	7	1	under	1	under	0	-	4	3	1	under
INSURANCE	44	0	-	2	under	5	under	17	0	17	under
PLANT SERVICES	7	2	under	2	under	3	under	4	2	2	under
FLEET SERVICES - REPAIRS	0	0	-	0	-	0	-	0	1	(1)	over
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	334	(1)	over	0	-	(11)	over	206	281	(75)	over
FLEET SERVICE CHARGES - UNSCHEDULED LABOUR	1	0	-	(4)	over	(7)	over	1	7	(6)	over
FLEET SERVICE CHARGES - ASSET MODIFICATION	15	0	-	(1)	over	(23)	over	9	41	(32)	over
FLEET SERVICE CHARGES - PLANT MAINTENANCE	7	0	-	0	-	1	under	5	2	3	under
FLEET SERVICE CHARGES - LEASING	1,395	0	-	2	under	27	under	473	388	85	under
FLEET SERVICE CHARGES - HIRED VEHICLES	206	(2)	over	3	under	16	under	128	55	73	under
FLEET SERVICE CHARGES - CONTRACT HIRE	48	9	under	17	under	21	under	35	2	33	under
FLEET SERVICE CHARGES - ROAD FUND LICENCES	116	1	under	1	under	(35)	over	70	153	(83)	over
FLEET SERVICE CHARGES - FUEL	786	10	under	38	under	13	under	486	487	(1)	over
HIRE OF EXTERNAL PLANT	257	2	under	14	under	23	under	158	119	39	under
HIRE OF SCAFFOLDING	1,077	0	-	151	under	220	under	664	401	263	under
HIRE OF SKIPS	33	0	-	(36)	over	0	-	20	125	(105)	over
TAXI CHARGES - CONTRACTED	11	0	-	1	under	2	under	6	4	2	under
TAXI CHARGES	6	2	under	2	under	1	under	3	0	3	under
TRANSPORT AND PLANT	4,602	18	under	180	under	240	under	2,442	2,238	204	under

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ADMINISTRATION											
PRINTING AND STATIONERY	87	4	under	7	under	(3)	over	53	54	(1)	over
TELEPHONES	95	11	under	12	under	5	under	58	46	12	under
MOBILE PHONES	38	(15)	over	(20)	over	(12)	over	22	42	(20)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	0	-	0	-	0	-	0	0	0	-
ADVERTISING - OTHER	6	1	under	2	under	3	under	4	2	2	under
POSTAGES/COURIERS	24	3	under	3	under	(2)	over	14	15	(1)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	16	(9)	over	(7)	over	(8)	over	8	17	(9)	over
INSURANCE.	217	2	under	11	under	9	under	0	0	0	-
MEDICAL COSTS	43	(5)	over	(5)	over	(4)	over	26	36	(10)	over
LEGAL EXPENSES	16	(4)	over	(4)	over	(5)	over	11	9	2	under
PETTY OUTLAYS	15	(1)	over	(1)	over	(1)	over	12	15	(3)	over
OTHER ADMIN COSTS	11	(3)	over	(1)	over	(1)	over	7	5	2	under
TRAINING	6	0	-	0	-	(1)	over	0	1	(1)	over
INTERNAL SUPPORT SERVICES ALLOCATION	457	0	-	0	-	0	-	214	214	0	-
CENTRAL ADMINISTRATION	2,749	0	-	0	-	0	-	1,693	1,692	1	under
ADMINISTRATION	3,787	(16)	over	(3)	over	(20)	over	2,122	2,148	(26)	over
PAYMENT TO OTHER BODIES											
OTHER COMMITTEES OF THE AUTHORITY	2,498	0	-	0	-	0	-	1,414	1,414	0	-
PAYMENTS TO OTHER BODIES	857	0	-	0	-	0	-	458	460	(2)	over
SUPPORTING PEOPLE INTERNAL PROVIDER	1,119	(15)	over	(15)	over	(5)	over	775	780	(5)	over
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	46	under	53	under	26	under	431	404	27	under
HOUSING ADMINISTRATION	1,170	0	-	0	-	0	-	810	810	0	-
ASSISTANCE TO HOME OWNERS	1,949	8	under	0	-	0	-	1,420	1,432	(12)	over
PAYMENT TO OTHER BODIES	8,295	39	under	38	under	21	under	5,308	5,300	8	under

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PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	18,693	47	under	592	under	1,694	under	8,851	7,086	1,765	under
PAYMENT TO EXTERNAL CONSULTANTS	231	(134)	over	(268)	over	(386)	over	128	888	(760)	over
PAYMENT TO CONTRACTORS	18,924	(87)	over	324	under	1,308	under	8,979	7,974	1,005	under
FINANCING CHARGES											
I.T. EQUIPMENT LEASING-CONTRACT	152	(1)	over	4	under	(26)	over	92	110	(18)	over
INTEREST ON REVENUE BALANCES	2	0	-	0	-	0	-	1	0	1	under
FINANCING CHARGES	154	(1)	over	4	under	(26)	over	93	110	(17)	over
TOTAL EXPENDITURE	111,774	109	under	691	under	2,260	under	68,538	66,742	1,796	under
INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(400)	7	over rec	4	over rec	6	over rec	(215)	(217)	2	over rec
SALES - DEPARTMENTS OF THE AUTHORITY	(606)	0	-	0	-	0	-	(373)	(346)	(27)	under rec
FEES AND CHARGES - GENERAL	(593)	(2)	under rec	(36)	under rec	(42)	under rec	(341)	(323)	(18)	under rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(48)	0	-	0	-	(1)	under rec	(1)	0	(1)	under rec
RENTAL INCOME	(4,574)	(13)	under rec	(10)	under rec	(26)	under rec	(3,067)	(3,079)	12	over rec
HOUSE RENTS	(4,943)	(37)	under rec	(104)	under rec	(184)	under rec	(3,075)	(2,900)	(175)	under rec
INSURANCE RECOVERIES	0	1	over rec	1	over rec	1	over rec	0	(1)	1	over rec
OTHER INCOME	(3,533)	2	over rec	19	over rec	(33)	under rec	(1,408)	(1,462)	54	over rec
REALLOCATION OF CENTRAL SUPPORT COSTS	(1,037)	0	-	0	-	0	-	0	0	0	-
REALLOCATION OF SUPPORT COSTS	(2,210)	0	-	0	-	(13)	under rec	(1,341)	(1,339)	(2)	under rec
RECOVERY FROM CAPITAL	(39,703)	(702)	under rec	(1,153)	under rec	(3,081)	under rec	(23,585)	(20,764)	(2,821)	under rec
RECHARGES - DEPARTMENTS OF THE AUTHORITY	(36,943)	635	over rec	589	over rec	1,102	over rec	(22,249)	(23,563)	1,314	over rec
MANUAL RECHARGES - DEPARTMENTS OF THE AUTHORITY	(98)	0	-	0	-	11	over rec	(67)	(67)	0	-
INCOME	(94,688)	(109)	under rec	(690)	under rec	(2,260)	under rec	(55,722)	(54,061)	(1,661)	under rec
NET EXPENDITURE	17,086	0	-	1	under	0	-	12,816	12,681	135	under