

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 5 January 2018 (No.11)

Housing and Technical Resources

Service Departments :-

Housing Services

Property Services

**Total Housing and Technical Resources**

Annual Budget £m	Forecast for Year £m	Annual Forecast Over / Under £m	Budget Proportion to 05/01/18 £m	Actual to Period 11 to 05/01/18 £m	Variance to 05/01/18 £m
7.639	7.443	0.196 under	4.713	4.619	0.094 under
16.328	16.524	(0.196) over	13.892	13.986	(0.094) over
<b>23.967</b>	<b>23.967</b>	<b>0.000</b>	<b>18.605</b>	<b>18.605</b>	<b>0.000</b>

**Housing and Technical Resources (excl HRA) Variance Analysis 2017/18 (Period 11)**

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	56k under	APT&C Basic / Superannuation / National Insurance - 122k under	Property Services - 199k under	The underspend is due to higher than anticipated staff turnover across both services to date.
			Housing Services (77k) over	The overspend is due to turnover being lower than anticipated, and is being managed within the overall resource budget.
		Pension Increases - (45k) over	Property Services - (40k) over	The overspend relates to the ongoing cost of retirals and is being managed within the overall budget.
Property Costs	(96k) over	Rates - 75k under	Property Services - 75k 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 (se Income).
		Other Accommodation Costs - 68k under	Housing Services - 68k 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 - (260k) over	Property Services - (171k) over	This overspend reflects the current demand for repairs and dilapidations in relation to Estates managed properties.
			Housing Services - (89k) 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 - 54k under	Housing Services - 35k under	The current void levels in Temporary Accommodation managed properties were lower than anticipated.
		Rent Written Off - Bad Periods - (80k) over	Housing Services - (80k) over	The level of bad debt provision required was higher than anticipated.
		Office Accommodation - Facilities Management - (57k) over	Property Services - (57k) 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	61k under	Computer Equipment Purchase - 38k under	Housing Services - 35k under	The underspend relates to lower than anticipated ad hoc IT charges on private circuits.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Payments to Other Bodies	182k under	Payments to Other Bodies - 81k under  Assistance to Home Owners - 85k under	Property Services - 82k under  Property Services - 85k under	This underspend reflects efficiencies in the procurement of contracts.  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	(179k) under recovered	Fees and Charges General - 63k over recovered  Rental Income - (455k) under recovered  House Rents - 225k over recovered	Property Services - 77k over recovered  Property Services - (455k) under recovered  Housing Services - 225k over recovered	This reflects additional insurance contributions from tenants as a result of higher occupancy levels.  This under recovery relates to income due from Estates managed properties and reflects the ongoing income pressures within the Service.  This reflects additional funding received for Temporary Homelessness Accommodation.

South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2017/18

	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 8 VARIANCE AMOUNT	Over/ Under	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 ESTIMATE TO DATE	PERIOD 11 ACTUAL TO DATE	PERIOD 11 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	9,592	92	under	105	under	131	under	7,157	7,022	135	under
APT & C OVERTIME	79	10	under	15	under	4	under	59	53	6	under
APT & C SUPERANNUATION	1,847	114	under	131	under	164	under	1,378	1,197	181	under
APT & C NIC	858	20	under	24	under	24	under	640	613	27	under
MANUAL OVERTIME	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
TRAVEL AND SUBSISTENCE	44	17	under	20	under	22	under	33	9	24	under
OTHER EMPLOYEE COSTS	0	(5)	over	(5)	over	(5)	over	0	5	(5)	over
PENSION INCREASES	219	5	under	4	under	2	under	163	144	19	under
ADDITIONAL PENSION COSTS	0	(9)	over	(9)	over	(9)	over	0	9	(9)	over
<b>EMPLOYEE COSTS</b>	<b>12,639</b>	<b>243</b>	<b>under</b>	<b>284</b>	<b>under</b>	<b>332</b>	<b>under</b>	<b>9,430</b>	<b>9,053</b>	<b>377</b>	<b>under</b>

South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2017/18

	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 8 VARIANCE AMOUNT	Over/ Under	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 ESTIMATE TO DATE	PERIOD 11 ACTUAL TO DATE	PERIOD 11 VARIANCE AMOUNT	Over/ Under
PROPERTY COSTS											
RATES	126	1	under	1	under	1	under	126	125	1	under
SCOTTISH WATER - UNMETERED CHARGES	4	1	under	2	under	2	under	3	2	1	under
SCOTTISH WATER - METERED CHARGES	8	(1)	over	(4)	over	(5)	over	6	11	(5)	over
RENT	6	0		0		0		0	0	0	
SERVICE CHARGE	65	0		0		0		3	3	0	
OTHER ACCOMMODATION COSTS	101	23	under	18	under	18	under	101	82	19	under
BED AND BREAKFAST	0	(6)	over	(6)	over	(6)	over	0	7	(7)	over
PROPERTY INSURANCE	923	0		0		0		923	924	(1)	over
SECURITY COSTS	55	2	under	33	under	36	under	42	2	40	under
GROUND MAINTENANCE	3,923	(88)	over	(118)	over	(146)	over	3,923	4,098	(175)	over
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	24,572	(88)	over	(136)	over	(757)	over	18,398	19,153	(755)	over
LIFE CYCLE MAINTENANCE	0	(1)	over	(2)	over	(2)	over	0	2	(2)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	946	(59)	over	(15)	over	(38)	over	527	614	(87)	over
HOUSING - RENT FREE ACCOMMODATION	155	0		10	under	11	under	105	93	12	under
HOUSING - RENT W/O UNLET PERIODS	1,960	0		0		187	under	1,324	1,116	208	under
HOUSING - RENT W/O BAD PERIODS	2,998	0		0		0		263	263	0	
ASBESTOS	139	0		(28)	over	(44)	over	112	151	(39)	over
EPC	0	(3)	over	(3)	over	(3)	over	0	3	(3)	over
ELECTRICITY - CONTRACT	717	0		0		3	under	348	349	(1)	over
GAS	310	0		0		53	under	185	126	59	under
HEATING OIL	54	0		0		0		0	0	0	
SOLID FUEL	4	1	under	1	under	1	under	3	1	2	under
FIXTURE & FITTINGS	58	(7)	over	(4)	over	(6)	over	47	69	(22)	over
JANITOR SERVICE	150	0		(7)	over	0		150	157	(7)	over
CLEANING CONTRACT	417	0		(32)	over	(32)	over	417	449	(32)	over
CLEANING MATERIALS	60	17	under	24	under	24	under	48	20	28	under
HEALTH AND HYGIENE	0	(3)	over	(3)	over	(3)	over	0	3	(3)	over
WINDOW CLEANING	16	0		1	under	0		16	31	(15)	over
PEST CONTROL	122	20	under	26	under	31	under	94	56	38	under
REFUSE UPLIFT	0	(10)	over	(13)	over	(15)	over	0	17	(17)	over
REMOVAL & STORAGE COSTS	14	(15)	over	(18)	over	(20)	over	14	32	(18)	over
OTHER PROPERTY COSTS	35	0		(12)	over	(13)	over	35	48	(13)	over
OFFICE ACCOM-FACILITIES MANAGEMENT	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
<b>PROPERTY COSTS</b>	<b>37,938</b>	<b>(220)</b>	<b>over</b>	<b>(288)</b>	<b>over</b>	<b>(724)</b>	<b>over</b>	<b>27,213</b>	<b>28,008</b>	<b>(795)</b>	<b>over</b>

South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2017/18

	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 8 VARIANCE AMOUNT	Over/ Under	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 ESTIMATE TO DATE	PERIOD 11 ACTUAL TO DATE	PERIOD 11 VARIANCE AMOUNT	Over/ Under
SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	297	0		0		4	under	141	135	6	under
I.T. EQUIPMENT MAINT-CONTRACT	209	4	under	0		0		179	179	0	
EQUIPMENT AND OTHER TOOLS	13	(4)	over	(5)	over	0		13	15	(2)	over
ADAPTATIONS FOR CLIENTS	0	(5)	over	0		0		0	0	0	
SUPPLIES FOR CLIENTS	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
FURNITURE - OFFICE	10	4	under	2	under	3	under	8	4	4	under
FURNITURE - GENERAL	0	(7)	over	(7)	over	(7)	over	0	8	(8)	over
FURNISHINGS	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
MATERIALS	0	(4)	over	(4)	over	(4)	over	0	5	(5)	over
FOODSTUFFS - GENERAL	6	1	under	1	under	(1)	over	5	5	0	
PROTECTIVE CLOTHING & UNIFORMS	12	4	under	5	under	5	under	10	5	5	under
LAUNDRY COSTS	16	9	under	10	under	11	under	0	0	0	
OTHER SUPPLIES AND SERVICES	32	10	under	0		(1)	over	9	10	(1)	over
HEALTH AND SAFETY	15	9	under	10	under	0		11	0	11	under
CATERING - CONTRACT	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
CATERING - OUTWITH CONTRACT	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
OUTSOURCED MAIL	0	(9)	over	(10)	over	(11)	over	0	11	(11)	over
<b>SUPPLIES AND SERVICES</b>	<b>610</b>	<b>8</b>	<b>under</b>	<b>(2)</b>	<b>over</b>	<b>(5)</b>	<b>over</b>	<b>376</b>	<b>381</b>	<b>(5)</b>	<b>over</b>
TRANSPORT AND PLANT											
PURCHASE OF PLANT	0	0		0		0		0	1	(1)	over
POOL CAR RECHARGE - RENTAL CHARGE	37	5	under	6	under	7	under	29	20	9	under
POOL CAR RECHARGE - FUEL	13	4	under	4	under	5	under	10	4	6	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	2	0		0		0		1	1	0	
OTHER TRANSPORT COSTS	0	(3)	over	(3)	over	(3)	over	0	3	(3)	over
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	8	0		(6)	over	(8)	over	6	16	(10)	over
FLEET SERVICE CHARGES - UNSCHEDULED LABOUR	0	0		0		(1)	over	0	1	(1)	over
FLEET SERVICE CHARGES - LEASING	90	0		6	under	1	under	69	61	8	under
FLEET SERVICE CHARGES - HIRED VEHICLES	30	0		19	under	21	under	0	0	0	
FLEET SERVICE CHARGES - CONTRACT HIRE	6	0		4	under	4	under	5	0	5	under
FLEET SERVICE CHARGES - ROAD FUND LICENCES	0	0		0		0		0	1	(1)	over
FLEET SERVICE CHARGES - FUEL	25	0		3	under	3	under	19	15	4	under
HIRE OF EXTERNAL VEHICLES	0	(2)	over	(2)	over	(2)	over	0	2	(2)	over
HIRE OF SKIPS	0	(3)	over	(3)	over	(3)	over	0	3	(3)	over
STORAGE	4	2	under	3	under	3	under	3	0	3	under
TAXI CHARGES - CONTRACTED	0	(1)	over	(2)	over	(2)	over	0	2	(2)	over
<b>TRANSPORT AND PLANT</b>	<b>215</b>	<b>1</b>	<b>under</b>	<b>28</b>	<b>under</b>	<b>25</b>	<b>under</b>	<b>142</b>	<b>130</b>	<b>12</b>	<b>under</b>

South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2017/18

	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 8 VARIANCE AMOUNT	Over/ Under	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 ESTIMATE TO DATE	PERIOD 11 ACTUAL TO DATE	PERIOD 11 VARIANCE AMOUNT	Over/ Under
ADMINISTRATION											
PRINTING AND STATIONERY	86	0		(15)	over	(12)	over	69	79	(10)	over
BULK PRINTING	75	0		(42)	over	(43)	over	58	101	(43)	over
TELEPHONES	131	0		24	under	27	under	86	56	30	under
MOBILE PHONES	27	0		5	under	8	under	20	11	9	under
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	67	(1)	over	(1)	over	(1)	over	0	1	(1)	over
ADVERTISING - OTHER	12	6	under	7	under	8	under	10	1	9	under
POSTAGES/COURIERS	154	0		33	under	36	under	92	53	39	under
MEMBERSHIP FEES/SUBSCRIPTIONS	38	0		0		(2)	over	34	36	(2)	over
INSURANCE	0	0		0		0		0	0	0	
MEDICAL COSTS	25	(3)	over	(4)	over	(3)	over	20	23	(3)	over
LEGAL EXPENSES	86	(20)	over	(10)	over	(30)	over	70	111	(41)	over
PETTY OUTLAYS	4	1	under	1	under	1	under	3	2	1	under
HOSPITALITY	0	0		(1)	over	(1)	over	0	1	(1)	over
GIRO BANK AGENCY FEES	9	0		0		0		0	0	0	
PAYPOINT AGENCY FEES	61	0		(6)	over	(8)	over	49	57	(8)	over
INTERNET AGENCY FEES	6	0		4	under	4	under	5	0	5	under
OTHER ADMIN COSTS	27	0		(2)	over	(1)	over	5	6	(1)	over
CONFERENCES - MEMBERS	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
CONFERENCES - OFFICIALS	7	3	under	4	under	4	under	6	1	5	under
TRAINING	0	0		(1)	over	(2)	over	0	2	(2)	over
INTERNAL SUPPORT SERVICES ALLOCATION	5,071	0		0		0		0	0	0	
<b>ADMINISTRATION</b>	<b>5,886</b>	<b>(15)</b>	<b>over</b>	<b>(5)</b>	<b>over</b>	<b>(16)</b>	<b>over</b>	<b>527</b>	<b>542</b>	<b>(15)</b>	<b>over</b>
PAYMENT TO OTHER BODIES											
OTHER COMMITTEES OF THE AUTHORITY	3,425	0		0		0		0	0	0	
OTHER LOCAL AUTHORITIES	0	(1)	over	(1)	over	0		0	0	0	
GRANTS TO VOLUNTARY ORGANISATIONS	3	0		0		0		0	0	0	
PAYMENTS TO VOLUNTARY ORGANISATIONS	31	(7)	over	(22)	over	(22)	over	31	23	8	under
PAYMENTS TO OTHER BODIES	32	0		(3)	over	(13)	over	32	45	(13)	over
<b>PAYMENT TO OTHER BODIES</b>	<b>3,491</b>	<b>(8)</b>	<b>over</b>	<b>(26)</b>	<b>over</b>	<b>(35)</b>	<b>over</b>	<b>63</b>	<b>68</b>	<b>(5)</b>	<b>over</b>
PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	80	0		18	under	(1)	over	63	57	6	under
PAYMENT TO EXTERNAL CONSULTANTS	20	0		(3)	over	(3)	over	20	30	(10)	over
<b>PAYMENT TO CONTRACTORS</b>	<b>100</b>	<b>0</b>		<b>15</b>	<b>under</b>	<b>(4)</b>	<b>over</b>	<b>83</b>	<b>87</b>	<b>(4)</b>	<b>over</b>



South Lanarkshire Council

Housing & Technical Resources - HRA

Expenditure / Income Variance Trends 2017/18

	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 8 VARIANCE AMOUNT	Over/ Under	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 ESTIMATE TO DATE	PERIOD 11 ACTUAL TO DATE	PERIOD 11 VARIANCE AMOUNT	Over/ Under
FINANCING CHARGES											
INTEREST-DEBT CHARGES	14,383	0		0		0		0	0	0	
I.T. EQUIPMENT LEASING-CONTRACT	67	0		5	under	5	under	38	30	8	under
CFCR	19,520	0		0		0		18,993	18,993	0	
INTEREST ON REVENUE BALANCES	(67)	0		0		0		0	0	0	
<b>FINANCING CHARGES</b>	<b>33,903</b>	<b>0</b>		<b>5</b>	<b>under</b>	<b>5</b>	<b>under</b>	<b>19,031</b>	<b>19,023</b>	<b>8</b>	<b>under</b>
<b>TOTAL EXPENDITURE</b>	<b>94,782</b>	<b>9</b>	<b>under</b>	<b>11</b>	<b>under</b>	<b>(422)</b>	<b>over</b>	<b>56,865</b>	<b>57,292</b>	<b>(427)</b>	<b>over</b>
INCOME											
SALES - DEPARTMENTS OF THE AUTHORITY	(1,201)	0		0		0		(900)	(900)	0	
FEES AND CHARGES - GENERAL	(4,539)	9	over rec	73	over rec	100	over rec	(1,862)	(1,927)	65	over rec
RENTAL INCOME	(460)	0		0		0		0	0	0	
HOUSE RENTS	(83,187)	0		(38)	under rec	(42)	under rec	(55,527)	(55,472)	(55)	under rec
LOCK UP RENTS	(2,392)	0		(39)	under rec	(43)	under rec	(1,399)	(1,351)	(48)	under rec
COMMISSION	(216)	0		0		0		(32)	(32)	0	
INSURANCE RECOVERIES	(250)	0		0		0		(46)	(46)	0	
OTHER INCOME	(2,273)	4	over rec	5	over rec	0		(1,048)	(1,048)	0	
REALLOCATION OF SUPPORT COSTS	(883)	0		0		0		0	0	0	
<b>TOTAL INCOME</b>	<b>(95,401)</b>	<b>13</b>	<b>over rec</b>	<b>1</b>	<b>over rec</b>	<b>15</b>	<b>over rec</b>	<b>(60,814)</b>	<b>(60,776)</b>	<b>(38)</b>	<b>under rec</b>
<b>TOTAL YEAR END T/FER TO/FROM BALANCE SHEET</b>	<b>619</b>	<b>(22)</b>	<b>over</b>	<b>(12)</b>	<b>over</b>	<b>407</b>	<b>under</b>	<b>476</b>	<b>11</b>	<b>465</b>	<b>under</b>
<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>		<b>0</b>		<b>0</b>		<b>(3,473)</b>	<b>(3,473)</b>	<b>0</b>	