

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 18 August 2017 (No.6)

Housing and Technical Resources

Service Departments :-

Area Services

Property

**Total Housing and Technical Resources**

Annual Budget	Forecast for Year	Annual Forecast Over / Under	Budget Proportion to 18/08/17	Actual to Period 6 to 18/08/17	Variance to 18/08/17
£m	£m	£m	£m	£m	£m
6.265	6.265	0.000	2.946	2.916	0.030 under
16.177	16.177	0.000	4.510	4.540	(0.030) over
<b>22.442</b>	<b>22.442</b>	<b>0.000</b>	<b>7.456</b>	<b>7.456</b>	<b>0.000</b>

**Housing and Technical Resources (excl HRA) Variance Analysis 2017/18 (Period 6)**

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	66k under	<u>APT&amp;C Basic / Superannuation / National Insurance - 97k under</u>	<u>Property Services - 86k under</u>	This is due to higher than anticipated staff turnover across the service to date.
Property Costs	(16k) over	<u>Rent - (23k) over</u>  Other Accommodation Costs - 32k under  <u>Grounds Maintenance - 46k under</u>  <u>Repairs and Maintenance - Internal and External Contractor - (54k) over</u>	<u>Property Services - (23k) over</u>  Housing Services - 32k under  <u>Property Services - 36k under</u>  <u>Property Services - (35k) over</u>  <u>Housing Services - (19k) over</u>	This reflects the current rental levels and reflects the outcome of contractual rent reviews.  The number of temporary accommodation units has been lower than anticipated and is partially offset by an under recovery of rental income.  This reflects the current level of recharges for Estate managed properties. It is not anticipated that there will be an underspend at the year-end.  This overspend reflects the current demand for repairs and dilapidations in relation to Estates managed properties.  This overspend is due to a greater than anticipated volume of void repairs in relation to Homeless managed properties.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income	(65k) under recovered	Rental Income - (51k) under recovered	Property Services - (51k) under recovered	This under recovery relates to income due from Estates managed properties and reflects the ongoing income recovery pressures within the Service.
		House Rents - (63k) under recovered	Housing Services - (63k) under recovered	This under recovery is due to the level of leased properties for temporary accommodation being lower than anticipated.
		<u>Other Income - 76k over recovered</u>	<u>Housing Services - 66k over recovered</u>	The over recovery is due to greater than anticipated income from the Home Office in relation to the Refugee Re-settlement Programme.

\* The underlined variances are the new variances since the last report

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2016/17

	REVISED ANNUAL BUDGET SLC 17/18 2	PERIOD 3 VARIANCE AMOUNT	Over/ Under	PERIOD 4 VARIANCE AMOUNT	Over/ Under	PERIOD 5 VARIANCE AMOUNT	Over/ Under	PERIOD 6 ESTIMATE TO DATE	PERIOD 6 ACTUAL TO DATE	PERIOD 6 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	5,866	(7)	over	(3)	over	(5)	over	2,175	2,132	43	under
APT & C OVERTIME	69	0	-	2	under	1	under	5	13	(8)	over
APT & C SUPERANNUATION	1,163	14	under	28	under	39	under	421	371	50	under
APT & C NIC	588	(5)	over	(5)	over	(5)	over	212	208	4	under
TRAVEL AND SUBSISTENCE	28	5	under	9	under	3	under	11	4	7	under
OTHER EMPLOYEE COSTS	118	(5)	over	(2)	over	(1)	over	10	13	(3)	over
PENSION INCREASES	101	(15)	over	(26)	over	(21)	over	37	60	(23)	over
ADDITIONAL PENSION COSTS	0	(4)	over	(4)	over	(4)	over	0	4	(4)	over
<b>EMPLOYEE COSTS</b>	<b>7,933</b>	<b>(17)</b>	<b>over</b>	<b>(1)</b>	<b>over</b>	<b>7</b>	<b>under</b>	<b>2,871</b>	<b>2,805</b>	<b>66</b>	<b>under</b>

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PROPERTY COSTS											
RATES	2,434	0	-	0	-	0	-	0	0	0	-
SCOTTISH WATER - UNMETERED CHARGES	2	(1)	over	(1)	over	(2)	over	1	3	(2)	over
SCOTTISH WATER - METERED CHARGES	136	3	under	2	under	5	under	53	52	1	under
RENT	2,130	(2)	over	(2)	over	2	under	536	559	(23)	over
SERVICE CHARGE	114	1	under	1	under	1	under	25	27	(2)	over
FACTORING CHARGES	9	1	under	4	under	5	under	3	1	2	under
OTHER ACCOMMODATION COSTS	2,348	25	under	24	under	28	under	1,645	1,613	32	under
BED AND BREAKFAST	30	1	under	(1)	over	1	under	13	10	3	under
PROPERTY INSURANCE	326	0	-	0	-	(1)	over	44	45	(1)	over
SECURITY COSTS	76	6	under	12	under	14	under	25	12	13	under
GROUND MAINTENANCE	190	0	-	14	under	17	under	36	6	30	under
GROUNDS MAINTENANCE ADDITIONAL WORKS	45	0	-	0	-	0	-	17	1	16	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	812	9	under	1	under	(8)	over	332	361	(29)	over
LIFE CYCLE MAINTENANCE	5,998	0	-	(1)	over	(5)	over	1,311	1,312	(1)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	1,303	1	under	(5)	over	(8)	over	524	549	(25)	over
HOUSING - RENT FREE ACCOMMODATION	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
HOUSING - RENT W/O UNLET PERIODS	1,185	0	-	8	under	14	under	336	323	13	under
HOUSING - RENT W/O BAD PERIODS	1,734	0	-	0	-	0	-	71	89	(18)	over
ASBESTOS	1	0	-	0	-	(2)	over	0	2	(2)	over
ELECTRICITY - CONTRACT	754	(12)	over	(21)	over	(22)	over	249	267	(18)	over
ELECTRICITY - NON CONTRACT	12	(2)	over	(2)	over	(3)	over	5	9	(4)	over
GAS	189	(4)	over	(5)	over	(4)	over	58	52	6	under
HEATING OIL	6	0	-	0	-	1	under	1	1	0	-
FIXTURE & FITTINGS	472	6	under	0	-	0	-	193	206	(13)	over
JANITOR SERVICE	143	0	-	0	-	0	-	0	0	0	-
CLEANING CONTRACT	213	1	under	2	under	3	under	3	0	3	under
CLEANING OUTWITH CONTRACT	1	0	-	0	-	(3)	over	0	3	(3)	over
CLEANING MATERIALS	15	1	under	0	-	0	-	6	5	1	under
HEALTH AND HYGIENE	1	0	-	0	-	0	-	0	0	0	-
WINDOW CLEANING	2	0	-	1	under	1	under	1	0	1	under
PEST CONTROL	3	0	-	0	-	0	-	2	1	1	under
REFUSE UPLIFT	42	0	-	2	under	0	-	20	20	0	-
REMOVAL & STORAGE COSTS	15	1	under	2	under	(3)	over	0	2	(2)	over
OTHER PROPERTY COSTS	466	0	-	0	-	2	under	153	146	7	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,286	0	-	0	-	0	-	0	0	0	-
ACCOMMODATION RECHARGE TO USERS	33	0	-	0	-	(1)	over	13	14	(1)	over
<b>PROPERTY COSTS</b>	<b>22,526</b>	<b>34</b>	<b>under</b>	<b>34</b>	<b>under</b>	<b>31</b>	<b>under</b>	<b>5,676</b>	<b>5,692</b>	<b>(16)</b>	<b>over</b>

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SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	121	2	under	2	under	5	under	59	71	(12)	over
COMPUTER EQUIPMENT MAINTENANCE	6	2	under	2	under	0	-	3	0	3	under
I.T. EQUIPMENT MAINT-CONTRACT	34	5	under	8	under	5	under	11	10	1	under
EQUIPMENT AND OTHER TOOLS	3	0	-	0	-	0	-	0	0	0	-
ADAPTATIONS FOR CLIENTS	0	0	-	0	-	0	-	0	1	(1)	over
FURNITURE - OFFICE	0	0	-	0	-	(1)	over	0	1	(1)	over
FURNITURE - GENERAL	0	(1)	over	0	-	0	-	0	3	(3)	over
MATERIALS	0	0	-	(1)	over	0	-	0	0	0	-
AUDIO VISUAL	10	2	under	2	under	3	under	4	0	4	under
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC	2	0	-	1	under	1	under	1	0	1	under
TV LICENCES _ EDUCATION	1	0	-	(1)	over	0	-	1	1	0	-
FOODSTUFFS - GENERAL	9	1	under	2	under	2	under	3	0	3	under
PROTECTIVE CLOTHING & UNIFORMS	4	(1)	over	0	-	0	-	1	1	0	-
OTHER SUPPLIES AND SERVICES	49	(12)	over	(17)	over	(16)	over	15	12	3	under
CATERING - CONTRACT	1	0	-	0	-	0	-	0	0	0	-
OUTSOURCED MAIL	0	0	-	0	-	0	-	0	1	(1)	over
<b>SUPPLIES AND SERVICES</b>	<b>240</b>	<b>(2)</b>	<b>over</b>	<b>(2)</b>	<b>over</b>	<b>(1)</b>	<b>over</b>	<b>98</b>	<b>101</b>	<b>(3)</b>	<b>over</b>
TRANSPORT AND PLANT											
POOL CAR RECHARGE - RENTAL CHARGE	61	0	-	(2)	over	(3)	over	24	29	(5)	over
POOL CAR RECHARGE - FUEL	18	0	-	(1)	over	1	under	7	7	0	-
POOL CAR RECHARGE - ADDITIONAL CHARGES	3	0	-	1	under	0	-	0	0	0	-
OTHER TRANSPORT COSTS	12	2	under	2	under	2	under	5	1	4	under
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	8	0	-	0	-	2	under	5	9	(4)	over
FLEET SERVICE CHARGES - ASSET MODIFICATION	1	0	-	0	-	0	-	0	0	0	-
FLEET SERVICE CHARGES - LEASING	42	0	-	(3)	over	(3)	over	3	6	(3)	over
FLEET SERVICE CHARGES - HIRED VEHICLES	0	0	-	(1)	over	(2)	over	0	0	0	-
FLEET SERVICE CHARGES - CONTRACT HIRE	44	0	-	3	under	2	under	1	0	1	under
FLEET SERVICE CHARGES - ROAD FUND LICENCES	4	0	-	1	under	0	-	0	0	0	-
FLEET SERVICE CHARGES - FUEL	51	0	-	8	under	6	under	13	11	2	under
TAXI CHARGES - CONTRACTED	0	(1)	over	(2)	over	(3)	over	0	3	(3)	over
<b>TRANSPORT AND PLANT</b>	<b>244</b>	<b>1</b>	<b>under</b>	<b>6</b>	<b>under</b>	<b>2</b>	<b>under</b>	<b>58</b>	<b>66</b>	<b>(8)</b>	<b>over</b>

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ADMINISTRATION											
PRINTING AND STATIONERY	19	(4)	over	(6)	over	(4)	over	7	9	(2)	over
TELEPHONES	90	4	under	(2)	over	(3)	over	34	48	(14)	over
MOBILE PHONES	9	1	under	1	under	0	-	3	6	(3)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	1	under	2	under	2	under	3	0	3	under
ADVERTISING - OTHER	6	(1)	over	1	under	1	under	2	1	1	under
POSTAGES/COURIERS	15	0	-	(1)	over	(2)	over	5	7	(2)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	8	(1)	over	(1)	over	(1)	over	1	1	0	-
INSURANCE	56	0	-	0	-	0	-	0	0	0	-
MEDICAL COSTS	6	1	under	0	-	(1)	over	2	3	(1)	over
LEGAL EXPENSES	10	1	under	(1)	over	0	-	4	4	0	-
PETTY OUTLAYS	12	(3)	over	(3)	over	(3)	over	4	7	(3)	over
OTHER ADMIN COSTS	13	1	under	2	under	2	under	5	3	2	under
INTERNAL SUPPORT SERVICES ALLOCATION	557	0	-	0	-	0	-	0	0	0	-
<b>ADMINISTRATION</b>	<b>808</b>	<b>0</b>	<b>-</b>	<b>(8)</b>	<b>over</b>	<b>(9)</b>	<b>over</b>	<b>70</b>	<b>89</b>	<b>(19)</b>	<b>over</b>
PAYMENT TO OTHER BODIES											
OTHER COMMITTEES OF THE AUTHORITY	402	0	-	8	under	10	under	44	25	19	under
PAYMENTS TO OTHER BODIES	1,002	12	under	0	-	1	under	340	321	19	under
SUPPORTING PEOPLE INTERNAL PROVIDER	1,106	0	-	0	-	0	-	424	424	0	-
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	0	-	0	-	0	-	335	324	11	under
HOUSING ADMINISTRATION	1,170	0	-	0	-	0	-	450	450	0	-
ASSISTANCE TO HOME OWNERS	1,949	0	-	3	under	0	-	509	520	(11)	over
<b>PAYMENT TO OTHER BODIES</b>	<b>6,331</b>	<b>12</b>	<b>under</b>	<b>11</b>	<b>under</b>	<b>11</b>	<b>under</b>	<b>2,102</b>	<b>2,064</b>	<b>38</b>	<b>under</b>
PAYMENT TO CONTRACTORS											
PAYMENT TO TRADING SERVICES CONTRACTOR	0	(1)	over	0	-	0	-	0	0	0	-
PAYMENT TO PRIVATE CONTRACTOR	2,962	0	-	3	under	11	under	980	973	7	under
PAYMENT TO EXTERNAL CONSULTANTS	2	0	-	(1)	over	(7)	over	1	9	(8)	over
<b>PAYMENT TO CONTRACTORS</b>	<b>2,964</b>	<b>(1)</b>	<b>over</b>	<b>2</b>	<b>under</b>	<b>4</b>	<b>under</b>	<b>981</b>	<b>982</b>	<b>(1)</b>	<b>over</b>

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FINANCING CHARGES											
LEASING CHARGES - FINANCE	0	(2)	over	0	-	0	-	0	0	0	-
I.T. EQUIPMENT LEASING-CONTRACT	56	7	under	1	under	4	under	26	18	8	under
<b>FINANCING CHARGES</b>	<b>56</b>	<b>5</b>	<b>under</b>	<b>1</b>	<b>under</b>	<b>4</b>	<b>under</b>	<b>26</b>	<b>18</b>	<b>8</b>	<b>under</b>
<b>TOTAL EXPENDITURE</b>	<b>41,102</b>	<b>32</b>	<b>under</b>	<b>43</b>	<b>under</b>	<b>49</b>	<b>under</b>	<b>11,882</b>	<b>11,817</b>	<b>65</b>	<b>under</b>
INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(56)	4	over rec	0	-	(1)	under rec	(14)	0	(14)	under rec
SALES - DEPARTMENTS OF THE AUTHORITY	(665)	0	-	0	-	0	-	0	0	0	-
FEES AND CHARGES - GENERAL	(871)	0	-	4	over rec	8	over rec	(358)	(337)	(21)	under rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(88)	0	-	0	-	0	-	0	0	0	-
RENTAL INCOME	(5,276)	(29)	under rec	(32)	under rec	(36)	under rec	(1,531)	(1,480)	(51)	under rec
HOUSE RENTS	(7,399)	(10)	under rec	(16)	under rec	(20)	under rec	(2,492)	(2,429)	(63)	under rec
INSURANCE RECOVERIES	0	0	-	0	-	0	-	0	(8)	8	over rec
OTHER INCOME	(2,675)	3	over rec	1	over rec	0	-	(31)	(107)	76	over rec
REALLOCATION OF CENTRAL SUPPORT COSTS	(866)	0	-	0	-	0	-	0	0	0	-
REALLOCATION OF SUPPORT COSTS	(764)	0	-	0	-	0	-	0	0	0	-
<b>INCOME</b>	<b>(18,660)</b>	<b>(32)</b>	<b>under rec</b>	<b>(43)</b>	<b>under rec</b>	<b>(49)</b>	<b>under rec</b>	<b>(4,426)</b>	<b>(4,361)</b>	<b>(65)</b>	<b>under rec</b>
<b>NET EXPENDITURE</b>	<b>22,442</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>7,456</b>	<b>7,456</b>	<b>0</b>	<b>-</b>