

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 31 March 2011 (No.14)

Housing & Technical Resources (excl HRA)

Service Departments :-

	Annual Budget 31/03/11 £m	Actual to Period 14 31/03/11 £m	Variance 31/03/11 £m
Area Services	6.605	6.543	0.062 under
Property	1.017	1.759	(0.742) over
Finance & Benefits and Revenue Support	10.737	10.731	0.006 under
Property Services	10.966	10.312	0.654 under
Revenues	1.184	1.313	(0.129) over
Finance Support	(2.616)	(2.872)	0.256 under
<b>Total Housing &amp; Technical Resources</b>	<b>27.893</b>	<b>27.786</b>	<b>0.107 under</b>

**Housing and Technical Resources (excluding HRA) Variance Analysis 2010/11 (Period 14)**

Subjective Head	Variance	Subjective line	Service / amount	Explanation	
Employee Costs	3k under	APT&C Basic / Superannuation / National Insurance - 682k under	Area Services - 476k under	This underspend reflects the current level of vacancies across the Service.	
			Property Services - 295k under	This underspend reflects the current level of vacancies across the Service.	
			Finance, Benefits and Revenues - (89k) over	The overspend is as a result of the delayed implementation of the Benefits and Revenues Review and the Cash Hall Review.	
			Travel and Subsistence - (47k) over	Property Services - (42k) over	This relates to the change in car user payments. Budgets will be realigned in 2011/12.
			Other Employee Costs - (475k) over	Finance, Benefits and Revenues - (380k) over	This relates to one off pension costs in relation to the Benefits and Revenues Review and costs associated with management restructuring.
			Area Services - (82k) over	This relates to one off pension costs in relation to the Benefits and Revenues Review and costs associated with management restructuring.	

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs (cont)		Pension Increases - (50k) over	Finance, Benefits and Revenues - (35k) over	This relates to one off pension costs in relation to the Benefits and Revenues Review and costs associated with management restructuring.
		Additional Pension Costs - (71k) over	Area Services - (23k) over	This relates to one-off pension costs associated management restructuring.
			Finance, Benefits and Revenues - (40k) over	This relates to one off pension costs in relation to the Benefits and Revenues Review and costs associated with management restructuring.
Property Costs	508k under	Other Accommodation Costs - 215k under	Area Services - 217k under	Work is continuing to increase the level of accommodation for homelessness, and to date a number of further units have still to be identified. This underspend is offset by an under recovery in House Rents.
		Ground Maintenance - (732k) over	Area Services - (732k) over	This reflects the costs of the 'care of garden' scheme for owner occupiers.
		Repairs and Maintenance - Internal and External Contractors - 118k under	Area Services - 50k under	The number of homeless units identified is less than budgeted and therefore has resulted in an underspend in repairs and maintenance.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Repairs and Maintenance - Internal and External Contractors (cont)	Property Services - 63k under	This underspend relates to the legislative compliance programme and is offset by an under recovery of income.
		Housing Rent Written Off Unlet Periods - 284k under	Area Services - 284k under	Void rent loss is currently under spent as a result of high demand for these units, and hence a reduction in the length of time that they lie vacant.
		Asbestos - 66k under	Property Services - 66k under	This underspend reflects progress to date with the legislative compliance programme and is offset by an under recovery of income (see Income below).
		Water Quality - 46k under	Property Services - 44k under	This underspend reflects progress to date with the legislative compliance programme and is offset by an under recovery of income (see Income below).
		Electricity Non-Contract - 81k under	Property Services - 84k under	This reflects current energy usage and energy rates, and is being used to offset overspends elsewhere.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Fixtures and Fittings - 321k under	Area Services - 321k under	This is linked to the new accommodation which are currently being procured for homeless units.
		Removal and Storage Costs - (44k) over	Area Services - (44k) under	This relates to storage costs associated with the homeless service.
Supplies and Services	(371k) over	Computer Equipment Purchase - (215k) over	Finance, Benefits and Revenues - (200k) over	This overspend relates to costs associated with the implementation of the Benefits and Revenues Review.
		IT Equipment Maintenance - (120k) over	Finance, Benefits and Revenues - (105k) over	This reflects current expenditure in line with the Resource IT Business Plan.
		Furniture - Office - (41k) over	Finance, Benefits and Revenues - (52k) over	This relates to costs associated with the establishment of the new customer contact centre.
Transport and Plant	39k under	Fleet Services Charges - Contract Hire - 105k under	Area Services - 105k under	This underspend is mainly due to a planned reduction in the number of vehicles used by anti-social and community warden teams.
Administration Costs	(132k) over	Printing and Stationery - 147k under	Finance, Benefits and Revenues - 120k under	This is the result of measures implemented by the Resource to reduce expenditure in this area.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Administration Costs (cont)		Bulk Printing - (57k) over	Finance, Benefits and Revenues - (50k) over	This is offset by an underspend on Printing and Stationery.
		Telephones - (67k) over	Property Services - (62k) over	This relates to the settlement of an outstanding bill in relation to previous years.
		Advertising - Other - 44k under	Area Services - 22k under	This underspend is mainly in relation to the costs associated with the delivery of the Problem Solving and Community Safety Programme and is being used to off-set overspends elsewhere.
		Other Administration Costs - 58k under	Finance, Benefits and Revenues - 17k under	This underspend has been used to offset expenditure in other areas.
		Internal Support Services Allocation - (317k) over	Area Services - (159k) over Property Services - (78k) over Finance, Benefits and Revenues - (54k) over	This is as a result of changes to an internal allocation and is off-set by income.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Payment to Other Bodies	(202k) over	Other Committees of the Authority - (551k) over	Area Services - (521k) over	This relates to internal support charges from other services within the Resource.
		Payments to Other Bodies - 185k under	Area Services - 423k under	This underspend partially offsets the overspend in Other Committees of the Authority.
			Finance, Benefits and Revenues - (238k) over	This relates to internal support charges from other services within the Resource and is offset by additional income.
		Supporting People External Provider - 221k under	Supporting People - 221k under	This underspend reflects the contracts currently in place for Supporting People services.
Payment to Contractors	(425k) over	Payment to Private Contractor - (350k) over	Area Services - (338k) over	This relates to the purchase of support services within the Homeless Service.
		Payment to External Consultants - (75k) over	Property Services - (75k) over	This overspend relates to the purchase of external professional services to assist with services required by legislation, where vacancies exist within Property Services.
Transfer Payments	(7,008k) over	Rent Allowance - (4,120k) over	Finance, Benefits and Revenues - (4,120k) over	This overspend relates to the demand for benefits and is offset by an over recovery of income (see Income below).

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Transfer Payments (cont)		Rent Rebates - (2,888k) over	Finance, Benefits and Revenues - (2,888k) over	This overspend relates to the demand for benefits and is offset by an over recovery of income (see Income below).
Income	7,623k over recovered	Specific Grant - 521k over recovered	Area Services - 521k over recovered	This relates to hostel grant from the Scottish Government.
		Rent Rebates Subsidy - 3,203k over recovered	Finance, Benefits and Revenues - 3,203k over recovered	This over recovery relates to the demand for benefits and is offset by an overspend on Transfer Payments.
		Rent Allowance Subsidy - 4,274k over recovered	Finance, Benefits and Revenues - 4,274k over recovered	This over recovery relates to the demand for benefits and is offset by an overspend on Transfer Payments.
		DWP Subsidy - 290k over recovered	Finance, Benefits and Revenues - 290k over recovered	This reflects additional subsidy received to deal with increasing workloads as a result of the current economic climate.
		Fees and Charges - General - (407k) under recovered	Property Services - (143k) under recovered	This under recovery relates to the legislative compliance programme and is offset by an underspend on Asbestos and Water Quality.
			Area Services - (112k) under recovered	This under recovery of income has been offset by underspends in expenditure.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		Fees and Charges - General (cont)	Finance, Benefits and Revenues - (185k) under recovered	This relates to an adjustment to the subsidy paid by the Department of Works and Pensions for uncashed cheques in prior years. There is also an under recovery in respect of rental income from third parties for office accommodation which is currently vacant. The balance relates to fees in respect of the HomeImprove Service as a result of a change in the fee structure.
		Fees and Charges - Departments of the Authority - 702k over recovered	Area Services - 114k over recovered	This relates to recharges in respect of Cambuslang Gate and Blantyre Office and is offset by additional expenditure.
			Property Services - 148k over recovered	This reflects additional income from internal recoveries.
		Fees and Charges - Departments of the Authority (cont)	Finance, Benefits and Revenues - 440k over recovered	This reflects additional income from internal recoveries and is offset by additional expenditure.
		Rental Income - (185k) under recovered	Property Services - (185k) under recovered	Income from rental properties was lower than anticipated.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		House Rents - (305k) under recovered	Area Services - (305k) under recovered	This under recovery is the result of the number of homeless units which we currently have against the target set. This is partially offset by an underspend on Other Accommodation Costs.
		Other Income - (66k) under recovered	Property Services - (47k) under recovered	This reflects an under recovery of income from service users, offset by a reduction in expenditure.
		Reallocation of Support Costs - (9k) under recovered	Area Services - (160k) under recovered Finance, Benefits and Revenues - 151k over recovered	This is as a result of the rationalisation of internal support costs across the Resource, and is offset by a reduction in Payment to Other Bodies within Property Support.
		Recovery From Capital - (57k) under recovered	Area Services - (57k) under recovered	This under recovery is a result of vacant posts which are no longer being recharged to capital. This is offset by an underspend in Employee Costs.

South Lanarkshire Council

Housing & Technical Services - Summary

Expenditure / Income Variance Trends 2010/2011

	REVISED ANNUAL BUDGET SLC 10/11	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
<b>EMPLOYEE COSTS</b>				
APT & C BASIC	16,774	16,278	496	under
APT & C OVERTIME	183	197	(14)	over
APT & C SUPERANNUATION	2,729	2,599	130	under
APT & C NI	1,225	1,170	55	under
MANUAL BASIC	0	18	(18)	over
MANUAL SUPERANNUATION	0	3	(3)	over
MANUAL NI	0	1	(1)	over
TRAVEL AND SUBSISTENCE	232	279	(47)	over
OTHER EMPLOYEE COSTS	381	856	(475)	over
PENSION INCREASES	315	365	(50)	over
ADDITIONAL PENSION COSTS	156	227	(71)	over
<b>EMPLOYEE COSTS</b>	<b>21,995</b>	<b>21,993</b>	<b>2</b>	<b>under</b>
<b>PROPERTY COSTS</b>				
RATES	2,049	2,011	38	under
SCOTTISH WATER - UNMETERED CHARGES	4	5	(1)	over
SCOTTISH WATER - METERED CHARGES	278	325	(47)	over
RENT	2,342	2,365	(23)	over
SERVICE CHARGE	136	117	19	under
FACTORING CHARGES	4	2	2	under
OTHER ACCOMMODATION COSTS	2,413	2,198	215	under
BED AND BREAKFAST	542	500	42	under
PROPERTY INSURANCE	136	133	3	under
SECURITY COSTS	107	119	(12)	over
GROUND MAINTENANCE	954	1,686	(732)	over
REPAIRS & MAINTENANCE - INTERNAL CONTRACTORS	842	757	85	under
LIFECYCLE MAINTENANCE	0	1	(1)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTORS	230	197	33	under
HOUSING - RENT FREE ACCOMMODATION	0	4	(4)	over
HOUSING - RENT W/O UNLET PERIODS	757	473	284	under
HOUSING - RENT W/O BAD PERIODS	856	768	88	under
ASBESTOS	405	339	66	under
WATER QUALITY	326	280	46	under
FIXED ELECTRICAL	56	62	(6)	over
EPC	33	29	4	under
BOILER PLANT SERVICING	73	108	(35)	over
ELECTRICITY - CONTRACT	737	759	(22)	over
ELECTRICITY - NON CONTRACT	85	4	81	under
GAS	282	215	67	under
HEATING OIL	14	0	14	under
FIXTURE & FITTINGS	1,024	703	321	under
JANITOR SERVICE	184	175	9	under
CLEANING CONTRACT	123	121	2	under
CLEANING MATERIALS	9	9	0	
WINDOW CLEANING	1	0	1	under
PEST CONTROL	0	11	(11)	over
REFUSE UPLIFT	67	56	11	under
REMOVAL & STORAGE COSTS	76	120	(44)	over
OTHER PROPERTY COSTS	515	466	49	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,435	1,470	(35)	over
ACCOMMODATION RECHARGE TO USERS	33	33	0	
<b>PROPERTY COSTS</b>	<b>17,128</b>	<b>16,621</b>	<b>507</b>	<b>under</b>
<b>SUPPLIES AND SERVICES</b>				
COMPUTER EQUIPMENT PURCHASE	601	816	(215)	over
COMPUTER EQUIPMENT MAINTENANCE	1	20	(19)	over
I.T. EQUIPMENT MAINT-CONTRACT	109	229	(120)	over
I.T.-ELECTRONIC MESSAGING	1	0	1	under
EQUIPMENT AND OTHER TOOLS	40	53	(13)	over
AIDS FOR CLIENTS	0	1	(1)	over
SUPPLIES FOR CLIENTS	0	1	(1)	over
FURNITURE - OFFICE	(39)	2	(41)	over
FURNITURE - GENERAL	20	13	7	under
FURNISHINGS	0	24	(24)	over
MATERIALS	71	60	11	under
AUDIO VISUAL	6	24	(18)	over
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC	6	5	1	under
FOODSTUFFS - GENERAL	14	11	3	under
PROTECTIVE CLOTHING & UNIFORMS	38	20	18	under
OTHER SUPPLIES AND SERVICES	94	59	35	under
CATERING - CONTRACT	10	5	5	under
<b>SUPPLIES AND SERVICES</b>	<b>972</b>	<b>1,343</b>	<b>(371)</b>	<b>over</b>

South Lanarkshire Council

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Expenditure / Income Variance Trends 2010/2011

	REVISED ANNUAL BUDGET SLC 10/11	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
TRANSPORT AND PLANT				
FLEET SERVICES - FUEL	0	10	(10)	over
OTHER TRANSPORT COSTS	5	40	(35)	over
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	0	2	(2)	over
FLEET SERVICE CHARGES - LEASING	0	1	(1)	over
FLEET SERVICE CHARGES - HIRED VEHICLES	0	2	(2)	over
FLEET SERVICE CHARGES - CONTRACT HIRE	133	28	105	under
FLEET SERVICE CHARGES - FUEL	0	14	(14)	over
STORAGE	0	2	(2)	over
<b>TRANSPORT AND PLANT</b>	<b>138</b>	<b>99</b>	<b>39</b>	<b>under</b>
ADMINISTRATION				
PRINTING AND STATIONERY	332	185	147	under
D.O PRINTING	0	57	(57)	over
TELEPHONES	212	279	(67)	over
MOBILE PHONES	30	36	(6)	over
ADVERTISING - OF COUNCIL SERVICE	124	97	27	under
ADVERTISING - OTHER	63	19	44	under
POSTAGES/COURIERS	307	276	31	under
MEMBERSHIP FEES/SUBSCRIPTIONS	69	52	17	under
INSURANCE	94	94	0	
MEDICAL COSTS	14	26	(12)	over
LEGAL EXPENSES	939	929	10	under
PETTY OUTLAYS	0	1	(1)	over
SURVEY COSTS	20	35	(15)	over
HOSPITALITY	2	1	1	under
GIRO BANK AGENCY FEES	115	92	23	under
INTERNET AGENCY FEES	20	22	(2)	over
OTHER ADMIN COSTS	95	37	58	under
CONFERENCES - MEMBERS	0	5	(5)	over
CONFERENCES - OFFICIALS	16	5	11	under
TRAINING	68	87	(19)	over
INTERNAL SUPPORT SERVICES ALLOCATION	2,114	2,431	(317)	over
<b>ADMINISTRATION</b>	<b>4,634</b>	<b>4,766</b>	<b>(132)</b>	<b>over</b>
PAYMENT TO OTHER BODIES				
OTHER COMMITTEES OF THE AUTHORITY	850	1,401	(551)	over
PAYMENTS TO VOLUNTARY ORGANISATIONS	25	21	4	under
PAYMENTS TO OTHER BODIES	3,720	3,535	185	under
SUPPORTING PEOPLE INTERNAL PROVIDER	3,691	3,690	1	under
SUPPORTING PEOPLE EXTERNAL PROVIDER	1,114	893	221	under
HOUSING ADMINISTRATION	279	341	(62)	over
<b>PAYMENT TO OTHER BODIES</b>	<b>9,679</b>	<b>9,881</b>	<b>(202)</b>	<b>over</b>
PAYMENT TO CONTRACTORS				
PAYMENT TO PRIVATE CONTRACTOR	1,802	2,152	(350)	over
PAYMENT TO EXTERNAL CONSULTANTS	0	75	(75)	over
<b>PAYMENT TO CONTRACTORS</b>	<b>1,802</b>	<b>2,227</b>	<b>(425)</b>	<b>over</b>
TRANSFER PAYMENTS				
RENT ALLOWANCE	33,842	37,962	(4,120)	over
RENT REBATES	48,380	51,268	(2,888)	over
COUNCIL TAX BENEFIT SUBSIDY	21,490	0	0	
<b>TRANSFER PAYMENTS</b>	<b>103,712</b>	<b>89,230</b>	<b>(7,008)</b>	<b>over</b>
FINANCING CHARGES				
LEASING CHARGES - FINANCE	500	501	(1)	over
LEASING CHARGES - OPERATIONAL	1	0	1	under
CAR LEASING PAYMENTS	49	25	24	under
CFCR	0	0	0	
I.T. EQUIPMENT LEASING-CONTRACT	295	245	50	under
<b>FINANCING CHARGES</b>	<b>845</b>	<b>771</b>	<b>74</b>	<b>under</b>
<b>TOTAL EXPENDITURE</b>	<b>160,905</b>	<b>146,931</b>	<b>(7,516)</b>	<b>over</b>

South Lanarkshire Council

Housing & Technical Services - Summary

Expenditure / Income Variance Trends 2010/2011

	REVISED ANNUAL BUDGET SLC 10/11	PERIOD 14 ACTUAL TO DATE	PERIOD 14 VARIANCE AMOUNT	Over/ Under
<b>INCOME</b>				
SPECIFIC GRANT	(806)	(1,327)	521	over rec
STATUTORY ADDITIONS - COST OF COLLECTION	(740)	(373)	(367)	under rec
RENT REBATES SUBSIDY	(45,982)	(49,185)	3,203	over rec
RENT ALLOWANCE SUBSIDY	(33,512)	(37,786)	4,274	over rec
COUNCIL TAX BENEFIT SUBSIDY	(21,490)	0	0	
DWP SUBSIDY	(3,131)	(3,421)	290	over rec
DHP	(115)	(126)	11	over rec
CONTRIBUTIONS FROM OTHER BODIES	(215)	(271)	56	over rec
SALES - DEPARTMENTS OF THE AUTHORITY	(1,047)	(990)	(57)	under rec
FEES AND CHARGES - GENERAL	(2,350)	(1,943)	(407)	under rec
FEES AND CHARGES - OTHER BODIES	0	(19)	19	over rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(3,962)	(4,664)	702	over rec
RENTAL INCOME	(501)	(316)	(185)	under rec
HOUSE RENTS	(6,834)	(6,529)	(305)	under rec
OTHER INCOME	(4,739)	(4,673)	(66)	under rec
REALLOCATION OF SUPPORT COSTS	(6,971)	(6,962)	(9)	under rec
RECOVERY FROM CAPITAL	(557)	(500)	(57)	under rec
TRADING SERVICES RECHARGES	(60)	(60)	0	
<b>INCOME</b>	<b>(133,012)</b>	<b>(119,145)</b>	<b>7,623</b>	<b>over rec</b>
<b>NET EXPENDITURE</b>	<b>27,893</b>	<b>27,786</b>	<b>107</b>	<b>under</b>