

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 15 September 2017 (No.7)

Housing and Technical Resources

Service Departments :-	Annual Budget	Forecast for Year	Annual Forecast Over / Under	Budget Proportion to 15/09/17	Actual to Period 7 to 15/09/17	Variance to 15/09/17
	£m	£m	£m	£m	£m	£m
Area Services	6.276	6.276	0.000	2.836	2.829	0.007 under
Property	16.199	16.199	0.000	7.876	7.883	(0.007) over
Total Housing and Technical Resources	22.475	22.475	0.000	10.712	10.712	0.000

Housing and Technical Resources (excl HRA) Variance Analysis 2017/18 (Period 7)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	63k under	APT&C Basic / Superannuation / National Insurance - 87k under	Property Services - 84k under	This is due to higher than anticipated staff turnover across the service to date.
Property Costs	(71k) over	Other Accommodation Costs - 53k under	Housing Services - 53k under	The number of temporary accommodation units has been lower than anticipated and is partially offset by an under recovery of rental income.
		Repairs and Maintenance - Internal and External Contractor - (99k) over	Property Services - (77k) over	This overspend reflects the current demand for repairs and dilapidations in relation to Estates managed properties.
			Housing Services - (14k) over	This overspend is due to a greater than anticipated volume of void repairs in relation to Homeless managed properties.
		<u>Electricity- Contract and Non Contract - (37k) over</u>	<u>Property Services - (27k) over</u>	Expenditure on Electricity is higher than anticipated to date, mainly within the office accommodation properties.
Payments to Other Bodies	59k under	<u>Payments to Other Bodies - 40k under</u>	<u>Property Services - 40k under</u>	This underspend reflects efficiencies in the procurement of contracts.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income	(63k) under recovered	Rental Income - (73k) under recovered House Rents - (37k) under recovered Other Income - 22k over recovered	Property Services - (73k) under recovered Housing Services - (37k) under recovered Housing Services - 11k over recovered <u>Property Services - 11k over recovered</u>	This under recovery relates to income due from Estates managed properties and reflects the ongoing income pressures within the Service. This under recovery is due to the level of leased properties for temporary accommodation being lower than anticipated, offset by lower expenditure. The over recovery is due to greater than anticipated income to date from the Home Office in relation to the Refugee Re-settlement Programme. This over recovery is due to recharges for the provision of professional services including valuations and surveyors, by Estates staff.

* 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 4 VARIANCE AMOUNT	Over/ Under	PERIOD 5 VARIANCE AMOUNT	Over/ Under	PERIOD 6 VARIANCE AMOUNT	Over/ Under	PERIOD 7 ESTIMATE TO DATE	PERIOD 7 ACTUAL TO DATE	PERIOD 7 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	5,975	(3)	over	(5)	over	43	under	2,686	2,659	27	under
APT & C OVERTIME	73	2	under	1	under	(8)	over	8	17	(9)	over
APT & C SUPERANNUATION	1,184	28	under	39	under	50	under	519	461	58	under
APT & C NIC	596	(5)	over	(5)	over	4	under	262	260	2	under
MANUAL OVERTIME	0	0	-	0	-	0	-	0	1	(1)	over
TRAVEL AND SUBSISTENCE	30	9	under	3	under	7	under	13	5	8	under
OTHER EMPLOYEE COSTS	118	(2)	over	(1)	over	(3)	over	12	15	(3)	over
PENSION INCREASES	101	(26)	over	(21)	over	(23)	over	45	60	(15)	over
ADDITIONAL PENSION COSTS	0	(4)	over	(4)	over	(4)	over	0	4	(4)	over
EMPLOYEE COSTS	8,077	(1)	over	7	under	66	under	3,545	3,482	63	under

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PROPERTY COSTS											
RATES	2,434	0	-	0	-	0	-	2,010	2,010	0	-
SCOTTISH WATER - UNMETERED CHARGES	2	(1)	over	(2)	over	(2)	over	1	5	(4)	over
SCOTTISH WATER - METERED CHARGES	136	2	under	5	under	1	under	66	73	(7)	over
RENT	2,130	(2)	over	2	under	(23)	over	1,065	1,060	5	under
SERVICE CHARGE	114	1	under	1	under	(2)	over	46	46	0	-
FACTORING CHARGES	9	4	under	5	under	2	under	4	1	3	under
OTHER ACCOMMODATION COSTS	2,350	24	under	28	under	32	under	1,746	1,693	53	under
BED AND BREAKFAST	30	(1)	over	1	under	3	under	15	12	3	under
PROPERTY INSURANCE	326	0	-	(1)	over	(1)	over	41	41	0	-
SECURITY COSTS	76	12	under	14	under	13	under	24	17	7	under
GROUND MAINTENANCE	190	14	under	17	under	30	under	0	0	0	-
GROUNDS MAINTENANCE ADDITIONAL WORKS	45	0	-	0	-	16	under	2	1	1	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	812	1	under	(8)	over	(29)	over	401	435	(34)	over
LIFE CYCLE MAINTENANCE	5,997	(1)	over	(5)	over	(1)	over	1,592	1,600	(8)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	1,303	(5)	over	(8)	over	(25)	over	553	610	(57)	over
HOUSING - RENT FREE ACCOMMODATION	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
HOUSING - RENT W/O UNLET PERIODS	969	8	under	14	under	13	under	402	399	3	under
HOUSING - RENT W/O BAD PERIODS	1,734	0	-	0	-	(18)	over	88	88	0	-
ASBESTOS	1	0	-	(2)	over	(2)	over	0	2	(2)	over
ELECTRICITY - CONTRACT	776	(21)	over	(22)	over	(18)	over	279	309	(30)	over
ELECTRICITY - NON CONTRACT	12	(2)	over	(3)	over	(4)	over	6	13	(7)	over
GAS	203	(5)	over	(4)	over	6	under	68	55	13	under
HEATING OIL	6	0	-	1	under	0	-	1	1	0	-
FIXTURE & FITTINGS	502	0	-	0	-	(13)	over	250	270	(20)	over
JANITOR SERVICE	143	0	-	0	-	0	-	0	0	0	-
CLEANING CONTRACT	213	2	under	3	under	3	under	4	0	4	under
CLEANING OUTWITH CONTRACT	1	0	-	(3)	over	(3)	over	0	3	(3)	over
CLEANING MATERIALS	15	0	-	0	-	1	under	7	5	2	under
HEALTH AND HYGIENE	1	0	-	0	-	0	-	0	0	0	-
WINDOW CLEANING	2	1	under	1	under	1	under	1	0	1	under
PEST CONTROL	3	0	-	0	-	1	under	2	1	1	under
REFUSE UPLIFT	42	2	under	0	-	0	-	13	11	2	under
REMOVAL & STORAGE COSTS	15	2	under	(3)	over	(2)	over	7	3	4	under
OTHER PROPERTY COSTS	466	0	-	2	under	7	under	177	176	1	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,286	0	-	0	-	0	-	1	0	1	under
ACCOMMODATION RECHARGE TO USERS	33	0	-	(1)	over	(1)	over	15	17	(2)	over
PROPERTY COSTS	22,377	34	under	31	under	(16)	over	8,887	8,958	(71)	over

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2016/17

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SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	120	2	under	5	under	(12)	over	62	45	17	under
COMPUTER EQUIPMENT MAINTENANCE	6	2	under	0	-	3	under	0	0	0	-
I.T. EQUIPMENT MAINT-CONTRACT	35	8	under	5	under	1	under	12	13	(1)	over
EQUIPMENT AND OTHER TOOLS	3	0	-	0	-	0	-	1	0	1	under
ADAPTATIONS FOR CLIENTS	0	0	-	0	-	(1)	over	0	1	(1)	over
FURNITURE - OFFICE	0	0	-	(1)	over	(1)	over	0	1	(1)	over
FURNITURE - GENERAL	20	0	-	0	-	(3)	over	9	16	(7)	over
MATERIALS	0	(1)	over	0	-	0	-	0	1	(1)	over
AUDIO VISUAL	10	2	under	3	under	4	under	3	0	3	under
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC	2	1	under	1	under	1	under	1	0	1	under
TV LICENCES - EDUCATION	1	(1)	over	0	-	0	-	1	1	0	-
FOODSTUFFS - GENERAL	9	2	under	2	under	3	under	4	0	4	under
PROTECTIVE CLOTHING & UNIFORMS	4	0	-	0	-	0	-	1	1	0	-
OTHER SUPPLIES AND SERVICES	122	(17)	over	(16)	over	3	under	68	61	7	under
CATERING - CONTRACT	1	0	-	0	-	0	-	0	0	0	-
SUPPLIES AND SERVICES	333	(2)	over	(1)	over	(3)	over	162	140	22	under
TRANSPORT AND PLANT											
POOL CAR RECHARGE - RENTAL CHARGE	63	(2)	over	(3)	over	(5)	over	30	34	(4)	over
POOL CAR RECHARGE - FUEL	18	(1)	over	1	under	0	-	9	7	2	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	3	1	under	0	-	0	-	0	0	0	-
OTHER TRANSPORT COSTS	12	2	under	2	under	4	under	6	1	5	under
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	8	0	-	2	under	(4)	over	4	9	(5)	over
FLEET SERVICE CHARGES - ASSET MODIFICATION	1	0	-	0	-	0	-	0	0	0	-
FLEET SERVICE CHARGES - LEASING	42	(3)	over	(3)	over	(3)	over	3	6	(3)	over
FLEET SERVICE CHARGES - HIRED VEHICLES	14	(1)	over	(2)	over	0	-	6	3	3	under
FLEET SERVICE CHARGES - CONTRACT HIRE	44	3	under	2	under	1	under	4	0	4	under
FLEET SERVICE CHARGES - ROAD FUND LICENCES	4	1	under	0	-	0	-	0	0	0	-
FLEET SERVICE CHARGES - FUEL	51	8	under	6	under	2	under	17	14	3	under
TAXI CHARGES - CONTRACTED	0	(2)	over	(3)	over	(3)	over	0	3	(3)	over
TAXI CHARGES - AD HOC	1	0	-	0	-	0	-	0	2	(2)	over
TRANSPORT AND PLANT	261	6	under	2	under	(8)	over	79	79	0	-

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ADMINISTRATION											
PRINTING AND STATIONERY	19	(6)	over	(4)	over	(2)	over	7	18	(11)	over
TELEPHONES	90	(2)	over	(3)	over	(14)	over	41	50	(9)	over
MOBILE PHONES	11	1	under	0	-	(3)	over	4	6	(2)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	2	under	2	under	3	under	3	0	3	under
ADVERTISING - OTHER	6	1	under	1	under	1	under	1	1	0	-
POSTAGES/COURIERS	15	(1)	over	(2)	over	(2)	over	4	8	(4)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	8	(1)	over	(1)	over	0	-	1	2	(1)	over
INSURANCE.	56	0	-	0	-	0	-	0	0	0	-
MEDICAL COSTS	9	0	-	(1)	over	(1)	over	3	3	0	-
LEGAL EXPENSES	10	(1)	over	0	-	0	-	5	5	0	-
PETTY OUTLAYS	12	(3)	over	(3)	over	(3)	over	6	7	(1)	over
OTHER ADMIN COSTS	13	2	under	2	under	2	under	7	3	4	under
INTERNAL SUPPORT SERVICES ALLOCATION	557	0	-	0	-	0	-	0	0	0	-
ADMINISTRATION	813	(8)	over	(9)	over	(19)	over	82	103	(21)	over
PAYMENT TO OTHER BODIES											
JOINT COMMITTEES - GENERAL	0	0	-	0	-	0	-	0	6	(6)	over
OTHER COMMITTEES OF THE AUTHORITY	469	8	under	10	under	19	under	52	38	14	under
PAYMENTS TO OTHER BODIES	1,002	0	-	1	under	19	under	365	325	40	under
SUPPORTING PEOPLE INTERNAL PROVIDER	1,106	0	-	0	-	0	-	509	509	0	-
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	0	-	0	-	11	under	335	324	11	under
HOUSING ADMINISTRATION	1,170	0	-	0	-	0	-	540	540	0	-
ASSISTANCE TO HOME OWNERS	1,949	3	under	0	-	(11)	over	619	619	0	-
PAYMENT TO OTHER BODIES	6,398	11	under	11	under	38	under	2,420	2,361	59	under
PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	2,976	3	under	11	under	7	under	1,049	1,034	15	under
PAYMENT TO EXTERNAL CONSULTANTS	2	(1)	over	(7)	over	(8)	over	2	10	(8)	over
PAYMENT TO CONTRACTORS	2,978	2	under	4	under	(1)	over	1,051	1,044	7	under
FINANCING CHARGES											
DEPRECIATION-CAP CHARGES	0	0	-	0	-	0	-	140	140	0	-
LEASING CHARGES - FINANCE	0	0	-	0	-	0	-	0	0	0	-
I.T. EQUIPMENT LEASING-CONTRACT	57	1	under	4	under	8	under	29	25	4	under
FINANCING CHARGES	57	1	under	4	under	8	under	169	165	4	under
TOTAL EXPENDITURE	41,294	43	under	49	under	65	under	16,395	16,332	63	under

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INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(435)	0	-	(1)	under rec	(14)	under rec	(337)	(323)	(14)	under rec
SALES - DEPARTMENTS OF THE AUTHORITY	(665)	0	-	0	-	0	-	0	(10)	10	over rec
FEES AND CHARGES - GENERAL	(871)	4	over rec	8	over rec	(21)	under rec	(362)	(383)	21	over rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(46)	0	-	0	-	0	-	0	0	0	-
RENTAL INCOME	(5,056)	(32)	under rec	(36)	under rec	(51)	under rec	(1,857)	(1,784)	(73)	under rec
HOUSE RENTS	(7,399)	(16)	under rec	(20)	under rec	(63)	under rec	(3,066)	(3,029)	(37)	under rec
INSURANCE RECOVERIES	0	0	-	0	-	8	over rec	0	(8)	8	over rec
OTHER INCOME	(2,470)	1	over rec	0	-	76	over rec	(61)	(83)	22	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	(18,819)	(43)	under rec	(49)	under rec	(65)	under rec	(5,683)	(5,620)	(63)	under rec
NET EXPENDITURE	22,475	0	-	0	-	0	-	10,712	10,712	0	-