

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 8 December 2017 (No.10)

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 08/12/17 £m	Actual to Period 10 to 08/12/17 £m	Variance to 08/12/17 £m
7.639	7.443	0.196 under	3.624	3.385	0.239 under
16.328	16.524	(0.196) over	13.020	13.259	(0.239) over
23.967	23.967	0.000	16.644	16.644	0.000

Housing and Technical Resources (excl HRA) Variance Analysis 2017/18 (Period 10)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	16k under	APT&C Basic / Superannuation / National Insurance - 98k under	Property Services - 189k under	The underspend is due to higher than anticipated staff turnover across both services to date.
			<u>Housing Services (91k) over</u>	The overspend is due to turnover being lower than anticipated, and is being managed within the overall resource budget.
		Pension Increases - (34k) over	Property Services - (29k) over	This relates to the cost of early retirals and is being managed within the overall budget.
Property Costs	(153k) over	<u>Rates - 73k under</u>	<u>Property Services - 73k under</u>	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 (below).
		Other Accommodation Costs - 61k under	Housing Services - 61k 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 - (248k) over <u>Rent Written Off - Unlet Periods - 82k under</u> <u>Rent Written Off - Bad Periods - (80k) over</u> <u>Office Accommodation - Facilities Management - (57k) over</u>	Property Services - (178k) over Housing Services - (70k) over <u>Housing Services - 68k under</u> <u>Housing Services - (80k) over</u> <u>Property Services - (57k) over</u>	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. The current void levels in Temporary managed properties were lower than anticipated. The level of bad debt provision required was higher than anticipated. The current cost of provision for Office Accommodation properties is higher than anticipated and is being managed within the overall budget.
Supplies and Services	43k under	Computer Equipment Purchase - 34k under	Housing Services - 33k 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	222k under	<p>Payments to Other Bodies - 74k under</p> <p><u>Supporting People - Internal and External Partners - 57k under</u></p> <p><u>Assistance to Home Owners - 91k under</u></p>	<p>Property Services - 73k under</p> <p><u>Housing Services - 57k under</u></p> <p><u>Property Services - 91k under</u></p>	<p>This underspend reflects efficiencies in the procurement of contracts.</p> <p>This reflects the current level of support required.</p> <p>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.</p>
Income	(72k) under recovered	<p><u>Fees and Charges General - 61k over recovered</u></p> <p>Rental Income - (470k) under recovered</p> <p>House Rents - (44k) under recovered</p>	<p><u>Property Services - 76k over recovered</u></p> <p>Property Services - (470k) under recovered</p> <p>Housing Services - (44k) over recovered</p>	<p>This reflects additional insurance contributions from tenants as a result of higher occupancy levels.</p> <p>This under recovery relates to income due from Estates managed properties and reflects the ongoing income pressures within the Service.</p> <p>This under recovery is due to the level of leased properties for temporary accommodation being lower than anticipated, offset by lower expenditure.</p>

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		<u>Other Income - 352k over recovered</u>	<u>Housing Services - 345k over recovered</u>	This reflects additional funding received for Temporary Homelessness Accommodation.

* 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 7 VARIANCE AMOUNT	Over/ Under	PERIOD 8 VARIANCE AMOUNT	Over/ Under	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 ESTIMATE TO DATE	PERIOD 10 ACTUAL TO DATE	PERIOD 10 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	5,961	27	under	43	under	93	under	4,012	4,016	(4)	over
APT & C OVERTIME	73	(9)	over	2	under	2	under	30	26	4	under
APT & C SUPERANNUATION	1,177	58	under	69	under	89	under	790	696	94	under
APT & C NIC	593	2	under	3	under	9	under	399	391	8	under
MANUAL OVERTIME	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
TRAVEL AND SUBSISTENCE	30	8	under	9	under	2	under	12	9	3	under
OTHER EMPLOYEE COSTS	0	(3)	over	(15)	over	(14)	over	0	38	(38)	over
PENSION INCREASES	101	(15)	over	(26)	over	(31)	over	68	102	(34)	over
ADDITIONAL PENSION COSTS	0	(4)	over	(16)	over	(16)	over	0	16	(16)	over
EMPLOYEE COSTS	7,935	63	under	68	under	133	under	5,311	5,295	16	under

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PROPERTY COSTS											
RATES	2,274	0	-	0	-	23	under	2,271	2,198	73	under
SCOTTISH WATER - UNMETERED CHARGES	2	(4)	over	(4)	over	(8)	over	1	11	(10)	over
SCOTTISH WATER - METERED CHARGES	289	(7)	over	5	under	(6)	over	144	176	(32)	over
RENT	2,130	5	under	(3)	over	(8)	over	1,621	1,627	(6)	over
SERVICE CHARGE	114	0	-	(1)	over	(1)	over	69	71	(2)	over
FACTORING CHARGES	9	3	under	4	under	4	under	5	2	3	under
OTHER ACCOMMODATION COSTS	2,350	53	under	63	under	64	under	1,992	1,931	61	under
BED AND BREAKFAST	30	3	under	2	under	2	under	20	16	4	under
PROPERTY INSURANCE	326	0	-	0	-	11	under	302	295	7	under
SECURITY COSTS	76	7	under	8	under	14	under	46	30	16	under
GROUND MAINTENANCE	190	0	-	0	-	28	under	80	52	28	under
GROUNDS MAINTENANCE ADDITIONAL WORKS	45	1	under	0	-	25	under	31	4	27	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	812	(34)	over	(31)	over	(79)	over	538	1,252	(714)	over
LIFE CYCLE MAINTENANCE	5,954	(8)	over	7	under	12	under	2,879	2,875	4	under
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	1,371	(57)	over	(67)	over	(72)	over	1,036	570	466	under
HOUSING - RENT FREE ACCOMMODATION	0	(1)	over	(2)	over	(2)	over	0	5	(5)	over
HOUSING - RENT W/O UNLET PERIODS	970	3	under	10	under	29	under	665	583	82	under
HOUSING - RENT W/O BAD PERIODS	1,733	0	-	0	-	(15)	over	20	100	(80)	over
ASBESTOS	1	(2)	over	(2)	over	(3)	over	0	3	(3)	over
ELECTRICITY - CONTRACT	874	(30)	over	(12)	over	(34)	over	492	524	(32)	over
ELECTRICITY - NON CONTRACT	12	(7)	over	(11)	over	(12)	over	8	23	(15)	over
GAS	222	13	under	9	under	12	under	118	94	24	under
HEATING OIL	6	0	-	0	-	0	-	5	5	0	-
FIXTURE & FITTINGS	502	(20)	over	(31)	over	(35)	over	369	387	(18)	over
JANITOR SERVICE	147	0	-	(5)	over	(5)	over	147	153	(6)	over
CLEANING CONTRACT	206	4	under	6	under	6	under	206	200	6	under
CLEANING OUTWITH CONTRACT	1	(3)	over	(5)	over	(5)	over	0	6	(6)	over
CLEANING MATERIALS	14	2	under	1	under	1	under	10	8	2	under
HEALTH AND HYGIENE	1	0	-	0	-	0	-	0	0	0	-
WINDOW CLEANING	2	1	under	0	-	0	-	2	1	1	under
PEST CONTROL	3	1	under	1	under	1	under	2	1	1	under
REFUSE UPLIFT	42	2	under	3	under	3	under	27	24	3	under
REMOVAL & STORAGE COSTS	15	4	under	6	under	2	under	12	0	12	under
OTHER PROPERTY COSTS	466	1	under	0	-	2	under	314	299	15	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,117	1	under	0	-	(17)	over	1,117	1,174	(57)	over
ACCOMMODATION RECHARGE TO USERS	33	(2)	over	(1)	over	(2)	over	23	25	(2)	over
PROPERTY COSTS	22,339	(71)	over	(50)	over	(65)	over	14,572	14,725	(153)	over

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SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	121	17	under	23	under	31	under	88	54	34	under
COMPUTER EQUIPMENT MAINTENANCE	6	0	-	0	-	5	under	5	0	5	under
I.T. EQUIPMENT MAINT-CONTRACT	35	(1)	over	1	under	2	under	25	23	2	under
EQUIPMENT AND OTHER TOOLS	3	1	under	0	-	(13)	over	2	15	(13)	over
ADAPTATIONS FOR CLIENTS	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
FURNITURE - OFFICE	0	(1)	over	(2)	over	(2)	over	0	2	(2)	over
FURNITURE - GENERAL	20	(7)	over	0	-	(6)	over	14	26	(12)	over
FURNISHINGS	0	0	-	(1)	over	(1)	over	0	1	(1)	over
MATERIALS	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
AUDIO VISUAL	10	3	under	2	under	3	under	0	0	0	-
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC	2	1	under	1	under	1	under	2	0	2	under
TV LICENCES _ EDUCATION	1	0	-	0	-	0	-	1	1	0	-
FOODSTUFFS - GENERAL	9	4	under	4	under	5	under	5	0	5	under
PROTECTIVE CLOTHING & UNIFORMS	4	0	-	0	-	1	under	2	1	1	under
OTHER SUPPLIES AND SERVICES	122	7	under	5	under	6	under	86	62	24	under
CATERING - CONTRACT	1	0	-	0	-	0	-	0	0	0	-
SUPPLIES AND SERVICES	334	22	under	31	under	30	under	230	187	43	under
TRANSPORT AND PLANT											
POOL CAR RECHARGE - RENTAL CHARGE	63	(4)	over	(5)	over	(7)	over	42	53	(11)	over
POOL CAR RECHARGE - FUEL	18	2	under	2	under	2	under	13	12	1	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	3	0	-	0	-	0	-	0	0	0	-
OTHER TRANSPORT COSTS	12	5	under	2	under	3	under	10	4	6	under
FLEET SERVICE CHARGES - VEHICLE MAINTENANCE	9	(5)	over	(8)	over	(9)	over	5	16	(11)	over
FLEET SERVICE CHARGES - ASSET MODIFICATION	1	0	-	0	-	(1)	over	0	1	(1)	over
FLEET SERVICE CHARGES - LEASING	42	(3)	over	(3)	over	(7)	over	42	53	(11)	over
FLEET SERVICE CHARGES - HIRED VEHICLES	14	3	under	5	under	5	under	6	4	2	under
FLEET SERVICE CHARGES - CONTRACT HIRE	44	4	under	1	under	1	under	3	0	3	under
FLEET SERVICE CHARGES - ROAD FUND LICENCES	4	0	-	0	-	0	-	0	0	0	-
FLEET SERVICE CHARGES - FUEL	50	3	under	10	under	11	under	34	20	14	under
HIRE OF EXTERNAL VEHICLES	0	0	-	0	-	0	-	0	1	(1)	over
TAXI CHARGES - CONTRACTED	0	(3)	over	(4)	over	(4)	over	0	5	(5)	over
TAXI CHARGES - AD HOC	1	(2)	over	(3)	over	(5)	over	1	6	(5)	over
TRANSPORT AND PLANT	261	0	-	(3)	over	(11)	over	156	175	(19)	over

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ADMINISTRATION											
PRINTING AND STATIONERY	16	(11)	over	(8)	over	(11)	over	13	19	(6)	over
TELEPHONES	90	(9)	over	(7)	over	(23)	over	59	80	(21)	over
MOBILE PHONES	11	(2)	over	(1)	over	(4)	over	7	10	(3)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	3	under	4	under	4	under	5	0	5	under
ADVERTISING - OTHER	6	0	-	1	under	0	-	3	2	1	under
POSTAGES/COURIERS	15	(4)	over	(4)	over	3	under	10	11	(1)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	8	(1)	over	(1)	over	(2)	over	4	7	(3)	over
INSURANCE	56	0	-	0	-	4	under	22	36	(14)	over
MEDICAL COSTS	9	0	-	1	under	(4)	over	3	7	(4)	over
LEGAL EXPENSES	10	0	-	0	-	0	-	7	7	0	-
PETTY OUTLAYS	12	(1)	over	(1)	over	(1)	over	8	9	(1)	over
HOSPITALITY	0	0	-	0	-	0	-	0	1	(1)	over
OTHER ADMIN COSTS	13	4	under	5	under	5	under	9	4	5	under
INTERNAL SUPPORT SERVICES ALLOCATION	557	0	-	0	-	0	-	0	0	0	-
ADMINISTRATION	810	(21)	over	(11)	over	(29)	over	150	193	(43)	over
PAYMENT TO OTHER BODIES											
JOINT COMMITTEES - GENERAL	0	(6)	over	(8)	over	0	-	0	0	0	-
OTHER COMMITTEES OF THE AUTHORITY	338	14	under	16	under	(9)	over	14	14	0	-
PAYMENTS TO OTHER BODIES	1,002	40	under	47	under	64	under	570	496	74	under
SUPPORTING PEOPLE INTERNAL PROVIDER	1,106	0	-	0	-	0	-	779	763	16	under
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	11	under	11	under	16	under	527	486	41	under
HOUSING ADMINISTRATION	1,170	0	-	0	-	0	-	810	810	0	-
ASSISTANCE TO HOME OWNERS	2,232	0	-	(14)	over	0	-	1,148	1,057	91	under
PAYMENT TO OTHER BODIES	6,550	59	under	52	under	71	under	3,848	3,626	222	under
PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	3,012	15	under	23	under	14	under	1,523	1,509	14	under
PAYMENT TO EXTERNAL CONSULTANTS	2	(8)	over	(10)	over	(10)	over	2	15	(13)	over
PAYMENT TO CONTRACTORS	3,014	7	under	13	under	4	under	1,525	1,524	1	under
TRANSFER PAYMENTS											
RENT ALLOWANCE	0	0	-	0	-	0	-	0	1	(1)	over
TRANSFER PAYMENTS	0	0	-	0	-	0	-	0	1	(1)	over

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FINANCING CHARGES											
I.T. EQUIPMENT LEASING-CONTRACT	57	4	under	3	under	3	under	31	25	6	under
FINANCING CHARGES	57	4	under	3	under	3	under	31	25	6	under
TOTAL EXPENDITURE	41,300	63	under	103	under	136	under	25,823	25,751	72	under
INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(435)	(14)	under rec	(1)	under rec	19	over rec	(243)	(263)	20	over rec
SALES - DEPARTMENTS OF THE AUTHORITY	(665)	10	over rec	3	over rec	0	-	0	0	0	-
FEES AND CHARGES - GENERAL	(841)	21	over rec	21	over rec	25	over rec	(667)	(728)	61	over rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(46)	0	-	0	-	0	-	0	0	0	-
RENTAL INCOME	(5,056)	(73)	under rec	(120)	under rec	(134)	under rec	(3,380)	(2,910)	(470)	under rec
HOUSE RENTS	(7,399)	(37)	under rec	(40)	under rec	(49)	under rec	(4,863)	(4,819)	(44)	under rec
INSURANCE RECOVERIES	0	8	over rec	8	over rec	9	over rec	0	(9)	9	over rec
OTHER INCOME	(1,014)	22	over rec	26	over rec	(6)	under rec	(26)	(378)	352	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	(17,333)	(63)	under rec	(103)	under rec	(136)	under rec	(9,179)	(9,107)	(72)	under rec
NET EXPENDITURE	23,967	0	-	0	-	0	-	16,644	16,644	0	-