Revenue Budget Monitoring Statement

Period Ended 26 February 2021 (No.12)

Housing and Technical Resources

	Annual Budget	Forecast for Year BEFORE Transfers	Annual Forecast Variance BEFORE Transfers	Annual Forecast Variance AFTER Transfers	Budget Proportion to 26/02/21	Actual to Period 12 to 26/02/21 BEFORE Transfers	Variance to 26/02/21 BEFORE Transfers
Service Departments :-	£m	£m	£m	£m	£m	£m	£m
Housing Services	9.080	8.925	0.155	0.155	6.028	5.950	0.078 under
Property Services	6.666	7.803	(1.137)	(1.137)	7.777	8.855	(1.078) over
COVID-19	0.000	1.265	(1.265)	(1.265)	0.000	0.784	(0.784) over
Position before Transfers to Reserves	15.746	17.993	(2.247)	(2.247)	13.805	15.589	(1.784) over
Transfers to Reserves as at 26/02/21					0.000	0.000	0.000
Position After Transfers to Reserves at 26/02/21					13.805	15.589	(1.784) over

Appendix D

Housing and Technical Resources (excl HRA) Variance Analysis 2020/21 (Period 12)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	1,155k under	APT&C Basic / Overtime / Superannuation / National Insurance - 1,439k under	Housing Services - 269k under Property Services - 1,170k under	The variance relates to vacancies which are actively being recruited or being held whilst service requirements are determined.
		Manual Basic / Overtime / Superannuation / National Insurance - (315k) over	Property Services - (284k) over	The variance reflects the current level of trade operatives required to meet service demands.
Property Costs	(964k) over	Rent - (240k) over	COVID-19 - (203k) over	The overspend relates to the cost for an additional temporary accommodation to meet increased demand as a result of COVID-19.
		Bed and Breakfast - (99k) over	COVID-19 - (116k) over	The overspend relates to the cost for additional temporary accommodation to meet increased demand as a result of COVID-19. This is partially offset by an over recovery of income.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Security Costs - (116k) over	Property Services - (78k) over	The level of security varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works. These are higher due to COVID-19 lockdown.
		Repairs and Maintenance - Internal and External Contractor - (132k) over	<u>COVID-19 - (119k)</u> <u>over</u>	This reflects the cost of additional Health and Safety measures for Housing and Property Staff and service users due to COVID.
		Rent W/o Bad Periods - (80k) over	Housing Services - 49k under	This underspend relates to a change in the profile of temporary accommodation and also better than expected collection rates for rental income.
			Property Services - (129k) over	The Estates bad debt provision is higher than anticipated due to the level of debts experienced in Shopping Centre leases.
		Fixtures and Fittings - (367k) over	COVID-19 - (298k) over	This reflects the current demand for the various elements of Furnishing assistance for temporary accommodation provided due to COVID-19.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Property Costs (cont)		Refuse Uplifts - 174k under	Property Services - 174k under	The level of uplifts varies depending on the current workload demands and timing of capital and revenue works. These are lower due to COVID- 19 lockdown.
Supplies and Services	6,368k under	Materials - 6,278k under	Property Services - 6,315k under	The level of materials varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works. These are lower due to COVID- 19 lockdown.
Transport and Plant	745k under	Fleet Services Charges (All lines) - 187k under	Property Services - 164k under	The underspend reflects a reduction in fuel consumption as a result of lockdown restrictions on operatives travel.
		Hire of Plant / Scaffolding / Skips - 540k under	Property Services - 540k under	The level of hires varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works. These are lower due to COVID- 19 lockdown.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Administration Costs	(49k) over	Mobile Phones - (77k) over	COVID-19 - (32k) over	The overspend reflects additional costs incurred to allow staff to work from home and to ensure customer contact access is maintained due to COVID-19 restrictions.
Payment to Other Bodies	(388k over)	Payment to Other Bodies - (309k) over	COVID-19 - (295k) over	This relates to payments to the Salvation Army and is offset by an over recovery of income.
		<u>Private Individuals - General - (100k)</u> over	<u>COVID-19 - (100k)</u> over	This reflects additional COVID- 19 costs in relation to tenancy sustainment costs.
Payments to Contractors	5,359k under	Payments to Private Contractors - 5,547k under	Property Services - 5,573k under	The level of contractor payments varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works. These are lower due to COVID-19 lockdown.
		Payments to External Consultants - (188k) over	Property Services - (188k) over	This overspend reflects the requirement to purchase external professional services within the Projects team, to meet current service demands.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income	(14,005k) under recovered	Contributions from Other Bodies - (66k) under recovered	Housing - (66k) under recovered	This reflects an under recovery of one-off income to deliver specific projects with partners, including the Home Office for refugee resettlement. This is offset by a reduction expenditure.
		Fees and Charges - General - 139k over recovered	COVID-19 - 162k over recovered	The over recovery relates to income for bed and breakfast additional temporary accommodation to meet increased demand as a result of COVID-19. This partially offsets additional Property costs incurred above.
		Rental Income - 54k over recovered	Property Services - (402k) under recovered	This reflects changes to the level of rental income collectable from the portfolio.
			COVID-19 - 456k over recovered	The over recovery relates to income for the provision of additional temporary accommodation to meet increased demand as a result of COVID-19. This partially offsets additional Property and Payment to Other Bodies expenditure above.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Income (cont)		House Rents - (176k) under recovered	Housing Services - (176k) under recovered	The majority of this under recovery relates to levels of temporary accommodation stock. A review of stock levels to match demand is ongoing.
		Recovery from Capital - (11,516k) under recovered	Property Services - (11,516k) under recovered	The level of income recovered varies depending on the current workload and the timing of a wide variety of major capital projects and is offset by a reduction in expenditure. These are lower due to COVID-19 lock down. The income to date includes the agreed recharge to the HRA and capital for the fixed costs of the Project Services.
		Recharges - Departments of the Authority - (2,376k) under recovered	Property Services - (2,376k) under recovered	The level of income recovered varies depending on the current workload and the timing of a wide variety of revenue works and is offset by a reduction in expenditure. These are lower due to COVID-19 lock down. The income to date includes the agreed recharge to the HRA and capital for the fixed costs of the Internal Property Services contractor.

* The underlined variances represent new variances since the last report.

Housing & Technical Resources - Total Expenditure / Income Variance Trends 2020/21	REVISED ANNUAL BUDGET 2020/21	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 ESTIMATE TO DATE	PERIOD 12 ACTUAL TO DATE	PERIOD 12 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	14,879	719	under	782	under	917	under	13,226	12,247	979	under
APT & C OVERTIME	187	42	under	37	under	31	under	167	136	31	under
APT & C SUPERANNUATION	2,882	209	under	228	under	253	under	2,560	2,289	271	under
APT & C NIC	1,542	114	under	126	under	149	under	1,372	1,214	158	under
MANUAL BASIC	17,165	(165)	over	(184)	over	(217)	over	15,257	15,513	(256)	over
MANUAL OVERTIME	1,056	169	under	120	under	84	under	938	882	56	under
MANUAL SUPERANNUATION	3,291	(18)	over	(19)	over	(21)	over	2,925	2,952	(27)	over
MANUAL NIC	1,709	(50)	over	(63)	over	(76)	over	1,520	1,608	(88)	over
TRAVEL AND SUBSISTANCE	26	9	under	8	under	10	under	23	-	10	under
OTHER EMPLOYEE COSTS	(27)	5	under	7	under	4	under	(24)	(32)	8	under
PENSION INCREASES	600	(5)	over	24	under	1	under	533		31	under
ADDITIONAL PENSION COSTS	13	(16)	over	(16)	over	(18)	over	0	18	(18)	over
EMPLOYEE COSTS	43,323	1,013	under	1,050	under	1,117	under	38,497	37,342	1,155	under

Housing & Technical Resources - Total Expenditure / Income Variance Trends 2020/21	REVISED ANNUAL BUDGET 2020/21	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 VARIANCE AMOUNT	Over/ Under	PERIOD 12 ESTIMATE TO DATE	PERIOD 12 ACTUAL TO DATE	PERIOD 12 VARIANCE AMOUNT	Over/ Under
PROPERTY COSTS											
RATES	2,124	(12)	over	8	under	1	under	2,113	2,128	(15)	over
SCOTTISH WATER - UNMETERED CHARGES	12	Ó	-	0	-	(2)	over	10	12	(2)	over
SCOTTISH WATER - METERED CHARGES	256	(3)	over	(1)	over	17	under	217	211	6	under
RENT	1,262	(140)	over	(161)	over	(193)	over	946	1,186	(240)	over
SERVICE CHARGE	123	4	under	2	under	(9)	over	71	102	(31)	over
FACTORING CHARGES	9	0	-	0	-	1	under	3	2	1	under
OTHER ACCOMMODATION COSTS	2,578	16	under	34	under	33	under	2,473	2,440	33	under
BED AND BREAKFAST	27	(100)	over	(101)	over	(103)	over	24	123	(99)	over
PROPERTY INSURANCE	295	(8)	over	4	under	44	under	295	273	22	under
SECURITY COSTS	299	(112)	over	(106)	over	(97)	over	277	393	(116)	over
GROUND MAINTENANCE	52	(4)	over	(4)	over	(5)	over	52	57	(5)	over
GROUNDS MAINTENANCE ADDITIONAL WORKS	10	3	under	1	under	2	under	8	7	1	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	2,806	(58)	over	(13)	over	(30)	over	2,203	2,281	(78)	over
LIFE CYCLE MAINTENANCE	3,828	(11)	over	(46)	over	(31)	over	3,509	3,509	Ó	-
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	380	(11)	over	2	under	4	under	306	360	(54)	over
HOUSING - RENT FREE ACCOMMODATION	0	(7)	over	(7)	over	(7)	over	0	7	(7)	over
HOUSING - RENT W/O UNLET PERIODS	667	(4)	over	(19)	over	(9)	over	624	639	(15)	over
HOUSING - RENT W/O BAD PERIODS	798	(163)	over	(100)	over	(88)	over	259	339	(80)	over
ASBESTOS	0	(4)	over	(4)	over	(4)	over	0	4	(4)	over
ELECTRICITY - CONTRACT	955	(37)	over	(44)	over	(43)	over	854	893	(39)	over
ELECTRICITY - NON CONTRACT	25	9	under	11	under	(17)	over	21	8	13	under
GAS	249	2	under	(14)	over	(17)	over	226	219	7	under
HEATING OIL	12	0	-	0	-	(1)	over	11	11	0	-
SOLID FUEL	0	(2)	over	(2)	over	(2)	over	0	2	(2)	over
FIXTURE & FITTINGS	628	(219)	over	(274)	over	(314)	over	575	942	(367)	over
JANITOR SERVICE	164	12	under	12	under	12	under	164	152	12	under
CLEANING CONTRACT	339	(6)	over	(7)	over	(35)	over	329	374	(45)	over
CLEANING OUTWITH CONTRACT	0	(3)	over	(3)	over	(3)	over	0	3	(3)	over
CLEANING MATERIALS	10	0	-	1	under	1	under	8	6	2	under
WINDOW CLEANING	3	1	under	2	under	2	under	3	1	2	under
PEST CONTROL	6	2	under	2	under	3	under	5	2	3	under
REFUSE UPLIFT	405	64	under	71	under	148	under	368	194	174	under
REMOVAL & STORAGE COSTS	46	(12)	over	(21)	over	(24)	over	40	67	(27)	over
OTHER PROPERTY COSTS	504	22	under	24	under	34	under	502	489	13	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,113	(20)	over	(20)	over	(20)	over	1,113	1,133	(20)	over
ACCOMMODATION RECHARGE TO USERS	33	(7)	over	(8)	over	(1)	over	33	37	(4)	over
PROPERTY COSTS	20,018	(808)	over	(781)	over	(753)	over	17,642	18,606	(964)	over

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SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	471	15	under	27	under	36	under	399	356	-	under
COMPUTER EQUIPMENT MAINTENANCE	6	(8)	over	(9)	over	(8)	over	6	15	(-)	over
I.T. EQUIPMENT MAINT-CONTRACT	222	38	under	47	under	47	under	123	99		under
EQUIPMENT, APPARATUS AND TOOLS	46	26	under	28	under	27	under	42	13	-	under
ADAPTATIONS FOR CLIENTS	501	(10)	over	(10)	over	(11)	over	211	220	(-)	over
FURNITURE - OFFICE	0	(11)	over	(11)	over	(11)	over	0	11	(11)	over
FURNITURE - GENERAL	21	8	under	(2)	over	13	under	15	4	11	under
FURNISHINGS	0	(9)	over	(9)	over	(1)	over	0	1	(1)	over
MATERIALS	12,640	4,519	under	4,903	under	5,732	under	11,577	5,299	6,278	under
MATERIALS, APPARATUS AND EQUIPMENT	0	(2)	over	(2)	over	(2)	over	0	2	(2)	over
AUDIO VISUAL	10	5	under	6	under	7	under	8	1	7	under
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC.	2	1	under	2	under	2	under	2	0	2	under
TV LICENCES - EDUCATION	1	0	-	0	-	0	-	1	1	0	-
FOODSTUFFS - GENERAL	3	0	-	0	-	0	-	1	0		under
PROTECTIVE CLOTHING & UNIFORMS	42	(31)	over	(31)	over	(30)	over	40	70	(30)	over
LAUNDRY COSTS	0	(2)	over	(2)	over	(2)	over	0	2	(2)	over
OTHER SUPPLIES AND SERVICES	67	34	under	28	under	29	under	62	26	36	under
HEALTH AND SAFETY	2	0	-	1	under	1	under	2	1	1	under
CATERING - CONTRACT	1	0	-	0	-	0	-	0	0	v	-
OUTSOURCED MAIL	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
DELIVERY CHARGE	0	0	-	(1)	over	(1)	over	0	1	(1)	over
BULK BUYING DISCOUNT	0	2	under	2	under	2	under	0	(2)	2	under
SUPPLIES AND SERVICES	14,035	4,574	under	4,966	under	5,829	under	12,489	6,121	6,368	under

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TRANSPORT AND PLANT											
PURCHASE OF PLANT	126	(6)	01/07	1	undor	6	undor	107	92	15	under
FLEET SERVICES - FUEL	120	(6)	over	0	under	0	under	0	92	(1)	under over
POOL CAR RECHARGE - RENTAL CHARGE	98	-	over	(12)	over	(10)	over	83	107	(1)	over
POOL CAR RECHARGE - FUEL	26	()		13	under	(10)	under	16	-	(24)	
POOL CAR RECHARGE - ADDITIONAL CHARGES	1	0	-	13	under	1	under	10	0		under
OTHER TRANSPORT COSTS	7	3	under	4	under	2	under	7	4	3	under
TRANSPORT INSURANCE	44	11	under	(2)	over	(1)	over	41	40	1	under
PLANT SERVICES	7	3	under	(2)	under	(1)	under	6	10	5	under
FLEET SERVICE CHARGES VEHICLE MAINTENANCE	334	(1)	over	(1)	over	(18)	over	304	329	(25)	over
FLEET SERVICE CHARGES UNSCHEDULED LABOUR	1	(1)	under	(1)	under	(10)	under	1	020	(20)	under
FLEET SERVICE CHARGES PLANT MAINTENANCE	7	0	-	0	-	(1)	over	7	7	0	-
FLEET SERVICE CHARGES ASSET MODIFICATIONS	15	•	-	0	-	10	under	13	1	11	under
FLEET SERVICE CHARGES LEASING	1,397	2	under	2	under	2	under	1,271	1,393	(122)	over
FLEET SERVICE CHARGES HIRED VEHICLES	206	4	under	4	under	5	under	189	176	13	under
FLEET SERVICE CHARGES CONTRACT HIRE	48		under	4	under	4	under	16	2	10	under
FLEET SERVICE CHARGES ROAD FUND LICENCES/MOT	116	(2)	over	(2)	over	(27)	over	105	134	(29)	over
FLEET SERVICE CHARGES FUEL	787	241	under	306	under	298	under	704	380	324	under
HIRE OF EXTERNAL PLANT	257	83	under	93	under	109	under	233	118	115	under
HIRE OF SCAFOLDING	1,077	346	under	365	under	455	under	979	439	540	under
HIRE OF SKIPS	32		over	(201)	over	(88)	over	30	145	(115)	over
PUPIL TRANSPORT - OTHER	0	(1)	over	(1)	over	(00)	over	0	1	(1)	over
TAXI CHARGES - CONTRACTED	9		under	3	under	3	under	7	4	3	under
TRANSPORT AND PLANT	4,595	511	under	582	under	768	under	4,120	3,375	745	under
ADMINISTRATION											
PRINTING AND STATIONERY	90	2	under	9	under	11	under	80	69	11	under
TELEPHONES	94	(16)	over	(14)	over	(15)	over	85	76		under
MOBILE PHONES	39		over	(62)	over	(81)	over	35	112	(77)	over
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7		under	2	under	2	under	2	0	(/	under
ADVERTISING - OTHER	6		under	2	under	4	under	5	2	3	under
POSTAGES/COURIERS	22			4	under	6	under	18			under
MEMBERSHIP FEES/SUBSCRIPTIONS	16	(8)	over	(4)	over	(4)	over	14	24	(10)	over
INSURANCE	217	9	under	4	under	14	under	201	183	18	under
MEDICAL COSTS	53	9	under	11	under	9	under	38	24	14	under
LEGAL EXPENSES	16	(9)	over	(10)	over	(10)	over	5	20	(15)	over
PETTY OUTLAYS	13		over	(7)	over	(5)	over	12	16		over
HOSPITALITY / CIVIC RECOGNITION	0		over	(1)	over	(1)	over	0		(1)	over
OTHER ADMIN COSTS	13		over	Ó	-	1	under	10	7	3	under
TRAINING	4	(5)	over	(5)	over	(5)	over	0	5	(5)	over
INTERNAL SUPPORT SERVICES ALLOCATION	457	0	-	0	-	0	-	424	424	0	-
CENTRAL ADMINISTRATION	2,749	0	-	0	-	0	-	2,499	2,499	0	-
ADMINISTRATION	3,796	(82)	over	(71)	over	(74)	over	3,428	3,477	(49)	over

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PAYMENT TO OTHER BODIES											
OTHER COMMITTEES OF THE AUTHORITY	2,565	2	under	0	-	0		1,980	1,976	4	under
OTHER COMMITTEES OF THE AUTHORITY	2,505	(1)	over	(1)		(1)		1,960	1,970	(1)	over
PAYMENTS TO OTHER BODIES	1.498	(1)	over	(218)	over	(257)	over	909	1.218	(309)	over
SUPPORTING PEOPLE INTERNAL PROVIDER	1,119	(101)	over	(210)	over	(9)		1,043	1,052	(9)	over
SUPPORTING PEOPLE EXTERNAL PROVIDER	702	21	under	24		45		600	555	45	
HOUSING ADMINISTRATION	1,170	0	-	0		0		1,080	1,080		
ASSISTANCE TO HOME OWNERS	1,699	(2)	over	(1)	over	(15)	over	740	758	(18)	over
PRIVATE INDIVIDUALS - GENERAL	150	0	-	0	-	0	-	91	191	(100)	over
	0.000	(454)		(202)		(007)		C 442	0.004	(200)	
PAYMENT TO OTHER BODIES	8,903	(154)	over	(203)	over	(237)	over	6,443	6,831	(388)	over
PAYMENT TO CONTRACTORS											
PAYMENT TO PRIVATE CONTRACTOR	18.559	5,042	under	5,068	under	5.408	under	16,120	10,573	5,547	under
PAYMENT TO EXTERNAL CONSULTANTS	231	(344)	over	(172)	over	(161)	over	204	392	(188)	over
PAYMENT TO CONTRACTORS	18,790	4,698	under	4,896	under	5,247	under	16,324	10,965	5,359	under
FINANCING CHARGES											
I.T. EQUIPMENT LEASING-CONTRACT	152	(1)	over	5	under	11	under	141	148	(7)	over
INTEREST ON REVENUE BALANCES	2	1	under	1	under	1	under	2	0	()	
FINANCING CHARGES	154	0	-	6	under	12	under	143	148	(5)	over
								•		(-)	010.
TOTAL EXPENDITURE	113,614	9,752	under	10,445	under	11,909	under	99,086	86,865	12,221	under
INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(429)	(48)	under rec	(36)	under rec	(58)	under rec	(342)	(276)	(66)	under rec
SALES - DEPARTMENTS OF THE AUTHORITY	(606)	(6)	under rec	(15)		(27)		(519)	(487)	(32)	
FEES AND CHARGES - GENERAL	(580)	122	over rec	138	over rec	131	over rec	(437)	(576)	139	over rec
FEES AND CHARGES - DEPARTMENTS OF THE AUTHORITY	(46)	0	-	0	-	0	-	(44)	(51)	7	over rec
RENTAL INCOME	(4,515)	(68)	under rec	(81)	under rec	(49)	under rec	(4,162)	(4,216)	54	over rec
HOUSE RENTS	(5,566)	(72)	under rec	(109)	under rec	(175)		(5,227)	(5,051)	(176)	under rec
OTHER INCOME	(5,157)	(30)	under rec	(39)	under rec	(37)	under rec	(1,932)	(1,890)	(42)	under rec
REALLOCATION OF CENTRAL SUPPORT COSTS	(876)	0	-	0	-	0		(164)	(164)	0	-
REALLOCATION OF SUPPORT COSTS	(2,242)	(1)	under rec	(5)	under rec	10		(1,643)	(1,646)	3	over rec
RECOVERY FROM CAPITAL RECHARGES - DEPARTMENTS OF THE AUTHORITY	(40,255) (37,497)	(8,199) (1,954)	under rec under rec	(8,998) (1,791)	under rec under rec	(10,501) (1,848)	under rec under rec	(36,614) (34,107)	(25,098) (31,731)	(11,516) (2,376)	under rec under rec
MANUAL RECHARGES - DEPARTMENTS OF THE AUTHORITY	(37,497) (99)	(1,954)	under rec	(1,791)		(1,040)		(34,107)	(31,731)	(2,376)	
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	(07.000)	(10,256)	under rec	(10,936)	under rec	(12,554)	under rec	(85,281)	(71,276)	(14,005)	under rec
INCOME	(97,868)	(10,250)	under rec	(10,330)	under ree	(12,334)	under ree	(03,201)	(11,210)	(14,000)	