

The Highland Council

Finance, Housing and Resources Committee – 5 June 2013

Agenda Item	3.c
Report No	FHR/ 66/13

Housing and Property Service - Revenue Monitoring

Report by Depute Chief Executive / Director of Housing and Property

Summary

This report sets out the current position to 30 April 2013 with regard to the 2013/14 Revenue Monitoring Statements for the:

- Housing Revenue Account
- Other Housing and Property Revenue Account
- Property Revenue Maintenance and
- Building Maintenance Account.

1. Housing Revenue Account

1.1 **Appendix 1** shows the position to 30 April 2013.

1.2 At this stage of the year no variations are predicted against the main budget headings. A negative spend to date is reported on repairs and maintenance as a result of accruals from 2012/13.

2. Other Housing and Property Revenue

2.1 **Appendix 2** shows the position to 30 April 2013. At this stage no variations are predicted against the main budget headings.

3. Property Revenue Maintenance Budget (Public Buildings, Schools etc)

3.1 2013/14 Budget - Financial Monitoring

3.1.1 This section sets out the current position with regard to the 2013/14 Property Revenue Maintenance Budget for the period to 30 April 2013.

3.1.2 The Property Revenue Maintenance Budget for 2013/14 has been set at £4,970,977. The table in **Appendix 3** summarises the allocated budgets by work category and details programme performance, commitment and expenditure as at 30 April 2013.

3.2 Summary of Expenditure to Date

3.2.1 It will be noted from the table in **Appendix 3** that 11% of the budget has been spent or legally committed. Current projections indicate that the budget will be fully spent by year end.

4. **Building Maintenance**

4.1 **Financial Monitoring to 30 April 2013**

4.1.1 **Appendix 4** shows the Monitoring Statement for Building Maintenance to 30 April 2013.

4.1.2 Changes approved during 2012/13 have removed the requirement for a surplus to be generated.

5. **Implications arising from this report.**

5.1 The 2012/13 financial year closedown is ongoing and it is intended that Near Final Accounts will be presented to the Council meeting on 27 June 2013. More detail on final outturn figures will be reported to Committee in August.

5.2 Any **Resource, Legal, Equality, Climate Change or Risk** Implications are set out in this report.

6. **Recommendations**

6.1 Members are asked to note the monitoring statements to 30 April 2013 for the Housing Revenue Account, Other Housing and Property Revenue Account and Building Maintenance and progress with the 2013/2014 Property Revenue Maintenance Budget.

Signature:

Designation: **Depute Chief Executive/Director of Housing and Property**

Date 20 May 2013

Authors/Reference: David Goldie (Head of Housing)
Finlay MacDonald (Property Manager)
Caroline Campbell (Maintenance and Service Support Manager)

Housing Revenue Account - Revenue Expenditure Monitoring Report

1 April 2013 to 30th April 2013

Summary

	£000 Actual Year To Date	£000 Annual Budget	£000 Year End Estimate	£000 Year End Variance
BY ACTIVITY				
Expenditure:-				
Supervision & Management	778	6,106	6,106	0
Tenant Participation	12	203	203	0
Sheltered Housing	74	721	721	0
Homelessness	25	411	411	0
Repairs & Maintenance	(2,465)	15,359	15,359	0
Write Offs and Voids	127	1,244	1,244	0
Central Support	0	2,843	2,843	0
Loan Charges	0	15,629	15,629	0
CFCR	0	4,325	4,325	0
Gross Expenditure	(1,450)	46,842	46,842	0
Income:-				
House Rents	(1,881)	(45,307)	(45,307)	0
Other Rents	(142)	(1,219)	(1,219)	0
Other Income	(189)	(266)	(266)	0
Interest on Revenue Balances	0	(50)	(50)	0
Gross Income	(2,213)	(46,842)	(46,842)	0
	(3,662)	0	0	0

BY SUBJECTIVE

Staff Costs	355	5,518	5,518	0
Other Costs	(1,804)	41,324	41,324	0
Gross Expenditure	(1,450)	46,842	46,842	0
Grants	0	0	0	0
Other Income	(2,213)	(46,842)	(46,842)	0
Gross Income	(2,213)	(46,842)	(46,842)	0
	(3,662)	0	0	0

Other Housing and Property - Revenue Expenditure Monitoring Report

1 April 2013 to 30 April 2013

Summary

	£000 Actual Year To Date	£000 Annual Budget	£000 Year End Estimate	£000 Year End Variance
BY ACTIVITY				
Expenditure				
Housing Development Unit	19	231	231	0
Private Sector Housing Grant	10	1,579	1,579	0
Gypsy Traveller Sites	5	108	108	0
Homelessness/Leasing	1,291	6,083	6,083	0
Supporting People	416	1,730	1,730	0
Anti Social Behaviour	22	327	327	0
Misc Costs	(0)	455	455	0
Accommodation Account	58	3,409	3,409	0
Asset Management	49	628	628	0
Property Management	108	1,848	1,848	0
Energy & Sustainability	24	859	859	0
Consultancy	218	4,981	4,981	0
Revenue Maintenance	105	4,910	4,910	0
Estates & Investment Properties	26	724	724	0
Administration	151	1,067	1,067	0
Gross Expenditure	2,504	28,939	28,939	0
Income				
Housing Development Unit	0	(125)	(125)	0
Gypsy Traveller Sites	(12)	(169)	(169)	0
Homelessness/Leasing	(300)	(4,963)	(4,963)	0
House Loans	(0)	(2)	(2)	0
Misc Income	(9)	(69)	(69)	0
Accommodation Account	(1)	(99)	(99)	0
Asset Management	(4)	(57)	(57)	0
Property Management	0	(743)	(743)	0
Energy & Sustainability	43	(864)	(864)	0
Consultancy	0	(8,954)	(8,954)	0
Revenue Maintenance	(13)	(5)	(5)	0
Estates & Investment Properties	(89)	(2,728)	(2,728)	0
Administration	0	(117)	(117)	0
Gross Income	(386)	(18,896)	(18,896)	0
	2,118	10,043	10,043	0

BY SUBJECTIVE

Staff Costs	543	7,025	7,025	0
Other Costs	1,961	21,914	21,914	0
Gross Expenditure	2,504	28,939	28,939	0
Grants	0	0	0	0
Other Income	(386)	(18,896)	(18,896)	0
Gross Income	(386)	(18,896)	(18,896)	0
	2,118	10,043	10,043	0

Appendix 3

Property Revenue Maintenance Budget 2013/14

Programme Performance: 1st April to 30th April 2013

	Budget	Legally Committed	Paid	Balance	% of Budget Paid / LC	% Through Year
Day to Day Building	700,000	58,755	29,893	611,352	13%	8%
Day to Day Engineering	660,000	85,833	41,300	532,867	19%	
Service Contracts (Including Legionella and LPG Work)	1,085,657	29,735	27,789	1,028,134	5%	
Vandalism	110,000	9,395	4,561	96,044	13%	
Planned Maintenance	524,000	23,386	26,537	474,077	10%	
Cyclical Maintenance	710,000	19,283	10,763	679,954	4%	
Kitchen Fabric - EHO Reports	50,000	2,315	467	47,218	6%	
Structural Surveys	25,000	800	0	24,200	3%	
Asbestos Work	100,000	17,555	1,303	81,142	19%	
Water Safety Remedial Works	0	6,000	0	-6,000		
Emergency Works	120,000	7,361	14,139	98,500	18%	
HACC Beam Monitoring	30,000	0	0	30,000	0%	
Fire Legislative Measures	70,000	15,135	12,316	42,549	39%	
Insurance Identified Work	50,000	14,360	12,624	23,016	54%	
Insurance Surveys	33,000	0	0	33,000	0%	
Storm Damage / Winter Contingency	72,849	13,275	9,129	50,444	31%	
Leased Building Service Charges	20,000	0	0	20,000	0%	
Fees	610,471	0	50,176	560,295	8%	
Overall Totals	4,970,977	303,189	240,997	4,426,791	11%	

**HIGHLAND COUNCIL
BUILDING MAINTENANCE**

FINANCIAL MONITORING STATEMENT PERIOD 1 APRIL 2013 - 30 APRIL 2013

SUMMARY	ANNUAL PLAN	PLANNED TO DATE	ACTUAL TO DATE	PROJECTED OUTTURN	YEAR END VARIANCE
	£	£	£	£	
INCOME					
HOUSING REPAIRS	(11,360,200)	(946,683)	2,610,904	(11,360,200)	0
HOUSING CAPITAL	(2,572,612)	(214,384)	1,220,352	(2,572,612)	0
NON HOUSING	(620,941)	(51,745)	(3,633)	(620,941)	0
RETURNS	0	0	0	0	0
ADDITIONAL INCOME	(250,000)	(20,833)	(3,078)	(250,000)	0
	<u>(14,803,753)</u>	<u>(1,233,646)</u>	<u>3,824,546</u>	<u>(14,803,753)</u>	<u>0</u>
DIRECT COSTS					
LABOUR COSTS	3,761,503	313,459	176,035	3,761,503	0
SUB_CONTRACTORS	6,469,103	539,092	(9,578)	6,469,103	0
MATERIALS	1,338,361	111,530	12,837	1,338,361	0
TRANSPORT & PLANT	795,828	66,319	59,776	795,828	0
OTHER SUPPLIES & SERVICES	346,634	28,886	16,787	346,634	0
	<u>12,711,429</u>	<u>1,059,286</u>	<u>255,858</u>	<u>12,711,429</u>	<u>0</u>
OVERHEADS					
MANAGEMENT COSTS	944,076	78,673	53,107	944,076	0
APPORTIONED COSTS	289,229	24,102	7,406	289,229	0
SUPPORT COSTS	839,019	69,918	15,536	839,019	0
INTEREST ON REVENUE BALANCES	20,000	1,667	0	20,000	0
	<u>2,092,324</u>	<u>174,360</u>	<u>76,049</u>	<u>2,092,324</u>	<u>0</u>
TOTAL COSTS	<u>14,803,753</u>	<u>1,233,646</u>	<u>331,907</u>	<u>14,803,753</u>	<u>0</u>
(SURPLUS)/DEFICIT	<u>0</u>	<u>0</u>	<u>4,156,452</u>	<u>0</u>	<u>0</u>