



HOUSING SERVICES: BUDGET MONITORING REPORT 2002/03

1. Reason for report

- 1.1. This report informs Members of the budget monitoring position within Housing Services as at 31 October 2002.

2. Housing Revenue Account (HRA) 2002/03

- 2.1. The financial information for the HRA is shown at Appendix 1. There are no new variances to report. The closing balance on the HRA is forecast to be £151,938.

3. General Fund Housing 2002/03

- 3.1. The financial information for General Fund Housing is shown at Appendix 2. There are no new variances to report. A total of £97,500 has been approved by the Finance Sub Committee for negotiating contracts with private sector landlords for temporary accommodation and support in 2002/03. The expected net expenditure for the year is £1.81 million.

4. Consultation

- 4.1. The Director for Finance and Corporate Services has been consulted in the preparation of this report.

5. Recommendations

Members are invited to:

- 5.1. NOTE the current budgetary position on the Housing Revenue Account – projected closing balance of £151,938 and;
- 5.2. NOTE the budgetary position on the General Fund Housing – projected net expenditure of £1.81 million.

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20 November 2002

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DUMFRIES AND GALLOWAY COUNCIL -
HRA REVENUE BUDGET MONITORING REPORT:
1 APRIL 2002 TO 31 OCTOBER 2002

Ref		Column A	Column B	Column C	Column D	Column E	Column F	Column G		
		Outturn 2001-2002 £	Original Budget 2002 2003 £	Budget Amendments 2002-2003 £	Revised Budget 2002-2003 £	Profiled Budget to 31 Oct 2002 £	Actual to 31 Oct 2002 £	Under / Overspend (Actual- Budget) £	Projected Outturn 2002-2003 £	Variance 2002-2003 £
1	Supervision & Management									
2	General Management									
3	Property Costs	190,352	183,241	13,595	196,836	147,079	109,929	-37,150	196,836	0
4	Supplies & Services / Admin	633,850	712,453		712,453	407,246	334,552	-72,694	712,453	0
5	Staff Related Costs	2,031,908	2,479,294	-310,800	2,168,494	1,174,601	1,190,472	15,871	2,168,494	0
6	Central Support Charges	991,632	984,668	39,463	1,024,130	0	-85,858	-85,858	1,024,130	0
7		<u>3,847,742</u>	<u>4,359,656</u>	<u>-257,742</u>	<u>4,101,912</u>	<u>1,728,926</u>	<u>1,549,094</u>	<u>-179,831</u>	<u>4,101,912</u>	<u>0</u>
8	Special Services									
9	Communal Lighting	23,546	28,840		28,840	16,823	16,256	-568	28,840	0
10	Sheltered Housing	157,595	102,079	45,000	147,079	57,828	60,726	2,898	147,079	0
11	Contract Cleaning Service	101,475	92,700		92,700	50,213	49,763	-450	92,700	0
12	Homeless Hostels & Furnished Flats	9,973	0		0	0	-14,440	-14,440	0	0
13	Supporting People	0	0		0	0	-66,976	-66,976	0	0
14		<u>292,589</u>	<u>223,619</u>	<u>45,000</u>	<u>268,619</u>	<u>124,864</u>	<u>45,328</u>	<u>-79,535</u>	<u>268,619</u>	<u>0</u>
15	Total Supervision & Management	4,140,331	4,583,275	-212,742	4,370,531	1,853,790	1,594,423	-259,367	4,370,531	0
16	Capital Financing (Loan Charges)	9,677,656	9,559,000		9,559,000	0	0	0	9,559,000	0
17	Housing Repairs									
18	Supplies & Services / Admin	41,992	47,389		47,389	19,523	22,570	3,047	47,389	0
19	Staff Related Costs	798,493	815,693	-10,000	805,693	436,417	424,194	-12,223	805,693	0
20	Responsive Repairs	5,696,515	5,912,133	600,000	6,512,133	3,987,391	3,652,544	-334,847	6,512,133	0
21	Solid Fuel Servicing	28,114	385,200	265,900	651,100	379,808	135,988	-243,820	651,100	0
22	Planned Preventative Maintenance	1,111,842	1,470,500	-160,500	1,310,000	764,167	302,269	-461,898	1,310,000	0
23	Grounds Maintenance	433,019	435,845		435,845	0	0	0	435,845	0
24	Aids and Adaptations	218,408	257,500		257,500	132,153	123,196	-8,957	257,500	0
25	Insurances	277,000	300,000		300,000	0	0	0	300,000	0
26	Income/Recharges	-154,875	-123,600		-123,600	-72,100	-63,292	8,808	-123,600	0
27	Total Housing Repairs	8,450,508	9,500,660	695,400	10,196,060	5,847,359	4,597,470	-1,049,889	10,196,060	0
28	Void Rents	531,442	543,106		543,106	316,812	289,024	-27,788	543,106	0
29	Bad Debts	217,975	110,000		110,000	0	0	0	110,000	0
30	Total Expenditure	23,017,913	24,296,041	482,658	24,778,697	7,817,960	6,480,917	-1,337,044	24,778,697	0
31	House Rents	-24,393,031	-24,664,200		-24,664,200	-14,484,545	-14,492,179	-7,635	-24,664,200	0
32	Non Dwelling Rents	-332,846	-365,301		-365,301	-213,092	-178,726	34,367	-365,301	0
33	Interest on Revenue Balances	-460,803	-200,000		-200,000	0	0	0	-200,000	0
34	Housing Support Grant	0	0	-9,565	-9,565	-5,580	-4,782	798	-9,565	0
35	Other Income	-61,442	-20,600	-40,000	-60,600	-32,017	-28,045	3,972	-60,600	0
36	Total Income	-25,248,121	-25,250,101	-49,565	-25,299,666	-14,735,233	-14,703,732	31,501	-25,299,666	0
37	Total Net Expenditure	-2,230,208	-954,060	433,093	-520,969	-6,917,273	-8,222,815	-1,305,542	-520,969	0

**DUMFRIES AND GALLOWAY COUNCIL -
HRA REVENUE BUDGET MONITORING REPORT:
1 APRIL 2002 TO 31 OCTOBER 2002**

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		Outturn 2001-2002 £	Original Budget 2002 2003 £	Budget Amendments 2002-2003 £	Revised Budget 2002-2003 £	Profiled Budget to 31 Oct 2002 £	Actual to 31 Oct 2002 £	Under / Overspend (Actual- Budget) £	Projected Outturn 2002-2003 £
38	APPROPRIATIONS								
39	CFCR	2,802,288	2,200,000	-300,000	1,900,000	0	0	1,900,000	0
40	Transfer of HRA balance to General Fund	0	0	3,057,468	3,057,468	0	0	3,057,468	0
41	Transfer from General Fund (Imp Grants)	-100,000	0	0	0	0	0	0	0
42	Earmarked reserve	-39,320	0	-13,595	-13,595	0	0	-13,595	0
		2,662,968	2,200,000	2,743,873	4,943,873	0	0	4,943,873	0
43	HRA BALANCES								
44	Brought Forward	5,007,602	3,390,935		4,574,842			4,574,842	
45	Carried Forward	4,574,842	3,328,903	3,176,966	151,938			151,938	0

Budget Amendments 2002-2003

	£	£		Date Approved
Supervision & Management				
Property Costs			13,595 Security Works in area offices (earmarked reserve)	3-Sep-02
Staff Related Costs			-242,800 Saving due to staff seconded to DGHP	3-Sep-02
			-68,000 Saving due to further staff seconded to DGHP 30 Sep 2002	5-Nov-02
Central Support Charges			39,463 Budget revised in line with 2001/02 outturn	3-Sep-02
Special Services				
Sheltered Housing			45,000 Care Call connection - charge from Social Services	9-Apr-02
Housing Repairs				
Staff Related Costs			-10,000 Saving due to further staff seconded to DGHP 30 Sep 2002	5-Nov-02
Responsive Repairs			600,000 For necessary repairs to voids	3-Sep-02
Solid Fuel Servicing	62,000		Further work included in 3 year contract not originally identified	9-Apr-02
	100,000		Removal / replacement of all remaining stainless steel flue liners	9-Apr-02
	165,000		Installation of vents	1-Oct-02
	-61,100		Revision of budget for flue liner removal / replacement	1-Oct-02
Total Solid Fuel Servicing		265,900		
Planned Preventative Maintenance	74,000		Slippage from 2001-02	9-Apr-02
	-94,500		Revised estimates of work required	3-Sep-02
	-140,000		Savings on 2002/03 programme	1-Oct-02
Total Planned Preventative Maintenance		-160,500		
Housing Support Grant			-9,565 Notified by Sc Exec 17 Apr 2002 - grant in respect of Annanbank Hostel	
Other Income			-40,000 For DGHP use of Carmont House	3-Sep-02
APPROPRIATIONS				
CFCR			-300,000 Forecast underspend on capital	3-Sep-02
Transfer of HRA balance to General Fund			3,057,468 Approved at Finance Sub-Committee	30-Jul-02
Earmarked reserve			-13,595 Carry forward of earmarked reserve for property costs	3-Sep-02
		3,176,966		

DUMFRIES AND GALLOWAY COUNCIL
GENERAL FUND HOUSING BUDGET MONITORING REPORT
1 APRIL 2002 TO 31 OCTOBER 2002

APPENDIX 2

Ref	GENERAL FUND HOUSING	Column A	Column B	Column C	Column D	Column E	Column F	Column G
		Outturn 2001-02 £	Original Budget 2002-2003 £	Budget Amendments 2002-03 £	Revised Budget 2002-2003 £	Actual Out-turn to 31 Oct 2002 £	Projected Outturn 2002-2003 £	Variance £
Service Analysis								
1	Home Loans	-28,789	-20,450	0	-20,450	-29,972	-20,450	0
2	Homelessness	145,800	132,555	370,827	503,382	77,134	503,382	0
3	Supporting People - Homeless	-2	0	64,193	64,193	31,525	64,193	0
4	Rough Sleepers Initiative	23	39,000	0	39,000	13,058	39,000	0
5	Homelessness Implementation	0	0	0	0	-42,123	0	0
6	Housing Strategy	0	0	0	0	0	0	0
7	Enabling role	7,520	7,600	0	7,600	-14,317	7,600	0
8	Rent Deposit Scheme	15,000	0	0	0	0	0	0
9	Houses in Multiple Occupation	-1,486	-220	0	-220	-11,921	-220	0
10	Travelling peoples site	58,241	39,741	0	39,741	27,059	39,741	0
11	Shops	-1,160	-1,910	0	-1,910	-1,213	-1,910	0
12	Garden Aid Scheme	226,000	237,594	0	237,594	0	237,594	0
13	Loan Charges and Central Support	931,038	942,337	0	942,337	0	942,337	0
14	TOTAL	1,352,185	1,376,247	435,020	1,811,267	49,229	1,811,267	0
Subjective Analysis								
15	Staff Costs	213,768	304,462	97,697	402,159	118,601	402,159	0
16	Property Costs	61,918	175,395	216,000	391,395	49,220	391,395	0
17	Admin Costs	6,244	23,533	0	23,533	3,132	23,533	0
18	Support Costs	15,063	90,000	126,048	216,048	63,530	216,048	0
19	Supplies and Services	348,407	419,193	84,500	503,693	56,768	503,693	0
20	Transfer payments	526,632	326,165	126,954	453,119	376,060	453,119	0
21	Loan Charges	965,525	949,350	0	949,350	0	949,350	0
22	Income	-785,372	-911,851	-216,179	-1,128,030	-618,082	-1,128,030	0
23	TOTAL	1,352,185	1,376,247	435,020	1,811,267	49,229	1,811,267	0

Homelessness Implementation Budget		Budget Amendments		Date Approved
Scottish Executive Funding C/F 2001/02	-34,071	Additional Homelessness Staff	98,563	30-Jul-02
Assessment & Strategy	4,460	Furnished Flats Set-up	216,000	30-Jul-02
Training	5,000	Homelessness additional Sc Exec Funding	-26,000	3-Sep-02
Property Refurbishment	24,611	Craigforth Homelessness Strategy	26,000	3-Sep-02
Scottish Executive Funding 2002/03	-330,000	Local Housing Strategy - Expenditure	58,500	1-Oct-02
Additional 2002/03 Funding (notified 16.07.02)	-26,000	Local Housing Strategy - Scottish Executive Grant Income	-58,500	1-Oct-02
3 & 5 St Mary's Street Conversion	140,000	Provision for Shelter Project	22,957	5-Nov-02
Shelter Homelessness Support Service	70,000	Private Sector Properties - Homelessness	56,264	21-Nov-02
Homelessness Strategy Implementation Officer	40,000	- Supported Accommodation Costs	41,236	21-Nov-02
Homelessness Advice Service	80,000		435,020	
Homelessness Strategy (Craigforth)	26,000			
Total Budget	<u>0</u>			