
To: Communities, Housing and Planning Services Policy Board

On: 17 August 2021

Report by: Director of Finance and Resources

Heading: General Services Revenue, Housing Account and Capital Budget
Monitoring as at 25 June 2021

1. Summary of Financial Position

- 1.1. The projected outturn at 25 June 2021 for all services (including the housing revenue account) reporting to the Communities, Housing and Planning Policy Board is an overspend position of £0.124m (1.0%) against the revised budget for the year. This can be further analysed as a projected overspend in general services activities of £0.149m and an underspend in the HRA of £0.025m.
- 1.2. The projected capital outturn at 31 March 2021 for projects reported to the Communities, Housing and Planning Policy Board is a breakeven position of £26.726m against the revised budget for the year.
- 1.3. This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.
- 1.4. For the financial year 2021/22, the projected outturn position is split into Core (or business as usual) and COVID-19 related variances to help readers understand the impact of the pandemic on service finances.

Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£0	£5	(£30)	(£25)	£25	0%
Communities & Housing Directorate	£14	£14	£0	£14	£0	0%
Housing - General Services (Not HRA)	£4,942	£4,942	£0	£4,942	£0	0%
Communities and Public Protection (excluding Regulatory Services)	£3,662	£3,662	£150	£3,812	(£150)	(4.1%)
Economy & Development	£348	£347	£0	£347	£1	0.3%
Criminal Justice	£3,598	£3,598	£0	£3,598	£0	0%

Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£25,266	£25,266	£0	£25,266	£0	0%
Other Housing PSHG	£1,390	£1,390	£0	£1,390	£0	0%
Development & Housing Projects – Green network	£70	£70	£0	£70	£0	0%

2. Recommendations

Members are requested to:

- 2.1. Note the projected HRA and Revenue outturn position detailed in Table 1 above;
- 2.2. Note the projected Capital outturn position detailed in Table 2 above; and
- 2.3. Note the budget adjustments detailed at sections 4 and 6.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £0.124 million (1.0% of total budget) for all services reporting to this Policy Board. Detailed division service reports can be also be found here, along with an explanation of each significant projected variance.

- 3.2. The projected outturn is based on information currently available and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reason for the projected outturn positions are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).

4. Revenue Budget Adjustments

- 4.1. Members are requested to note from Appendix 1 that budget adjustments totalling £0.504m have been processed since the start of the financial year. These relate wholly to:
 - £0.159m Adjustment reflecting transfer of Planning to Chief Execs
 - (£0.155m) CCTV Telephone budget transferred to ICT
 - (£0.080m) Right for Renfrewshire savings within Development Control
 - £0.580m Government grant settlement for Criminal Justice services

5. Communities, Housing and Planning Services Capital

- 5.1. The Capital Investment Programme 2021/22 to 2025/26 was approved by the Council on 4th March 2021. For Communities, Housing and Planning Services the approved capital spend for 2021/22 is £26.726m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates net budget adjustments in the approved capital programme for Communities, Housing and Planning Services for the year of (£0.496m). This is mainly within HRA for Council House New Build due to budget carried forward from 2020-21 for completion of projects at Johnstone Castle and Bishopton offset by budget carried forward to 2021-22 for Gallowhill new build project.
- 5.3. Further detail, including reasons for significant variances (where applicable), can be found at Appendix 2.

6. Capital Budget Adjustments

- 6.1. Since the last report, budget changes totalling (£0.496m) have arisen which reflect the following:
Budget Brought Forward from 2020-21 into 2021-22 (£0.664m):

- **HRA**
 - Council House New Build (£0.664m) for new build completion in early 2021-22 at Johnstone Castle and Bishopston.

Budget Carried Forward to 2022-23 into 2021-22 (£1.160m):

- **HRA**
 - Council House New Build (£1.000m) to reflect expected start date of Gallowhill new build project;

- **PSHG**
 - PSHG (£0.160m) to reflect Private Sector Housing Investment Programme reported to the Communities Housing & Planning Policy Board on 18th May 2021.

Implications of this report

1. **Financial** – The projected budget outturn position for Communities, Housing and Planning Services Revenue budget is an overspend of £0.124 (1.0% of total budget). All Income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

The projected outturn position for Communities, Housing and Planning Services' Capital budget is breakeven. The Capital programme will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

Any changes to current projections in either Revenue or Capital budgets will be reported to the board as early as possible, along with an explanation for the movement.

2. **HR and Organisational Development**
None directly arising from this report.

3. **Community/Council Planning**
None directly arising from this report.

4. **Legal**
None directly arising from this report.

5. **Property/Assets**
Capital projects will result in new build Council housing stock and improvements to existing stock.

- 6. Information Technology**
None directly arising from this report.
- 7. Equality and Human Rights**
The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
- 8. Health and Safety**
None directly arising from this report.
- 9. Procurement**
None directly arising from this report.
- 10. Risk**
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
- 11. Privacy Impact**
None directly arising from this report.
- 12. Cosla Policy Position**
N/a.
- 13. Climate Risk**
None directly arising from this report.

List of Background Papers

Housing Revenue Account Budget & Rent Levels 2021/22 and Housing Capital Investment Plan 2022/22 to 2023/24;

Non-housing Capital Investment Programme, Prudential Framework and Treasury Management Strategy, and Capital Strategy 2021/22 – 25/26..

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RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1 April 2021 to 25 June 2021

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - All SERVICES

Objective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	£000	£000	%
Housing Revenue Account (HRA)	0	0	0	5	(30)	(25)	25	0.0%
Communities and Housing Directorate	122	(108)	14	14		14	0	0.0%
Housing - General Services (Not HRA)	4,942	0	4,942	4,942		4,942	0	0.0%
Communities and Public Protection (excluding Regulatory Services)	3,817	(155)	3,662	3,662	150	3,812	(150)	(4.1%)
Economy & Development	161	187	348	347	0	347	1	0.3%
Criminal Justice	3,018	580	3,598	3,598	0	3,598	0	0.0%
NET EXPENDITURE	12,060	504	12,564	12,569	120	12,688	(124)	(1.0%)

Objective Heading	Key Reasons for Projected Variance
Housing Revenue Account (HRA)	Overall the HRA is projecting a year end underspend of £25K due to reduced debt/arrears recovery costs as a result of Covid. It should be noted that within the HRA, employee costs are projected to be underspent by £175K and this underspend will be offset by additional Legal Costs.
Development & Housing Directorate	No projected year end variances to report.
Housing - General Services (Not HRA)	No projected year end variances to report.
Communities and Public Protection (excluding Regulatory Services)	Public Protection is projecting a year end overspend of £150k and this relates to an under-recovery in rental of halls, etc, for Community Learning, which is a direct result of Covid.
Economy & Development Services	No projected year end variances to report.
Criminal Justice Services	No projected year end variances to report.

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1 April 2021 to 25 June 2021

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - GENERAL SERVICES (excluding HRA)

Subjective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	£000	£000	%
Employees	10,056	66	10,122	10,118	0	10,118	4	0.0%
Premises Related	1,450	0	1,450	1,457	0	1,457	(7)	(0.5%)
Transport Related	188	0	188	189	0	189	(1)	(0.5%)
Supplies and Services	2,228	(149)	2,079	2,086	0	2,086	(7)	(0.3%)
Third Party Payments	85	0	85	102	0	102	(17)	(20.0%)
Transfer Payments	2,490	2	2,492	2,456	0	2,456	36	1.4%
Support Services	1,114	313	1,427	1,426	0	1,426	1	0.1%
Depreciation and Impairment Losses	(23)	0	(23)	(23)	0	(23)	0	0.0%
GROSS EXPENDITURE	17,588	232	17,820	17,811	0	17,811	11	0.1%
Income	(5,530)	273	(5,257)	(5,247)	150	(5,097)	(160)	(3.0%)
NET EXPENDITURE	12,058	505	12,564	12,564	150	12,713	(149)	(1.2%)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1 April 2021 to 25 June 2021

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - Housing Revenue Account (HRA) Only

Subjective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	£000	£000	%
Employees	8,924	232	9,156	8,981		8,981	175	1.9%
Premises Related	14,502	263	14,765	14,765		14,765	0	0.0%
Transport Related	102	1	103	103		103	0	0.0%
Supplies and Services	714	0	714	894	(65)	829	(115)	(16.1%)
Third Party Payments	0	0	0	0		0	0	0.0%
Transfer Payments	3,910	52	3,962	3,962		3,962	0	0.0%
Support Services	2,425	31	2,456	2,456		2,456	0	0.0%
Depreciation and Impairment Losses	21,821	470	22,291	22,291		22,291	0	0.0%
GROSS EXPENDITURE	52,399	1,048	53,446	53,451	(65)	53,386	60	0.1%
Income	(52,399)	(1,048)	(53,446)	(53,446)	35	(53,411)	(35)	(0.1%)
NET EXPENDITURE	0	0	0	5	(30)	(25)	25	0.0%

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
1st April to 25th June 2021
POLICY BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Prior Years Expenditure to 31/03/2021* £000	Current Year 2021-22						Full Programme - All years					
		Approved Budget 2021-22 £000	Budget Adjustments in 2021-22 £000	Revised Budget 2021-22 £000	Projected Outturn 2021-22 £000	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-26 £000	Projected Outturn to 31-Mar-26 £000	Budget Variance (Adverse) or Favourable			
HOUSING(HRA)													
Improvements To Existing Properties	0	9,087	0	9,087	9,087	0	0%	45,859	45,859	0	0%		
Regeneration	4,465	625	0	625	625	0	0%	7,595	7,595	0	0%		
Other Assets	0	3,390	0	3,390	3,390	0	0%	8,595	8,595	0	0%		
Non Property Expenditure	0	100	0	100	100	0	0%	300	300	0	0%		
Council House New Build	23,663	11,300	(336)	10,964	10,964	0	0%	88,858	88,858	0	0%		
Professional Fees	0	1,100	0	1,100	1,100	0	0%	3,600	3,600	0	0%		
Total Housing(HRA) Programme	28,128	25,602	(336)	25,266	25,266	0	0%	154,807	154,807	0	0%		
HOUSING(PSHG)													
Private Sector Housing Grant Programme	0	1,550	(160)	1,390	1,390	0	0%	1,686	1,686	0	0%		
Total Housing(PSHG) Programme	0	1,550	(160)	1,390	1,390	0	0%	1,686	1,686	0	0%		
DEVELOPMENT & HOUSING SERVICES													
Local Green Area Networks Projects	0	70	0	70	70	0	0%	70	70	0	0%		
Total Development & Housing	0	70	0	70	70	0	0%	70	70	0	0%		
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	28,128	27,222	(496)	26,726	26,726	0	0%	156,563	156,563	0	0%		

*Rolling programmes have a prior year year expenditure of £0 as the expenditure is not directly linked from one year to the next as a singular project.