

Item: 4

Education, Leisure and Housing Committee: 5 February 2025.

Housing Revenue Account.

Revenue Repairs and Maintenance Programmes.

Expenditure Monitoring.

Report by Head of Finance.

1. Overview

- 1.1. To demonstrate a focus on monitoring the Repairs and Maintenance Programme which includes pre-planned work around the Scottish Housing Quality Standard, Energy Efficiency Standard for Social Housing, heating upgrades, servicing and other upgrades and replacements, reactive repairs that cover properties handed back by tenants, as well as repairs that are reported throughout the year which are agreed by the relevant service Committee or Sub-committee.
- 1.2. Delivery of these planned programmes of work are thereafter monitored throughout the financial year by the relevant service Committee or Sub-committee.
- 1.3. The annual programme of revenue repairs and maintenance for the Housing Revenue Account for financial year 2024/25 was approved by the Education, Leisure and Housing Committee on 27 March 2024.
- 1.4. The table below provides an overview of the expenditure incurred for the period 1 April to 31 December 2024:

Description.	Actual Expenditure at 31 December 2024.	Approved Budget 2024/25.	Probable Out-turn 2024/25.	Overspend/ (Underspend).
	£000	£000	£000	£000
Repairs and Maintenance Programme	1,265.7	1,954.2	1,915.7	(38.5)
Total	1,265.7	1,954.2	1,915.7	(38.5)

- 1.5. A detailed breakdown of the approved programme of work for financial year 2024/25, including individual project updates is attached at Appendix 1.

2. Recommendations

- 2.1. It is recommended that members of the Committee:
- i Note the summary position of expenditure incurred, as at 31 December 2024, against the approved Housing Revenue Account revenue repairs and maintenance programme for 2024/25, as detailed in section 1.4 of this report.
 - ii Scrutinise the detailed analysis of expenditure figures and approved programme updates, attached as Appendix 1 to this report, in order to obtain assurance regarding significant budget variances and progress being made with delivery of the approved Housing Revenue Account revenue repairs and maintenance programme.

For Further Information please contact:

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Implications of Report

1. **Financial** The Financial Regulations state that Corporate Directors can incur expenditure within approved revenue and capital budgets. Such expenditure must be in accordance with the Council's policies and objectives and subject to compliance with the Financial Regulations.
2. **Legal** Regular financial monitoring and reporting helps the Council meet its statutory obligation to secure best value.
3. **Corporate Governance** In terms of the Scheme of Administration, monitoring, on a quarterly basis, the levels of expenditure incurred against the approved annual programme for improving and maintaining the existing Council housing stock, held on the Housing Revenue Account, funded through the approved capital programme and revenue budgets, is referred to the Education, Leisure and Housing Committee.
4. **Human Resources** N/A.
5. **Equalities** Equality Impact Assessment is not required for financial monitoring.
6. **Island Communities Impact** Island Communities Impact Assessment is not required for financial monitoring.

- 7. Links to Council Plan** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:
 - Growing our economy.
 - Strengthening our communities.
 - Developing our Infrastructure.
 - Transforming our Council.
- 8. Links to Local Outcomes Improvement Plan** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:
 - Cost of Living.
 - Sustainable Development.
 - Local Equality.
- 9. Environmental and Climate Risk** Where resources allow, improvement works can include ‘greener’ solutions.
- 10. Risk** Improvement of existing assets can help reduce risks associated with these assets.
- 11. Procurement** Any contractual arrangements require to comply with the Financial Regulations and Contract Standing Orders.
- 12. Health and Safety** Well-maintained assets will assist the Council in complying with relevant Health and Safety requirements for both staff and the public.
- 13. Property and Assets** Included throughout the report and detailed in the Appendix.
- 14. Information Technology** N/A.
- 15. Cost of Living** N/A.

List of Background Papers

Education, Leisure and Housing Committee, 27 March 2024, Housing Revenue Account Revenue Repairs and Maintenance Programme – Proposed Programme for 2024/25.

Appendix

Appendix 1 – Housing Revenue Account Revenue Repairs and Maintenance Monitoring Report as at 31 December 2024.

Repairs and Maintenance Programme	Actual Expenditure 31 December 2024 £000's	Approved Budget 2024/25 £000's	Balance Remaining £000's	Estimated Outturn 2024/25 P12 £000's	Predicted Overspend / (Underspend) £000's	Update
Cyclical Maintenance	72.9	100.0	(27.1)	97.9	(2.1)	Maintenance Programmes are currently on budget for the 2024/25 financial year.
Planned Maintenance	274.0	694.2	(420.2)	424.0	(270.2)	Windows and doors contract awarded. Work to commence in Q4. Kitchen and Bathroom contract delayed over Q2 and Q3 due to contractor capacity. Recommencing in Q4. Lambaness Heating Project to commence in Q4.
Reactive Repairs	368.1	425.0	(56.9)	468.1	43.1	Reactive repairs continue to be dealt with as they arise throughout 2024/25. Reactive repairs are currently slightly over budget, due to poor weather, for the current financial year.
Voids/Improvements/Adaptations	550.7	510.0	40.7	700.7	190.7	Works being carried out in response to void properties as they become available. Void properties also to receive increased levels of works to satisfy Energy Efficiency Standard for Social Housing (EESH) 2 works throughout 2024/25. Several large scale voids including Nicolson Street and Grieveship Brae arising in the period.
In-House Professional Fees	0	225.0	(225.0)	225.0	0.0	To be charged at year-end.
TOTALS	1,265.7	1,954.2	(688.5)	1,915.7	(38.5)	