ORKNEY ISLANDS COUNCIL

Item: 16

Education, Communities and Housing Committee: 9 September 2026.

Housing Revenue Account.

Revenue Repairs and Maintenance Programme.

Expenditure Monitoring.

Report by Head of Finance.

1. Overview

1.1. This report presents the summary position of expenditure incurred as at 30 June 2026 in respect of the approved Housing Revenue Account revenue repairs and maintenance programme for 2026/27.

1.2. 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.

1.3. Delivery of these planned programmes of work are thereafter monitored throughout the financial year by the relevant service Committee or Sub-committee.

1.4. The annual programme of revenue repairs and maintenance for the Housing Revenue Account for financial year 2026/27 was approved by the Education, Communities and Housing Committee on 1 April 2026.

1.5. The table below provides an overview of the expenditure incurred as at 30 June 2026:

Description.	Actual Expenditure at 30 June 2026.	Approved Budget 2026/27.	Probable Out-turn 2026/27.	Overspend/ (Underspend).
	£000	£000	£000	£000
Repairs and Maintenance Programme	351.1	2,055.1	2,050.6	(4.5)
Total	**351.1**	**2,055.1**	**2,050.6**	**(4.5)**

1.6. A detailed breakdown of the approved programme of work for financial year 2026/27, 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 30 June 2026, against the approved Housing Revenue Account revenue repairs and maintenance programme for 2026/27, as detailed in section 1.5 of this report.
ii. Note the detailed analysis of expenditure figures and approved programme updates in respect of the approved Housing Revenue Account revenue repairs and maintenance programme for 2026/27, attached as Appendix 1 to this report.

For Further Information please contact:
Pat Robinson, Service Manager (Accounting), extension 2621, Email: pat.robinson@orkney.gov.uk

Implications of Report

1. **Financial** The Financial Regulations state that 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 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, Communities and Housing Committee.
4. **Human Resources** N/A.
5. **Equalities** An Equality Impact Assessment is not required for financial monitoring.
6. **Island Communities Impact** An 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.

   ☐Improving Population Health.
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, Communities and Housing Committee, 1 April 2026, Housing Revenue Account Revenue Repairs and Maintenance Programme – Proposed Programme for 2026/27.

Appendix

Appendix 1 – Housing Revenue Account Revenue Repairs and Maintenance Monitoring Report as at 30 June 2026.

Appendix 1

Repairs and Maintenance Programme	**Actual Expenditure 30 June 2026 £000's**	**Approved Budget 2026/27 £000's**	**Balance Remaining £000's**	**Estimated Outturn 2026/27 P12 £000's**	**Predicted Overspend / (Underspend) £000's**	**Update**
Cyclical Maintenance	16.9	98.9	(82.0)	115.0	16.1	Much of the planned preventive maintenance (PPM) works will occur in Q2/Q3, with expenditure anticipated to increase during these periods.
Planned Maintenance	36.8	697.4	(660.6)	700.0	2.6	Kitchen and Bathroom replacement contract progressng, with windows replacement contract to commence in Q3 which will impact costs in Q4.
Reactive Repairs	126.7	444.7	(318.0)	430.0	(14.7)	Reactive repairs broadly on budget, but may flex over Q2 and Q3.
Voids/Improvements/Adaptations	170.7	538.5	(367.8)	530.0	(8.5)	Voids works progressing. A large number of void works emerging in Q2 that will impact the expenditure in later quarters.
In-House Professional Fees		275.6	(275.6)	275.6	0.0	To be charged at year-end.
TOTALS	**351.1**	**2,055.1**	**(1,704.0)**	**2,050.6**	**(4.5)**	