

Item: 5

Education, Leisure and Housing Committee: 3 February 2021.

Housing Revenue Account.

Revenue Repairs and Maintenance Programme.

Expenditure Monitoring.

Joint Report by Executive Director of Education, Leisure and Housing and Head of Finance.

1. Purpose of Report

To monitor expenditure incurred against the approved Housing Revenue Account revenue repairs and maintenance programme as at 31 December 2020.

2. Recommendations

The Committee is invited to note:

2.1.

The summary position of expenditure incurred, as at 31 December 2020, against the approved revenue repairs and maintenance programme in respect of the Housing Revenue Account, as detailed in section 4.2 of this report.

The Committee is invited to scrutinise:

2.2.

The explanations given in respect of significant budget variances, as detailed in Appendix 1 to this report, in order to obtain assurance on progress being made with delivery of the approved revenue repairs and maintenance programme in respect of the Housing Revenue Account.

3. Background

3.1.

The Corporate Asset Management Plan 2019 to 2023 takes account of guidance produced by the Chartered Institute of Public Finance and Accountancy and has streamlined the suggested framework to incorporate and complement the existing Capital Project Appraisal system.

3.2.

The Corporate Asset Management Plan summarises the Council's aims and objectives for its assets to ensure that they are used in an effective and efficient manner. This has been further supplemented by the Property Asset Management Plan approved on 10 December 2019.

3.3.

The purpose of this report is to present an overview or summary of the expenditure incurred as at 31 December 2020 to allow members the opportunity to scrutinise the spending levels against approved budgets and gauge the extent to which the Council's assets are routinely being maintained and replaced.

4. Budget Monitoring

4.1.

Appendix 1 shows the position of expenditure incurred for the period 1 April to 31 December 2020, against the approved programme and provides a breakdown of the various programmes of work to be undertaken during financial year 2020 to 2021.

4.2.

The position at 31 December 2020 was expenditure of £523,100 against an annual budget of £1,383,100. The estimated outturn position as at 31 March 2021 is £1,163,700, giving an estimated underspend of £219,400.

4.3.

As a result of the COVID-19 crisis, contractors were restricted from undertaking works on properties with the exception of emergency repairs.

4.4.

Works recommenced in Orkney from 29 June 2020. Contractors are required to have measures in place such as risk assessments, social distancing and appropriate hygiene practices before they can undertake works which require them to enter occupied properties.

4.5.

The backlog of repairs and maintenance is now in the process of being cleared as quickly as possible.

5. Corporate Governance

This report relates to the Council complying with its governance and financial processes and procedures and therefore does not directly support and contribute to improved outcomes for communities as outlined in the Council Plan and Local Improvement Plan.

6. Financial Implications

6.1.

The Financial Regulations state that service directors are able to 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 and approved schemes of delegation.

6.2.

Development of a corporate approach to asset management planning should lead to efficiencies in the use of fixed assets, together with the potential for rationalisation of the Council's property estate going forward.

6.3.

More detailed monitoring of expenditure on the Housing Revenue Account revenue repairs and maintenance programme will result in improved accountability in relation to delivery of the approved programmes of work and ensure members are kept informed of progress.

7. Legal Aspects

Regular financial monitoring and reporting help the Council meet its statutory obligation to secure best value.

8. Contact Officers

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9. Appendix

Appendix 1: Housing Revenue Account - Revenue Repairs and Maintenance Programme – Expenditure Analysis as at 31 December 2020.

Appendix 1

Repairs and Maintenance Programme	Actual Expenditure	Approved	Estimated	(Underspend)/	Update
	at 31 December	Budget	Outturn	Overspend	
	2020	2020/21	2020/21		
	£000's	£000's	£000's	£000's	
Cyclical Maintenance	40.8	60.0	53.2	(6.8)	COVID-19 shutdown hindered progress on works. Good progress made on tendering works and works on site now where restrictions allow. Repairs and voids backlog ongoing but difficult to assess implications at this stage.
Planned Maintenance	245.9	500.0	483.0	(17.0)	
Reactive Repairs	133.3	297.7	264.7	(33.0)	
Voids/Improvements/Adaptations	103.1	328.0	165.4	(162.6)	
In-House Professional Fees	0.0	197.4	197.4	-	To be charged at year-end.
TOTALS	523.1	1,383.1	1,163.7	(219.4)	