



ORKNEY
ISLANDS COUNCIL

Item: 6

Education, Communities and Housing Committee: 4 February 2026.

Housing Revenue Account.

Repairs and Maintenance Programmes.

Revenue 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 2025/26 was approved by the Education, Leisure and Housing Committee on 2 April 2025.
- 1.4. The table below provides an overview of the expenditure incurred for the period 1 April to 31 December 2025:

Description.	Actual Expenditure at 31 December 2025.	Approved Budget 2025/26.	Probable Out-turn 2025/26.	Overspend/ (Underspend).
	£000	£000	£000	£000
Repairs and Maintenance Programme	1,334.5	2,104.0	2,096.7	(7.5)
Total	1,334.5	2,104.0	2,096.7	(7.5)

- 1.5. A detailed breakdown of the approved programme of work for financial year 2025/26, 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 2025, against the approved Housing Revenue Account revenue repairs and maintenance programme for 2025/26, as detailed in section 1.4 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 2025/26, attached as Appendix 1 to this report.

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 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, Leisure and Housing Committee, 2 April 2025, Housing Revenue Account Revenue Repairs and Maintenance Programme – Proposed Programme for 2025/26.

Appendix

Appendix 1 – Housing Revenue Account Revenue Repairs and Maintenance Monitoring Report as at 31 December 2025.

Appendix 1

Repairs and Maintenance Programme	<u>Actual</u> <u>Expenditure 31</u> <u>December 2025</u> £000's	<u>Approved Budget</u> <u>2025/26</u> £000's	<u>Balance</u> <u>Remaining</u> £000's	<u>Estimated Outturn</u> <u>2025/26 P12</u> £000's	<u>Predicted</u> <u>Overspend /</u> <u>(Underspend)</u> £000's	<u>Update</u>
Cyclical Maintenance	138.6	104.0	34.6	158.6	54.6	As with the previous quarter, Electrical Installation Condition Reports (EICRs) and interlinked alarm contract works continue to progress ahead of schedule. Remedial actions for all planned preventive maintenance (PPM) are being delivered through cyclical maintenance rather than reactive repairs or previous approaches, resulting in increased expenditure.
Planned Maintenance	433.3	780.0	(346.7)	723.3	(56.7)	Window and doors contract works are scheduled to commence in late Q4. The kitchen and bathroom contract has been awarded and ordering of materials has taken place. Regarding the Kitchen and Bathroom project contractor capacity has been an issue in Q1 and Q2 leading to an underspend in this period on 2025/26.
Reactive Repairs	320.7	443.0	(122.3)	430.7	(12.3)	Reactive repairs progressing on budget.
Voids/Improvements/Adaptations	441.9	535.0	(93.1)	541.9	6.9	Voids/Improvements/Adaptations works are progressing on budget.
In-House Professional Fees	0.0	242.0	(242.0)	242.0	0.0	To be charged at year-end.
TOTALS	1,334.5	2,104.0	(769.5)	2,096.5	(7.5)	