



**Item: 5**

**Education, Leisure and Housing Committee: 11 September 2024.**

**Housing Revenue Account.**

**Revenue Repairs and Maintenance Programmes.**

**Expenditure Outturn.**

**Report by Head of Finance.**

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## **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 2023/24 was approved by the Education, Leisure and Housing Committee on 29 March 2023.
- 1.4. The table below provides an overview of the expenditure incurred in financial year 2023/24:

<b>Description.</b>	<b>Actual Expenditure at 31 March 2024.</b>	<b>Approved Budget 2023/24.</b>	<b>Overspend/ (Underspend).</b>
	£000	£000	£000
Repairs and Maintenance Programme	2,059.6	1,615.5	444.1
<b>Total</b>	<b>2,059.6</b>	<b>1,615.5</b>	<b>444.1</b>

- 1.5. A detailed breakdown of the approved programme of work for financial year 2023/24, including individual project updates, is attached at Appendix 1.

## 2. Recommendations

- 2.1. It is recommended that members of the Committee:

- Note the summary outturn position of expenditure incurred for financial year 2023/24 in respect of the Housing Revenue Account revenue repairs and maintenance programmes, as detailed in section 1.4 of this report.
- Scrutinise the detailed analysis of expenditure figures and project updates, attached as Appendix 1 to this report, in order to obtain assurance regarding significant budget variances and progress made with delivery of the approved Housing Revenue Account revenue repairs and maintenance programmes for 2023/24.

### 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, 29 March 2023, Housing Revenue Account Revenue Repairs and Maintenance Programme – Proposed Programme for 2023/24

### **Appendix**

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

<b>Repairs and Maintenance Programme</b>	<b>Actual Expenditure 31 March 2024 £000's</b>	<b>Approved Budget 2023/24 £000's</b>	<b>Overspend / (Underspend) £000's</b>	<b>Update</b>
Cyclical Maintenance	68.0	91.1	(23.1)	Patient lift hoists maintenance and servicing is not being carried out through the Planned Preventative Maintenance (PPM) programme of works, but through a new contract. Several other PPM contracts had also expired towards the end of the 2023/24 financial year that are now being put in place.
Planned Maintenance	703.8	524.9	178.9	Electrical Installation Condition Reports (EICRs) and Interlinked smoke alarm installations continued to be carried out through Q4. Increase in specification on windows contract due to properties being located in conservation areas both led to increased costs being incurred through out the 2023/24 financial year.
Reactive Repairs	436.1	415.2	20.9	Reactive repairs continued to be dealt with as they arose throughout the 2023/24 financial year, where an increase in the number of repairs was noted. This coupled with poor weather conditions throughout the year led to a slightly higher than estimated spend for the 2023/24 financial year.
Voids/Improvements/Adaptations	517.4	368.1	149.3	Works were carried out in response to void properties as they become available. High costs of materials and contractor availability has had an impact over 2023/24. An increase in the number of void properties has been noted in comparison to the previous year. Although the level of work was reduced in Q4, the additional spend on voids relating to Energy Efficiency Standard for Social Housing (EESH) 2 works incurred during Q1 and Q2 to meet Scottish Government energy targets were felt at the end of 2023/24.
In-House Professional Fees	334.3	216.2	118.1	Increase in in-house professional fees to deal with, in particular, EICR and Interlinked alarm catchup works in 2023/24.
<b>TOTALS</b>	<b>2,059.6</b>	<b>1,615.5</b>	<b>444.1</b>	