



**ORKNEY**  
ISLANDS COUNCIL

**Item: 16**

**Education, Leisure and Housing Committee: 10 September 2025.**

**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 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 2024 to 31 March 2025:

<b>Description.</b>	<b>Actual Expenditure at 31 March 2025.</b>	<b>Approved Budget 2024/25.</b>	<b>Overspend/ (Underspend).</b>
	£000	£000	£000
Repairs and Maintenance Programme	2,264.7	1,954.2	310.5
<b>Total</b>	<b>2,264.7</b>	<b>1,954.2</b>	<b>310.5</b>

- 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 for financial year 2024/25, against the approved Housing Revenue Account revenue repairs and maintenance programme, as detailed in section 1.4 of this report.
- ii Note the detailed analysis of expenditure figures and programme updates, 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, 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** 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, 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 March 2025.

## Appendix 1

<b>Repairs and Maintenance Programme</b>	<b><u>Actual</u> Expenditure 31 March 2025 £000's</b>	<b><u>Approved Budget</u> 2024/25 £000's</b>	<b><u>Overspend /</u> <u>(Underspend)</u> £000's</b>	<b><u>Update</u></b>
Cyclical Maintenance	120.5	100.0	20.5	The integration of remedial repairs identified during cyclical maintenance inspections into the broader Cyclical Maintenance programme has increased overall costs.
Planned Maintenance	536.3	694.2	(157.9)	The underspend is largely attributed to delays in Kitchen and Bathroom contract works during Q2 and Q3, stemming from limited contractor capacity.
Reactive Repairs	497.3	425.0	72.3	Reactive repairs continued to be dealt with as they arose throughout 2024/25 where an increase in the number of repairs was noted.
Voids/Improvements/Adaptations	830.3	510.0	320.3	Works were undertaken in response to void properties as they became available. The number of voids increased compared to the previous year. Although the overall level of work decreased in Q4, additional expenditure was incurred throughout 2024/25 due to the higher number of voids and increased works to satisfy compliance with the Scottish Social Housing Net Zero Standard (SSHNZ), in line with Scottish Government energy targets. Several large-scale voids were also recorded in 2024/25; notably one unit at Grieveship Brae and four units purchased at Nicolson Street (for which there was grant funding received in respect of some of the costs attributable to the units at Nicolson Street).
In-House Professional Fees	280.3	225.0	55.3	There has been an increase in professional fees for 2024/25, driven by the need for additional resources to support the renewal of the Measured Term Contract. This rise also reflects greater officer time dedicated to delivering Reactive Repairs, as well as Void, Improvement, and Adaptation works throughout the year.
<b>TOTALS</b>	<b>2,264.7</b>	<b>1,954.2</b>	<b>310.5</b>	