

## **Item: 6**

**Education, Leisure and Housing Committee: 12 September 2018.**

**Housing Revenue Account – Revenue Repairs and Maintenance Programme.**

**Report by Head of Finance.**

### **1. Purpose of Report**

To monitor expenditure incurred against the approved Housing Revenue Account revenue repairs and maintenance programme for financial year 2017 to 2018, as at 31 March 2018.

### **2. Recommendations**

The Committee is invited to note:

#### **2.1.**

The summary position of expenditure incurred as at 31 March 2018, against the approved revenue repairs and maintenance programme in respect of the Housing Revenue Account for financial year 2017 to 2018, together with explanations given in respect of significant budget variances, as detailed in Appendix 1 to this report.

### **3. Background**

#### **3.1.**

The Corporate Asset Management Plan 2013 to 2018 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. Delivery of the Corporate Asset Management Plan will support the corporate priorities in the Council Plan 2013 to 2018 and is based on the Council's values.

#### **3.3.**

This has been further supplemented by the Property Asset Management Plan approved on 5 July 2016.

### **3.4.**

The purpose of this report is to present an overview or summary of the spend to date and 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 Outturn**

### **4.1.**

Appendix 1 shows the position of expenditure incurred for the period 1 April 2017 to 31 March 2018, against the approved programme, and provides a breakdown of the various programmes of work undertaken for financial year 2017 to 2018.

### **4.2.**

The outturn position at 31 March 2018 was expenditure of £1,144,100 against a revised budget of £1,209,800 resulting in an underspend of £65,700.

## **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 the 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.**

The 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 the deliverance of the approved programmes of work and ensure Members are kept informed of progress.

## **7. Legal Aspects**

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

## **8. Contact Officer**

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## **9. Appendix**

Appendix 1: Housing Revenue Account – Revenue Repairs and Maintenance Programme 2017 to 2018 expenditure analysis as at 31 March 2018.

APPENDIX 1

Repairs and Maintenance Programme	Revised Budget 2017/18 £000's	Actual Expenditure 2017/18 £000's	Over/(Under) spend as at 31 March 2018 £000's	Update
Cyclical Maintenance	100.0	54.0	(46.0)	Better value rate on electrical system testing making savings, and less external decoration done this year.
Adaptations	53.0	20.0	(33.0)	No large adaptations required.
Planned Maintenance	510.6	220.9	(289.7)	Held back on large expenditure due to void works, upgrades etc.
Reactive & Void Repairs and Upgrades	350.0	673.0	323.0	High level of spend on voids and upgrades taking priority to meet SHQS and EESSH.
In-House Professional Fees (Development and Infrastructure)	176.2	176.2	-	
Contingency	20.0	-	(20.0)	
<b>TOTALS</b>	<b>1,209.8</b>	<b>1,144.1</b>	<b>(65.7)</b>	

Balance carried forward for 2018 to 2019 financial year.