

## **ANGUS COUNCIL**

### **INFORMATION REPORT FOR THE PERIOD APRIL 2021 TO MARCH 2022**

#### **REPORT BY GRAEME DAILLY DIRECTOR OF INFRASTRUCTURE & ENVIRONMENT**

#### **ABSTRACT**

This report provides information to members with regard to services in the Infrastructure and Environment Directorate, albeit that a decision is not required in terms of the current Scheme of Delegation to Officers and the Order of Reference of Committees.

#### **1. SIGNIFICANT INFORMATION - SCHEDULES**

There is one schedule which contain key background information related to services delivered in the Infrastructure and Environment Directorate for the period 1 April 2021 to 31 March 2022.

Where there are references to other documents (eg: consultation documents/audit reports) that are associated with the relevant schedule a link to that document has also been included.

#### **2. REPORT AUTHOR**

This report and associated schedule has been compiled by Gavin Balfour Service Leader Assets who can be contacted by emailing [Assets@angus.gov.uk](mailto:Assets@angus.gov.uk).

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Schedule 1 -

## ANGUS COUNCIL

## PROPERTY MAINTENANCE REPORT FOR 2021/22

## 1. BACKGROUND

Infrastructure – Assets currently manages the property maintenance budgets for all non-housing properties within Angus Council.

The 2020/21 Approved Final Budget for non-housing maintenance was set at £2,588,000. This budget covers planned maintenance, service contracts and unplanned maintenance. The budget also includes £262,000 in respect of the operation of the Devolved School Management [DSM] scheme which is contained within the planned element of the property maintenance budget.

## 2. CURRENT POSITION

Appendix 1 provides a directorate breakdown of the actual 2021/22 specific in year expenditure against the property maintenance revenue budget.

It should be noted that these expenditure figures may vary from the final position recorded in the Council's accounts for 2021/22. This is due to adjustments reflected in the accounts relating to prior year accruals and amounts written off in previous years, in line with guidance from the external auditor.

A summary position is detailed in Table 1 below:

**Table 1 Property Maintenance Revenue Budget & Expenditure 2021/22**

	Planned Maintenance	Unplanned Maintenance	Total
Budget	£1,806,000	£782,000	£2,588,000
Expenditure	£1,989,050	£891,741	£2,880,791
Variance	+£183,050	+£109,741	+£292,791
% of Budget Spent at 31/03/22	110%	114%	111%
% of Budget Spent at 31/03/21	113%	103%	110%

Table 1 above illustrates that in 2021/22 the property maintenance budget overspent by £292,791 [11%] in accordance with the expenditure recorded through the Assets' Archimedes system. If the DSM elements were removed this would be reduced to an overspend of £172,395 [7%] [refer to Table 3 below].

Table 2 below sets out the DSM position:

**Table 2 Devolved School Management Budget & Expenditure 2021/22**

	Planned & Unplanned (D98)	Improvements (D99)	Total
Budget	£262,000		£262,000
Expenditure	£214,944	£167,453	£382,396
Variance			+£120,396
% of Budget Spent at 31/03/22			146%
% of Budget Spent at 31/03/21			98%

Under the Devolved School Management scheme, the devolved budget was set aside specifically for elements of planned and unplanned maintenance work only.

As illustrated above there was an overspend of £120,396 in respect of the DSM budget in 2021/22.

Participating schools hold budgets for property maintenance where savings achieved by not incurring expenditure can be carried over into the next financial year or expended in the current financial year, but not necessarily on property maintenance. Schools have the flexibility to utilise savings, or provisions, in other budgets to invest in the school, whether for property maintenance or property improvement.

Any overspend incurred by schools on their devolved budgets is met from DSM balances from previous years or carried as a deficit into the following year in accordance with the DSM scheme. Accordingly, there is no corporate budget impact because any overspend is fully absorbed within DSM funding arrangements.

**Table 3 Property Maintenance Revenue Budget & Expenditure 2021/22 [Excluding DSM]**

	Planned	Unplanned Maintenance	Total
Budget [Excluding DSM]	£1,544,000	£782,000	£2,326,000
Expenditure [Excluding DSM]	£1,606,654	£891,741	£2,498,395
Variance	+£62,654	+£109,741	+£172,395
% of Budget Spent at 31/03/22	104%	114%	107%
% of Budget Spent at 31/03/21	116%	103%	112%

### 3. FINANCIAL IMPLICATIONS

It will be noted from Table 1 that there is an overall overspend of £292,791 [11%] on property maintenance in financial year 2021/22. It can be seen from Tables 2 and 3 above that this is due to a combination of an overspend on Devolved School Management [£120,396] and a net overspend of £172,395 on the planned and unplanned maintenance elements for other non-housing council properties. However, all overspends have been progressed on a managed basis and absorbed within the cash limited budgets available to Council departments.

Members are reminded that, in addition to the revenue budget covered by this report, significant investment in property maintenance works was previously provided through the Property Renewal & Repair Fund on an annual basis. This avenue of funding is no longer available due to the Council's current budget restrictions. This has been partly offset by Capitalisation of Renewal & Repair bids in recent years. The previous allocation of Capital from the Supplementary Budget Allocation Headroom resulted in £1,700,000 of funding being made available and split over 4 years from 18/19 to 21/22. No further funding is available from these sources. As part of the Council's Change Programme, reductions have already been applied to the Property Maintenance Budget in line with adjustments to the current stock and this will be ongoing. Although budgets are currently in place from various sources, future levels of funding for maintenance will need to be considered to account for the impact of inflation increases and any additions to the Council estate.

List of Appendices:

Appendix 1 – Property Maintenance Revenue Budget 2021/22

Appendix 1 Property Maintenance Revenue Budget 2021/22

	Department	Service	Planned Maintenance Spend	Unplanned Maintenance Spend	Total Spend	Budget 2021/22	Variance	% Spend		
PR	Property	Centralised Property Maintenance	£786,381	£0	£786,381	£770,000	£16,381	102%	a	
SL	Schools & Learning		£324,953	£385,111	£710,064	£616,400	£93,664	115%	b	
SL	Devolved School Management		£382,396	£0	£382,396	£262,000	£120,396	146%	c	
CYP	Children, Families & Justice		£17,184	£29,730	£46,914	£47,600	£686	99%		
IT	HR, Digital Enablement & Business Support	Digital Enablement	£2,345	£550	£2,895	£4,100	£1,205	71%		
AS	Angus Health & Social Care Partnership	AHSCP	£21,409	£83,097	£104,506	£97,500	£7,006	107%		
EC	Strategic Policy Transformation & Public Sector Reform	Strategic Policy & Economy	Economic Development	£2,020	£28,238	£30,258	£17,000	£13,258	178%	d
SC		Governance & Change	Angus Alive - The Yard	£768	£1,405	£2,173	£2,800	£627	78%	
SF			Sports Facilities	£71,354	£134,373	£205,727	£209,100	£3,373	98%	
CNS			Countryside Services	£7,375	£14,934	£22,309	£18,900	£3,409	118%	
CST			Theatre	£7,897	£21,323	£29,220	£19,600	£9,620	149%	
CSL			Libraries & Archives	£6,457	£27,350	£33,807	£27,300	£6,507	124%	
AO			Access Offices	£483	£1,179	£1,662	£4,600	£2,938	36%	
CSM			Museums & Galleries	£19,278	£12,483	£31,761	£32,600	£839	97%	
RO			Infrastructure	Roads	£109	£3,557	£3,666	£4,100	£434	89%
TR	Transport [Bus Station]	£198		£1,809	£2,007	£2,200	£193	91%		
BG	Communities	Environmental Services	Burial Grounds	£21,681	£3,864	£25,545	£32,300	£6,755	79%	
PG			Parks & Gardens	£38,463	£18,946	£57,409	£59,700	£2,291	96%	
WM			Waste Management	£69,224	£27,881	£97,105	£94,700	£2,405	103%	
CLD		Planning & Communities	Planning & Communities	£654	£480	£1,134	£3,600	£2,466	32%	
PD	Legal & Democratic Services	Digital & Reprographics Unit	£768	£3,844	£4,612	£3,800	£812	121%		
CORP	Facilities Management	Corporate Properties	£137,047	£50,040	£187,087	£146,600	£40,487	128%	e	
SP		Surplus Properties	£23,365	£20,194	£43,559	£55,100	£11,541	79%	f	
MZ	Other Services	Upkeep of Clocks	£8,053	£0	£8,053	£6,000	£2,053	134%		
MZ		Upkeep of War Memorials	£35,056	£0	£35,056	£36,000	£944	97%		
HO	Housing Revenue Account	Housing [HRA Funded]	£4,132	£21,353	£25,485	£14,400	£11,085	177%	g	
			<b>£1,989,050</b>	<b>£891,741</b>	<b>£2,855,306</b>	<b>£2,588,000</b>	<b>£292,791</b>	<b>110%</b>		

- Notes:**
- a** Higher than anticipated spend on the repair elements of the servicing contracts generally due to buildings now being fully operational.
  - b** Higher than anticipated spend on unplanned maintenance which will be contained within the client department's Revenue budgets.
  - c** DSM overspent. Under the DSM scheme the schools are responsible for the management of over or underspends in any financial year and the costs are absorbed within the DSM funding arrangements.
  - d** Higher than anticipated spend on unplanned maintenance generally across various buildings which will be contained within the client department's Revenue budgets.
  - e** £40k contribution from R&R to County Buildings roofing project not taken in 21/22 financial year.
  - f** Lower than anticipated spend on unplanned maintenance due to reduced repairs to non-operational surplus properties.
  - g** Higher than anticipated spend on unplanned maintenance generally between William Wallace House and Kinloch Care Centre which will be contained within the client department's Revenue budgets.