

PROPERTY MAINTENANCE PROGRESS REPORT 2000/2001**Abstract**

This report presents the current status of expenditure on the maintenance of non-housing properties.

RECOMMENDATION

The Personnel and Property Services Committee is recommended to note the contents of this report.

1 INTRODUCTION

The Property Services department currently manages the property maintenance budgets for all non-housing properties within Angus Council.

2 STATUS

The current expenditure status as at 31 December 2000 for Property Services revenue funded budgets is detailed in Table 1*, while Table 2 indicates current expenditure for the devolved school management budgets.

Appendix A indicates the departmental breakdown of the current expenditure against the property maintenance revenue budget.

*Note: The allowances of £309,000 for the operation of the Devolved School Management Scheme has been included in Table 1.

Table 1 Current Property Services Revenue Expenditure

	Planned	Unplanned	Total
Budget	£1,349,000	£493,000	£1,842,000
Commitment at 31/12/00	£846,300	£341,230	£1,187,530
% of Budget Committed	62.74%	69.22%	64.47%

Table 2 Current Devolved School Management Expenditure

	Planned & Unplanned (D98)	Improvements (D99)	Total
Budget	£309,000		£309,000
Commitment at 31/12/00	£158,513	£92,252	£250,765
% of Budget Committed			81.15%

Note: Only 51% of the budget has been used for unplanned maintenance the remaining 30% has been used for alteration and improvement works. Under the DSM scheme the devolved budget was only for Unplanned Maintenance plus Internal Decoration and Floor coverings.

Table 2 makes limited allowance for the operation of the Devolved School Management scheme by including the value of workload undertaken by the Property Services department on behalf of individual schools.

Participating schools hold budgets for property maintenance where savings achieved by non-expenditure can be carried over into the next financial year or expended in the current financial year but not necessarily on property maintenance. The Property Services and Finance departments will continue to monitor expenditure and report end of year out turn, including Devolved School Management aspects, in due course to the Personnel and Property Services Committee.

3 FINANCIAL IMPLICATIONS

There are no financial implications at this time.

4 HUMAN RIGHTS IMPLICATIONS

There are no Human Rights Act implications specific to this report.

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

5 CONSULTATION

The Chief Executive, Director of Law & Administration and the Director of Finance have been consulted in the preparation of this report.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Report No</u>	<u>Subject</u>
-	-	-	2000/2001 Final Revenue and Capital Budget Documents

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services

Property Maintenance

APPENDIX A

Revenue Budgets 2000/2001

Department	Planned Maintenance	PM Spend at 31/12/00	Unplanned Maintenance	UPM Spend at 31/12/00	Approved Budget 2000/2001	Total Spend as at 31/12/00	% Spend as at 31/12/00
Centralised Property Maintenance (CPM)	£115,000	£32,000	£0	£0	£115,000	£32,000	27.83%
Education	£794,000	£620,000	£200,000	£158,000	£994,000	£778,000	78.27%
Social Work	£177,000	£73,000	£120,000	£56,000	£297,000	£129,000	43.43%
Roads	£3,000	£100	£7,000	£1,130	£10,000	£1,230	12.30%
Cultural Services	£75,000	£40,000	£35,000	£23,000	£110,000	£63,000	57.27%
Environmental & Consumer Protection	£32,000	£14,000	£25,000	£12,000	£57,000	£26,000	45.61%
Recreation Services (Leisure & Parks)	£49,000	£31,000	£32,000	£41,000	£81,000	£72,000	(a)88.89%
Planning (Arbroath Bus Station)	£3,000	£0	£3,000	£1,000	£6,000	£1,000	16.67%
Economic Development	£4,000	£1,700	£6,000	£7,000	£10,000	£6,700	87.00%
Personnel (Training Section)	£9,000	£6,000	£1,000	£0	£10,000	£6,000	60.00%
Finance Revenues (Inverlay House)	£4,000	£1,000	£5,000	£5,000	£9,000	£6,000	66.67%
HQ Buildings	£9,000	£7,900	£30,000	£31,800	£39,000	£39,700	(b)101.79%
Local Offices	£5,000	£1,600	£29,000	£5,300	£34,000	£6,900	20.29%
Registrars (Law & Admin)	£2,000	£1,000	£0	£0	£2,000	£1,000	50.00%
Sub Totals	£1,281,000	£829,300	£493,000	£341,230	£1,774,000	£1,170,530	65.98%
Contract Services (Service contracts only)	£30,000	£14,000	£0	£0	£30,000	£14,000	46.67%
Centralised Property Maintenance (CPM)	£36,000	£3,000	£0	£0	£36,000	£3,000	8.33%
Housing HRA	£2,000	£0	£0	£0	£2,000	£0	0%
Sub Totals	£68,000	£17,000	£0	£0	£68,000	£17,000	25.00%
Totals	£1,349,000	£846,300	£493,000	£341,230	£1,842,000	£1,187,530	64.47%

(a) Recreation Services (Leisure & Parks) - High % spend due to the spend on unplanned maintenance which is topped up by the client.

(b) HQ Buildings - High % spend due to slight overspend on the planned maintenance and an overspend on unplanned maintenance due to unforeseen circumstances.