

**ANGUS COUNCIL  
INFORMATION REPORT FOR THE PERIOD APRIL 2022 TO MARCH 2023**

**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 are three schedules which contain key background information related to services delivered by the Infrastructure and Environment Directorate for the period 1 April 2022 to 31 March 2023.

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).

List of Appendices:

Schedule 1 – Water Annual Report 2022/23  
Schedule 2 – Energy Annual Report 2022/23  
Schedule 3 – Property Maintenance 2022/23

ANGUS COUNCIL

WATER ANNUAL REPORT FOR 2022/23

1. BACKGROUND

- 1.1 The Corporate Services committee at its meeting of 28 April 2011 approved Report No: 312/11, UPDATE OF MARKET PROCUREMENT OF WATER SERVICES. This introduced new contractual and corporate management arrangements for the provision of water and drainage services.
- 1.2 Service Directorates have provision within their budgets for water and drainage costs. However responsibility for the overall management of these budgets and the provision of budget monitoring information rests with the Director of Infrastructure and Environment.
- 1.3 Assets currently manages the water and drainage contract for all non-housing properties within Angus Council and maintains an overview, in conjunction with Finance and Legal, of the rate of expenditure on the associated budgets.

2. CURRENT POSITION

- 2.1 This report presents the end of year status of the water consumption and water and drainage expenditure for the Council non-housing properties for 2022/23. Compared to the 2021/22 outcome it shows a 11,381 cubic meter increase in water consumption and an increase of £34,320 on the water and drainage expenditure for 2022/23.

**Water Consumption**

- 2.2 The water consumption status, as at 31 March 2023 is detailed in Table 1 and **Appendix 1**, these figures reflect only the consumption made against presented invoices.

Table to follow showing Budget Consumption, Metered Consumption, Difference and percentage consumption to budget by year. The table has 5 columns. First row has headings with 4 rows to follow, last row shows difference between years.

See **Appendix 1** for the directorate breakdown of Table 1

<b>Table 1</b>	Budget Consumption m <sup>3</sup>	Metered Consumption m <sup>3</sup>	Difference m <sup>3</sup>	Percentage Consumption to Budget
2020/21	178,011	119,922	-58,089	67%
2021/22	178,011	140,947	-37,064	79%
<b>2022/23</b>	<b>159,699</b>	<b>152,328</b>	<b>-7,371</b>	<b>95%</b>
Blank	Difference between years	<b>11,381</b>	<b>8%</b>	Blank

- 2.3 The performance by individual directorates, as detailed in **Appendix 1**, notes have been added where there are significant differences between the budgeted and the metered consumption.
- 2.4 A graph showing the overall progress in reducing the Council's water consumption is detailed in **Appendix 3**. The graph shows that the water consumption has decreased from our original base year of 2011/12 with consumption of 257,500m<sup>3</sup> at that time by 40.8% to 152,328m<sup>3</sup> in 22/23, The original target was for a reduction to a consumption figure of approximately 125,000m<sup>3</sup> by 22/23 which has not been met. Previous years consumption figures have been affected by the operational requirements to meet Covid guidelines including the closure of buildings on a temporary basis.
- 2.5 Carbon emissions are directly linked to Scottish Water and their efforts at decarbonizing the energy used in the supply of water. The Council has no impact on this element however the Council will make sure that the water consumption is as efficient as possible. A water reduction target of 2.5% per annum based on 2019/20 consumption level of 149,690m<sup>3</sup> up to 2030/31 (total 25%) is to be applied. This is a reduced target level compared with the original target figures set in 2011, as the easier reduction options have already been taken. It is

envisaged that the reduction in consumption will mainly come from reducing baseloads, promoting water saving measures on sites and reductions in building stock. Until there is a significant reduction in the building stock it is anticipated that the consumption level will not star to be reduced from the 150,000 m3 level.

- 2.6 Carbon emissions associated with water consumption and waste water are reported in the statutory Public Bodies Climate Change Duties report.

### **Expenditure on Water and Drainage**

- 2.7 The expenditure status, as at 31 March 2023 is detailed in Table 2 and **Appendix 2**; these figures reflect only the payments made against presented invoices.

Table to follow showing Budget Volume figure, Total Spend, Difference and percentage to budget by year. The table has 5 columns. First row has headings with 4 rows to follow, last row shows difference between years.

<b>Table 2</b>	Budget Volume	Total Spend	Difference £	<b>Percentage Spend to Budget</b>
2020/21	£778,000	£717,000	£61,000	92%
2021/22	£846,189	£753,520	£92,669	89%
<b>2022/23</b>	<b>£788,537</b>	<b>£787,840</b>	<b>£697</b>	100%
Blank	Difference between years	<b>£34,320</b>	<b>4.6%</b>	Blank

See **Appendix 2** for a directorate breakdown of Table 2.

- 2.8 Table 2 shows a £34,320 increase in expenditure for 2022/23 compared with the previous financial year, but there is an underspend of £697 when compared to the Budget allowance for 2022/23.
- 2.9 The performance by individual directorates, is detailed in **Appendix 2**, notes have been added where there are significant differences between the budget volume and total spend figures.
- 2.10 In general the usage and operation of buildings across the Council estate has returned to normal however the occupation levels on offices has continued to a reduced level to accommodate the ongoing agile programme. This is indicated by the total spend almost matching the 2022/23 budget volume figure of £788,537.

### **3. FINANCIAL IMPLICATIONS**

- 3.1 Table 2 and **Appendix 2** shows an underspend against the budget of £697 for 2022/23. This underspend has been progressed on a managed basis and absorbed within the cash limited budgets available to Council directorates.

List of Appendices:

Appendix 1	2022/23 Water Consumption Status
Appendix 2	2022/23 Water Expenditure Status
Appendix 3	Overall Water Consumption Graph

## Appendix 1 2021/22 Water Consumption Status

Directorate	Budget Consumption m <sup>3</sup>	Metered Consumption m <sup>3</sup>	Percentage Consumption to Budget	
People Directorate	82,814	81,893	99%	
Angus Health & Social Care Partnership	12,195	11,182	92%	
Place Directorate	47,030	40,818	355%	<b>a</b>
HR, Digital Enablement & Business Support	0	0	0%	
Legal & Democratic	88	98	111%	<b>b</b>
Facilities Management	6,063	6733	111%	<b>c</b>
Other Services	10	9	90%	
<b>Sub Totals</b>	<b>148,200</b>	<b>140,733</b>	<b>95%</b>	
Common Good	3	479	15967%	<b>d</b>
Place Directorate - HRA	11,494	11,116	90%	
<b>Sub Totals</b>	<b>11,497</b>	<b>11,595</b>	<b>101%</b>	
<b>Totals</b>	<b>159,697</b>	<b>152,328</b>	<b>95%</b>	

### Notes:

- a – Angus Archives, Brechin Town House over budget - actual consumption; issues with increased baseload Carnoustie Paddling Pool, The Den, West Links; Myre Car Park, PC Riverview , South Links; Caravan Park, Bowling Green , Montrose Splash Toilets over budget
- b – Legal & Democratic – Print & Design Unit over budget actual usage
- c – Facilities Management – Padanaram Store, County Buildings, Town & County Hall & Intermediate Training Centre, ex Assessors Ravenswood over the budget , estimated reads used
- d – Common Good – 5&11 Swan Street no budget m3 allocated for 2022\_23; William Lamb Studio - access issue -estimated read used.

## Appendix 2 2022/23 Water Expenditure Status

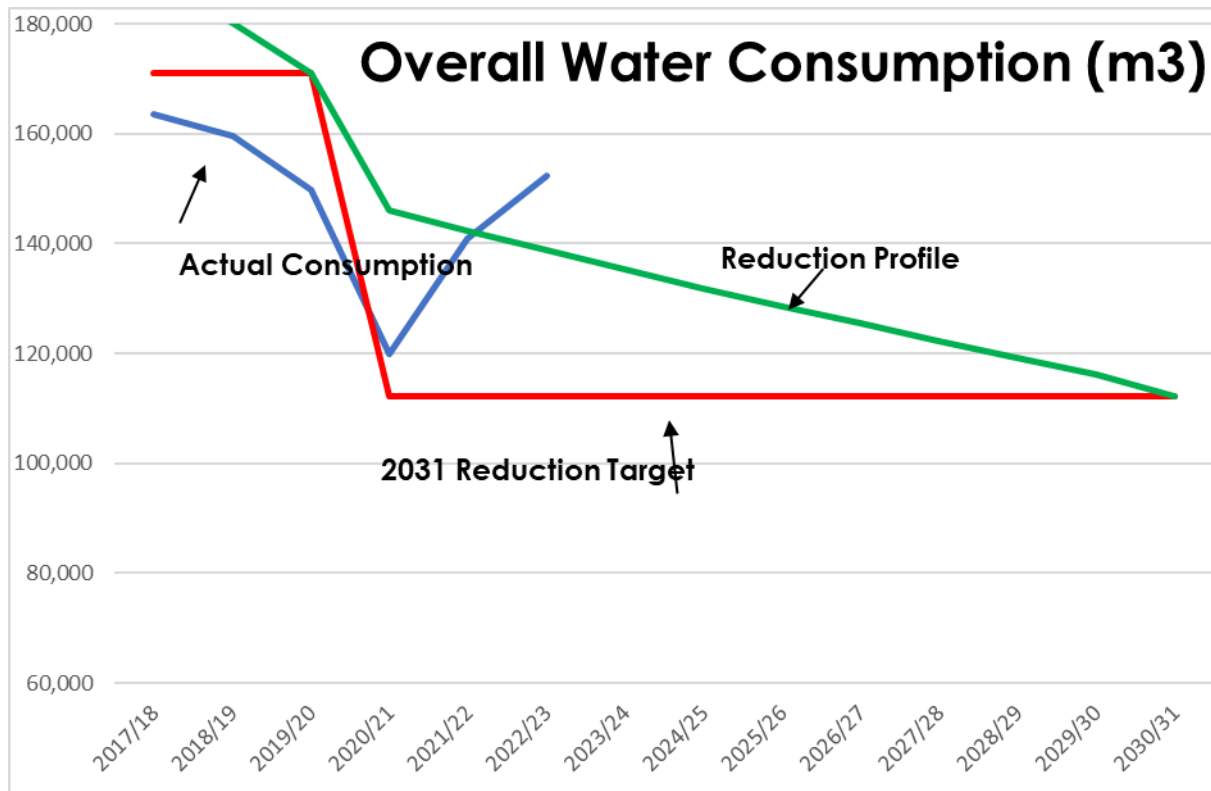
Directorate	Budget Volume (£)	Total Spend (£)	Percentage Spend to Budget	
Centralised Water Management	£43,669	£49,407	113%	
SALIX Repayments - Water Efficiency Fund	£0	£0	0%	
People Directorate	£404,158	£461,017	114%	a
Angus Health & Social Care Partnership	£60,100	£36,181	60%	
Place Directorate	£187,748	£165,798	88%	
HR, Digital Enablement & Business Support	£0	£0	0%	
Legal & Democratic	£2,380	£240	10%	
Facilities Management	£58,276	£41,875	72%	
Other Services	£600	£566	94%	
<b>Sub Totals</b>	<b>£756,931</b>	<b>£755,083</b>	<b>100%</b>	
Common Good	£1,246	£1,936	155%	b
Place Directorate - HRA	£30,360	£30,820	102%	
<b>Sub Totals</b>	<b>£31,606</b>	<b>£32,756</b>	<b>104%</b>	
<b>Totals</b>	<b>£788,537</b>	<b>£787,840</b>	<b>100%</b>	

Notes:

a – Issues on various sites with increased baseloads and leaks

b – includes 5 & 11 Swan Street, Brechin (currently vacant Common Good responsible for base water and drainage) and William Lamb Studio - access issues estimated metre reading used.

### Appendix 3 Overall Water Consumption Graph



The increase in 2022\_23 is mainly due to increased baseloads and issues with leaks on sites which were fixed ( e.g. Beechhill House the bath in the day care end was passing water through a valve, Stracathro PS – leak on site, Inverbrothock PS - there was a leak before the valve at one of the fire hydrants,)

Although there is an upwards trend overall the graph shows that the water consumption has decreased significantly - since 2011/12 water consumption of 257,500 cubic meters has reduced by 152,328 cubic meters, equating to a 40.8% reduction.

The Energy Team monitor the water use through Automatic Meter Reading (AMR) devices meaning issues can be identified, investigated, and resolved quickly. Without AMR, issues are either discovered through time by water damage, low pressure on site or when yearly manual meter reads are taken.

Currently there is a group of problematic sites such as Arbroath Academy, Monifieth High School and Murroes Primary School, where water baseloads exist but there are no obvious issue/s on site. These sites need further investigation, but there is no budget to commission more in-depth surveys and no budget to then carry out the remedial works. Significant reductions have been made over the years and this will require ongoing funding to ensure that this is maintained.

## ANGUS COUNCIL

## ENERGY ANNUAL REPORT FOR 2022/23

**1. BACKGROUND**

1.1 Report No: 668/10, THE ESTABLISHMENT OF MANAGEMENT ARRANGEMENTS TO FULFIL THE REQUIREMENTS OF THE CARBON REDUCTION COMMITMENT ORDER 2010. Noted and approved by the Strategic Policy Committee at its meeting of 7 September 2010. Recommended management arrangements for establishing and implementing continuing appropriate carbon reduction strategies.

1.2 Report No: 611/11, CORPORATE ENERGY CONSUMPTION AND CARBON EMISSIONS REDUCTION TARGETS, noted and approved by the Strategic Policy Committee at its meeting of 06 September 2011 adopted the following Council uncorrected weather based reduction targets:

- 22.5% carbon dioxide emissions reduction by 2020 compared to the 2010/11 base
- 13.5% energy consumption reduction by 2020 compared to the 2010/11 base

Report No: 294/15, CORPORATE CARBON DIOXIDE AND ENERGY CONSUMPTION REDUCTION TARGETS, noted and approved by the Communities Committee at its meeting of 18 August 2015, adopted increased targets from 2016/17 to 2019/20. The carbon emissions target was increased from 2.5% to 3% per annum and the energy consumption target increased from 1.5% to 2.5% per annum, for the remaining four years.

In May 2019, the Scottish Government lodged an amendment to the Climate Change Scotland Act 2009 to increase the emissions target to 'net zero' by 2045. This was on the back of the Scottish Government declaring a 'Climate Emergency' in April 2019.

In September 2019 the Climate Change (Emission Reduction Targets) (Scotland) Act was passed; it amends the Climate Change (Scotland) Act 2009 target to 'net zero' CO<sub>2</sub> emissions by 2045 and sets interim CO<sub>2</sub> emissions reduction targets of 56% by 2020, 75% by 2030 and 90% by 2040 from the 1990/1995 baseline. Angus Council will adopt these targets and aim for the Councils non-domestic buildings to be 'net zero' by 2045. In order to deliver these requirements a report will be prepared identifying how the Council will assist in meeting these ambitious figures and where required make the appropriate capital fund bids.

1.3 Service Directorates have provision within their budgets for energy costs. However responsibility for the overall management of these budgets and the provision of budget monitoring information rests with the Director of Infrastructure and Environment.

1.4 Assets currently manages the fuel contracts for all non-housing properties within the Council and maintains an overview, in conjunction with the Corporate Improvement and Finance Services, of the rate of expenditure on the associated budgets.

**2. CURRENT POSITION**

2.1 This report presents the end of year status of the energy consumption, carbon emissions and expenditure on energy supplies for the Councils non-housing properties for 2022/23. Compared to the 2021/22 outcome it shows a 10.9% decrease in energy consumption and a 13.8% decrease in carbon emissions. This is mainly due to the relaxation of Covid ventilation requirements with a corresponding reduction heating.

**Energy Consumption**

2.2 The energy consumption status, as at 31 March 2023 is detailed in Table 1 and **Appendix 1**, these figures reflect only the consumption made against presented invoices.

<b>Table 1</b>	Total Budget Consumption kWh	Total Actual Consumption kWh	Difference kWh	Percentage Consumption to Budget
2019/20	64,919,188	57,473,453	7,445,735	89%
2020/21	66,144,323	55,215,470	10,928,853	83%

2021/22	66,143,532	65,919,257	224,275	100%
<b>2022/23</b>	<b>63,618,427</b>	<b>58,744,267</b>	<b>4,874,160</b>	<b>92%</b>
	Change between years	<b>-7,174,990</b>	<b>-10.9%</b>	

See **Appendix 1** for the directorate breakdown of Table 1

2.3 Table 1 shows a 7,174,990 kWh increase in energy consumption which equates to a 10.9% decrease compared with the previous financial year.

2.4 The performance by individual directorates is detailed in **Appendix 1**, notes have been added where there are significant differences between budgeted and the metered consumption.

### Carbon Emissions

2.5 The carbon emissions status, as at 31 March 2023, is detailed in Table 2 and **Appendix 2**, these figures reflect only the carbon emissions associated with the consumption made against presented invoices.

<b>Table 2</b>	Total Budget Emissions kg	Total Actual Emissions kg	Difference kg	Percentage Emissions to Budget
2019/20	13,670,692	12,408,631	1,262,061	91%
2020/21	13,371,961	11,243,868	2,128,093	84%
<b>2021/22</b>	<b>12,825,547</b>	<b>12,936,926</b>	<b>-111,379</b>	101%
<b>2022/23</b>	<b>12,045,020</b>	<b>11,150,526</b>	<b>894,494</b>	<b>93%</b>
	Change between years	<b>-1,786,400</b>	<b>-13.8%</b>	

See **Appendix 2** for the directorate breakdown of Table 2

2.6 Table 2 shows a 1,786,400 kg decrease in carbon emissions compared to the previous financial year, this equates to a percentage reduction of 13.8% increase. This is mainly due to the relaxation of Covid ventilation requirements with a corresponding reduction heating.

2.7 The performance by individual directorates, is detailed in **Appendix 2**, notes have been added where there are significant differences between budgeted and actual emissions.

2.8 A graph showing the overall progress made towards achieving the Council's interim carbon reduction target of a 75% reduction by 2030 is detailed in **Appendix 4**. A graph showing the overall progress made towards achieving the Council's 'net zero' target by 2045 is detailed in **Appendix 5**.

### Expenditure on Energy

2.9 The expenditure status, as at 31 March 2023 is detailed in Table 3 and **Appendix 3**, these figures reflect only the payments made against presented invoices and end of year accruals

<b>Table 3</b>	Budget Volume £	Total Spend £	Difference £	Percentage Spend to Budget
2019/20	£5,085,402	£4,595,612	£489,790	90%
2020/21	£5,208,000	£4,120,135	£1,087,865	79%
<b>2021/22</b>	<b>£4,817,077</b>	<b>£4,857,118</b>	<b>-£40,041</b>	<b>101%</b>
<b>2022/23</b>	<b>£5,964,789</b>	<b>£7,116,896</b>	<b>-£1,152,107</b>	<b>119%</b>
Blank	Change between years	<b>£2,259,778</b>	<b>46.53%</b>	Blank



See **Appendix 3** for the directorate breakdown of Table 3

- 2.10 Table 3 shows overspend of £1,152,107 compared to the 2022/23 budget and an increase of £2,259,778 in energy expenditure compared to the previous financial year. This is due to the substantial increase in energy prices resulting from the increased economic demand following Covid and shortages as a result of the war in Ukraine.
- 2.11 The performance by individual directorates is detailed in **Appendix 3**, notes have been added where there are significant differences between the budgeted and spend amounts

### **3. FINANCIAL IMPLICATIONS**

- 3.1 Table 3 and **Appendix 3** shows an overspend of £1,152,107 in 2022/23 against the budget and an increase of £2,259,778 in energy expenditure compared to financial year 2021/22. This overspend has been progressed on a managed basis with Finance and adjustments have been made to budgets to accommodate the exceptional increases in costs.

List of Appendices:

Appendix 1	2022/23 Energy Consumption Status
Appendix 2	2022/23 Carbon Emissions Status
Appendix 3	2022/23 Expenditure on Energy Status
Appendix 4	Overall Carbon Emissions Graph – Interim target of 75% reduction by 2030
Appendix 5	Overall Carbon Emissions Graph – ‘Net Zero’ by 2045

## Appendix 1 2022/23 Energy Consumption Status

### Actual Consumption per Fuel in kWh

Directorate	Electricity	Gas	Kerosene	Gas Oil	LPG	Biomass	Total (kWh)	Budget (kWh)	% to Budget
People Directorate	9,402,822	21,275,227	698,999	424,583	0	398,097	32,199,728	33,699,177	96%
Angus Health & Social Care Partnership	920,761	2,170,089	0	0	0	110,079	3,200,929	3,528,083	91%
Place Directorate	5,025,166	5,839,838	102,277	0	23,747	585,020	11,576,048	12,097,692	96%
HR, Digital Enablement & Business Support	228,476	0	0	0			228,476	347,047	66%
Legal & Democratic	0	38,456					38,456	58,391	66%
Facilities Management	1,220,457	2,103,024					3,323,481	4,319,424	77%
Other Services	2,238	0					2,238	5,943	38%
<b>Sub Totals</b>	<b>16,799,920</b>	<b>31,426,634</b>	<b>801,276</b>	<b>424,583</b>	<b>23,747</b>	<b>1,093,196</b>	<b>50,569,356</b>	<b>54,055,757</b>	<b>94%</b>
Common Good	17,805	2,031					19,836	20,907	95%
Place Directorate - HRA	1,463,184	3,446,063				93,771	5,003,018	5,561,763	90%
Place Directorate - Street Lighting	3,152,057	0					3,152,057	3,980,000	79%
<b>Sub Totals</b>	<b>4,633,046</b>	<b>3,448,094</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>93,771</b>	<b>8,174,911</b>	<b>9,562,670</b>	<b>85%</b>
<b>Total</b>	<b>21,432,966</b>	<b>34,874,728</b>	<b>801,276</b>	<b>424,583</b>	<b>23,747</b>	<b>1,186,967</b>	<b>58,744,267</b>	<b>63,618,427</b>	<b>92%</b>

Notes:

Overall consumption within allowed budget for each directorate.

## Appendix 2 2022/23 Carbon Emissions Status

### Actual Emissions per Fuel in kg CO2

Directorate	Electricity	Gas	Kerosene	Gas Oil	LPG	Biomass	Total (kg CO2)	Budget (kg CO2)	% to Budget
People Directorate	1,962,463	3,876,134	171,882	108,809		4,192	6,123,480	6,367,470	96%
Angus Health & Social Care Partnership	192,172	395,369				1,159	588,700	643,370	92%
Place Directorate	1,048,803	1,063,959	25,150		5,086	6,160	2,149,158	2,252,533	95%
HR, Digital Enablement & Business Support	47,685	0					47,685	72,432	66%
Legal & Democratic	0	7,006					7,006	10,638	66%
Facilities Management	254,721	383,150					637,871	829,326	77%
Other Services	467	0					467	1,240	38%
<b>Sub Totals</b>	<b>3,506,311</b>	<b>5,725,618</b>	<b>197,032</b>			<b>11,511</b>	<b>9,554,367</b>	<b>10,177,009</b>	<b>94%</b>
Common Good	3,716	370					4,086	4,363	38%
Place Directorate - HRA	305,381	627,839				987	934,207	1,032,982	38%
Place Directorate - Street Lighting	657,866	0					657,866	830,666	38%
<b>Sub Totals</b>	<b>966,963</b>	<b>628,209</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>987</b>	<b>1,596,159</b>	<b>1,868,011</b>	<b>85%</b>
<b>Total</b>	<b>4,473,274</b>	<b>6,353,827</b>	<b>197,032</b>	<b>108,809</b>	<b>5,086</b>	<b>12,498</b>	<b>11,150,526</b>	<b>12,045,020</b>	<b>93%</b>

Notes as per Appendix 1.

## Appendix 3 2022/23 Expenditure on Energy Status

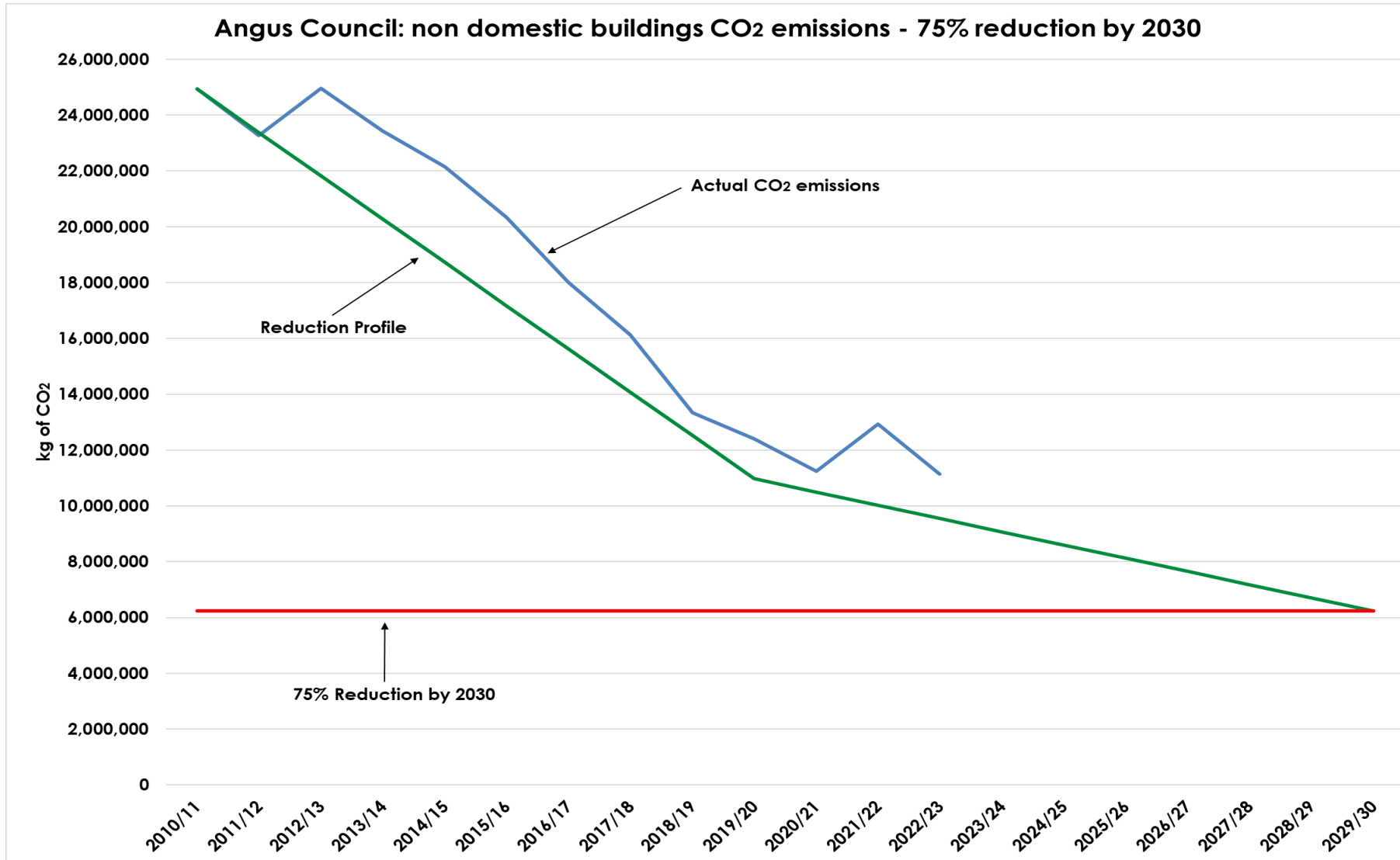
### Actual Expenditure per Fuel in £

Directorate	Electricity	Gas	Oil	LPG	Biomass	Total (£)	Budget (£)	% to Budget
Centralised Energy Management						£7,177	£26,000	28%
SALIX - Energy Efficiency Fund						£346,344	£333,894	104%
People Directorate	£1,762,865	£1,504,011	£88,800		£52,814	£3,408,490	£2,655,260	128%
Angus Health & Social Care Partnership	£164,010	£151,444			£8,082	£323,536	£374,560	86%
Place Directorate	£952,341	£412,455	£11,362	£2,560	£38,067	£1,416,784	£1,222,874	116%
HR, Digital Enablement & Business Support	£46,049					£46,049	£41,394	111%
Legal & Democratic	£0	£2,951				£2,951	£2,232	132%
Facilities Management	£241,378	£157,678				£399,056	£316,464	126%
Other Services	£4,518	£97				£4,614	£10,000	46%
<b>Sub Totals</b>	£3,171,161	£2,228,635				£5,955,002	£4,982,678	<b>120%</b>
Common Good	£3,228	£577				£3,805	£4,560	83%
Place Directorate - HRA	£313,843	£262,130			£6,885	£582,857	£464,855	125%
Place Directorate - Street Lighting	£575,232					£575,232	£512,696	112%
<b>Sub Totals</b>	£892,302	£262,707				£1,161,894	£982,111	<b>118%</b>
<b>Total</b>	<b>£4,063,464</b>	<b>£2,491,341</b>	<b>£100,162</b>	<b>£2,560</b>	<b>£105,848</b>	<b>£7,116,896</b>	<b>£5,964,789</b>	<b>119%</b>

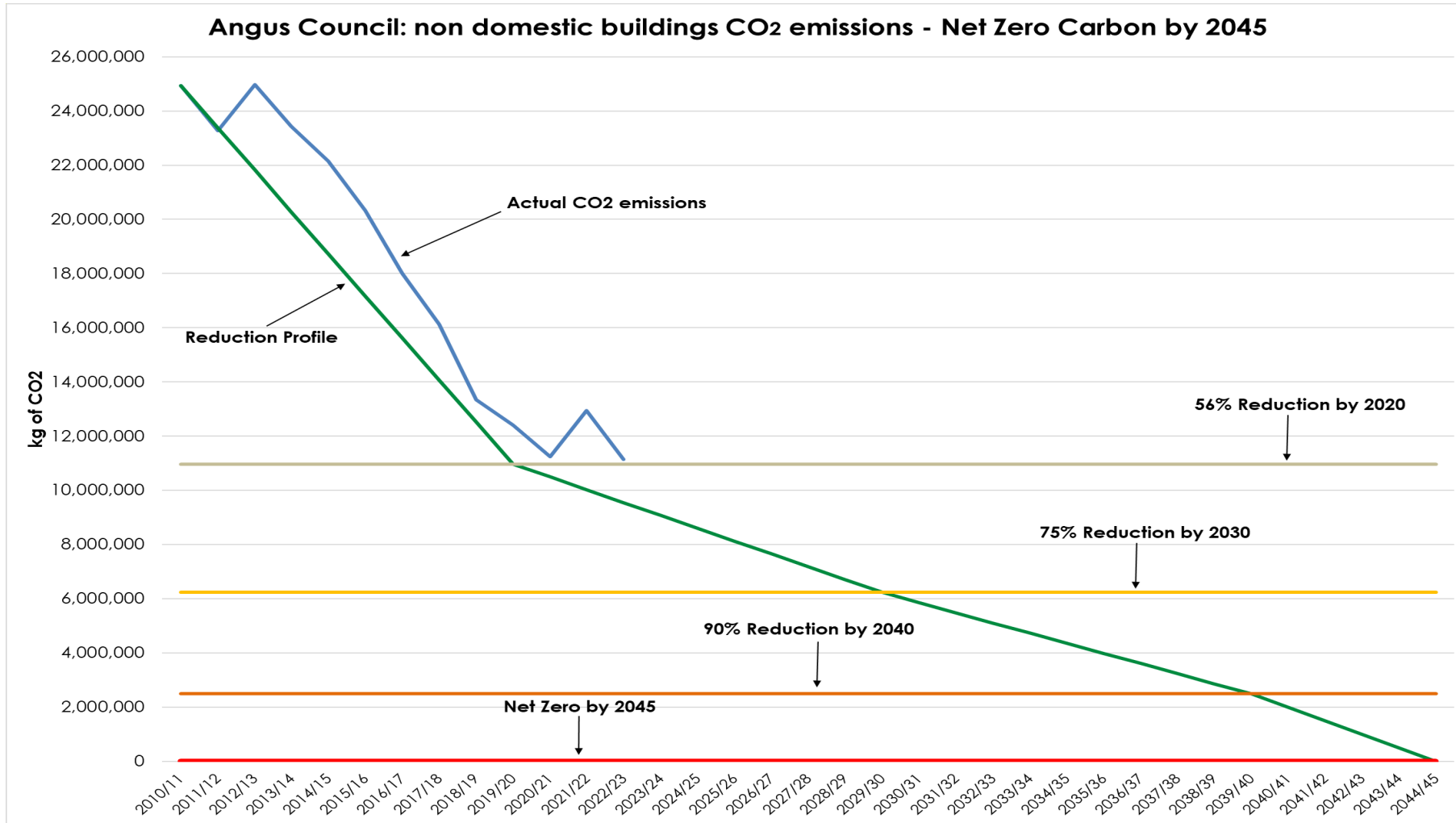
Notes:

Increased costs due to overall increase in energy prices due to energy crisis and gas/oil shortages. The consumption and CO2 emissions are below the budgeted allowances.

## Appendix 4 Overall Carbon Emissions Graph - Interim target of 75% reduction by 2030



## Appendix 5 Overall Carbon Emissions Graph – ‘Net Zero’ by 2045



The ongoing carbon emissions and consumption when compared to 21/22 has resulted in a reduction, this has been mainly attributed to the relaxation of ventilation requirements which were in place under Covid and the subsequent reduction in heating to compensate across the Council estate.

Targets based on the Scottish Governments Climate Change (Emission Reduction Targets) (Scotland) Act 2019 have been set. In May 2019, the Scottish Government lodged an amendment to the Climate Change Scotland Act 2009 to increase the emissions target to 'net zero' by 2045. This was on the back of the Scottish Government declaring a 'Climate Emergency' in April 2019. In September 2019 the Climate Change (Emission Reduction Targets) (Scotland) Act was passed; it amends the Climate Change (Scotland) Act 2009 target to 'net zero' CO<sub>2</sub> emissions by 2045 and sets interim CO<sub>2</sub> emissions reduction targets of 56% by 2020, 75% by 2030 and 90% by 2040 from the 1990/1995 baseline. Angus Council will adopt these targets and aim for the Councils non-domestic buildings to be 'net zero' by 2045. In order to deliver these requirements a report will be prepared identifying how the Council will assist in meeting these ambitious figures and where required make the appropriate capital fund bids.

**ANGUS COUNCIL**

**PROPERTY MAINTENANCE REPORT FOR 2022/23**

**1. BACKGROUND**

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

The 2022/23 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 2022/23 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 2022/23. 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 2022/23**

	Planned Maintenance	Unplanned Maintenance	Total
Budget	£1,809,000	£779,000	£2,588,000
Expenditure	£2,160,430	£1,099,711	£3,260,141
Variance	+£351,430	+£320,711	+£672,141
% of Budget Spent at 31/03/23	119%	141%	126%
% of Budget Spent at 31/03/22	110%	114%	111%

Table 1 above illustrates that in 2022/23 the property maintenance budget overspent by £672,141 [26%] 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 £353,108 [15%] [refer to Table 3 below].

Table 2 below sets out the DSM position:



**Table 2 Devolved School Management Budget & Expenditure 2022/23**

	Planned & Unplanned (D98)	Improvements (D99)	Total
Budget	£262,000		£262,000
Expenditure	£259,172	£321,862	£581,033
Variance			+£319,033
% of Budget Spent at 31/03/23			222%
% of Budget Spent at 31/03/22			146%

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 £319,033 in respect of the DSM budget in 2022/23.

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 2022/23 [Excluding DSM]**

	Planned	Unplanned Maintenance	Total
Budget [Excluding DSM]	£1,547,000	£779,000	£2,326,000
Expenditure [Excluding DSM]	£1,579,397	£1,099,711	£2,679,108
Variance	+£32,397	+£320,711	+£353,108
% of Budget Spent at 31/03/23	102%	141%	115%
% of Budget Spent at 31/03/22	104%	114%	107%

### 3. FINANCIAL IMPLICATIONS

It will be noted from Table 1 that there is an overall overspend of £672,141 [26%] on property maintenance in financial year 2022/23. It can be seen from Tables 2 and 3 above that this is due to a combination of an overspend on Devolved School Management [£319,033] and a net overspend of £353,108 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 recent allocation of Capital from the Supplementary Budget Allocation Headroom resulted in £1,700,000 of funding being split over 4 years from 18/19 to 21/22. Thereafter, 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 2022 – 2023

Appendix 1 Property Maintenance Revenue Budget 2022 - 2023

	Department	Service	Planned Maintenance Spend	Unplanned Maintenance Spend	Total Spend	Budget 2022/23	Variance	% Spend		
PR	Property	Centralised Property Maintenance	£798,520	£0	£798,520	£770,000	£28,520	104%	a	
SL	Schools & Learning		£505,584	£453,519	£959,103	£791,000	£168,103	121%	b	
SL	Devolved School Management		£581,033	£0	£581,033	£262,000	£319,033	222%	c	
CYP	Children, Families & Justice		£6,368	£41,577	£47,945	£36,000	£11,945	133%	d	
IT	HR, Digital Enablement & Business Support	Digital Enablement	£1,919	£5,156	£7,075	£4,000	£3,075	177%		
AS	Angus Health & Social Care Partnership	AHSCP	£13,935	£97,488	£111,423	£94,000	£17,423	119%	e	
EC	Strategic Policy Transformation & Public Sector Reform	Strategic Policy & Economy	Economic Development	£2,039	£23,239	£25,278	£17,000	£8,278	149%	
SC		Governance & Change	Angus Alive - The Yard	£787	£3,616	£4,403	£3,000	£1,403	147%	
SF			Sports Facilities	£92,163	£207,509	£299,672	£214,000	£85,672	140%	f
CNS			Countryside Services	£21,465	£10,304	£31,769	£31,000	£769	102%	
CST			Theatre	£7,863	£14,631	£22,494	£20,000	£2,494	112%	
CSL			Libraries & Archives	£7,401	£28,233	£35,634	£27,000	£8,634	132%	
AO			Access Offices	£715	£579	£1,294	£3,000	£-1,706	43%	
CSM			Museums & Galleries	£4,658	£31,872	£36,530	£18,000	£18,530	203%	g
RO			Infrastructure	Roads	£111	£1,214	£1,325	£4,000	£-2,675	33%
TR	Transport [Bus Station]	£203		£274	£477	£2,000	£-1,523	24%		
BG	Communities	Environmental Services	Burial Grounds	£2,614	£9,387	£12,001	£13,000	£-999	92%	
PG			Parks & Gardens	£8,610	£29,054	£37,664	£33,000	£4,664	114%	
WM			Waste Management	£16,836	£22,149	£38,985	£43,000	£-4,015	91%	
CLD		Planning & Communities	Planning & Communities	£558	£615	£1,173	£3,000	£-1,827	39%	
PD	Legal & Democratic Services	Digital & Reprographics Unit	£5,334	£653	£5,987	£8,000	£-2,013	75%		
CORP	Facilities Management	Corporate Properties	£25,480	£83,132	£108,612	£103,000	£5,612	105%		
SP		Surplus Properties	£8,721	£15,982	£24,703	£33,000	£-8,297	75%		
MZ	Other Services	Upkeep of Clocks	£4,976	£0	£4,976	£6,000	£-1,024	83%		
MZ		Upkeep of War Memorials	£37,515	£0	£37,515	£36,000	£1,515	104%		
HO	Housing Revenue Account	Housing [HRA Funded]	£5,022	£19,528	£24,550	£14,000	£10,550	175%	h	
			<b>£2,160,430</b>	<b>£1,099,711</b>	<b>£3,260,141</b>	<b>£2,588,000</b>	<b>£672,141</b>	126%		

- Notes:**
- a Overspend is to be funded from the underspend on CCTV.
  - b Higher than anticipated spend on general 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 which will be contained within the client department's Revenue budgets.
  - e Higher than anticipated spend on unplanned maintenance which will be contained within the client department's Revenue budgets.
  - f Higher than anticipated spend on general unplanned maintenance in Sports Facilities which will be contained within the client department's Revenue budgets.
  - g Higher than anticipated spend on unplanned maintenance mainly relating to Websters Theatre which will be contained within the client department's Revenue budgets.
  - h Higher than anticipated spend on unplanned maintenance which will be contained within the client department's Revenue budgets.