

**ANGUS COUNCIL
INFORMATION REPORT FOR THE PERIOD APRIL 2023 TO MARCH 2024**

**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 2023 to 31 March 2024.

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.

List of Appendices:

Schedule 1 – Water Annual Report 2023/24
Schedule 2 – Energy Annual Report 2023/24
Schedule 3 – Property Maintenance 2023/24

ANGUS COUNCIL

WATER ANNUAL REPORT FOR 2023/24

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 2023/24. Compared to the 2022/23 outcome it shows a 12,570 cubic meter decrease in water consumption, and an increase of £62,761 on the water and drainage expenditure for 2023/24.

Water Consumption

- 2.2 The water consumption status, as at 31 March 2024 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

Table 1	Budget Consumption m ³	Metered Consumption m ³	Difference m ³	Percentage Consumption to Budget
2021/22	178,011	140,947	-37,064	79%
2022/23	159,699	152,328	-7,371	95%
2023/24	158,504	139,760	-18,744	88%
Blank	Difference between years	-12,570	-8%	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 257,500m³ at that time by 45.7% to 139,758 m³ in 23/24. A 25 % reduction target has been set from 2020/21 to 2030/31 to reach a consumption figure of approximately 113,000 m³.
- 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 149,690m³ 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.

- 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 2024 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.

Table 2	Budget Volume	Total Spend	Difference £	Percentage Spend to Budget
2021/22	£846,189	£753,520	£92,669	89%
2022/23	£788,537	£787,840	£697	100%
2023/24	£819,814	£850,601	-£30,787	104%
Blank	Difference between years	£62,761	8.0%	Blank

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

- 2.8 Table 2 shows a £62,761 increase in expenditure for 2023/24 compared with the previous financial year, and there is an overspend of £30,787 when compared to the Budget allowance for 2023/24.
- 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. The increase in spend is mainly due to the annual increase in the suppliers rates, and Scottish Assessor's review of non-domestic rateables values.

3. FINANCIAL IMPLICATIONS

- 3.1 Table 2 and **Appendix 2** shows an overspend against the budget of £30,787 for 2023/24.

This overspend has been progress on a managed basis and absorbed within the overall cash limited budgets available to Council directorates.

List of Appendices:

- Appendix 1 2023/24 Water Consumption Status
- Appendix 2 2023/24 Water Expenditure Status
- Appendix 3 Overall Water Consumption Graph

Appendix 1 2023/24 Water Consumption Status

Directorate	Budget Consumption m ³	Metered Consumption m ³	Percentage Consumption to Budget	
Education & Lifelong Learning	80,503	80,069	99%	
Children, Families & Justice	2,311	1,613	70%	
Angus Health & Social Care Partnership	12,195	10,376	85%	
Infrastructure & Environment	27,032	14,827	55%	
Vibrant Communities & Sustainable Growth (EcDev)	1,595	598	37%	
HR, Digital Enablement & IT Business Support	0	0	0%	
Legal, Governance & Change (incl Angus Alive)	23,356	19,951	85%	
Other Services	11	63	573%	a
Sub Totals	147,003	127,497	87%	
Common Good	7	-970	-13857%	b
Vibrant Communities & Sustainable Growth - HRA	11,494	13,233	115%	c
Sub Totals	11,501	12,263	107%	
Totals	158,504	139,760	88%	

Notes:

- a) War Memorial, Monifieth 910 % to the budget - actual reads used; use weather dependent to water flower bed.
- b) Common Good : 5 Swan Street , William Lamb Studio access issue in the past, actual reads used, overestimated consumption credited to the budget.
- c) HRA: CliffView Court, 24A Strathairlie ; Sheltered Housing Adam Cargill , Andrew Smythe, Jubilee Court, Tayock Caravan - increased usage , sites over the budget; at some sites issue with increased baseload.

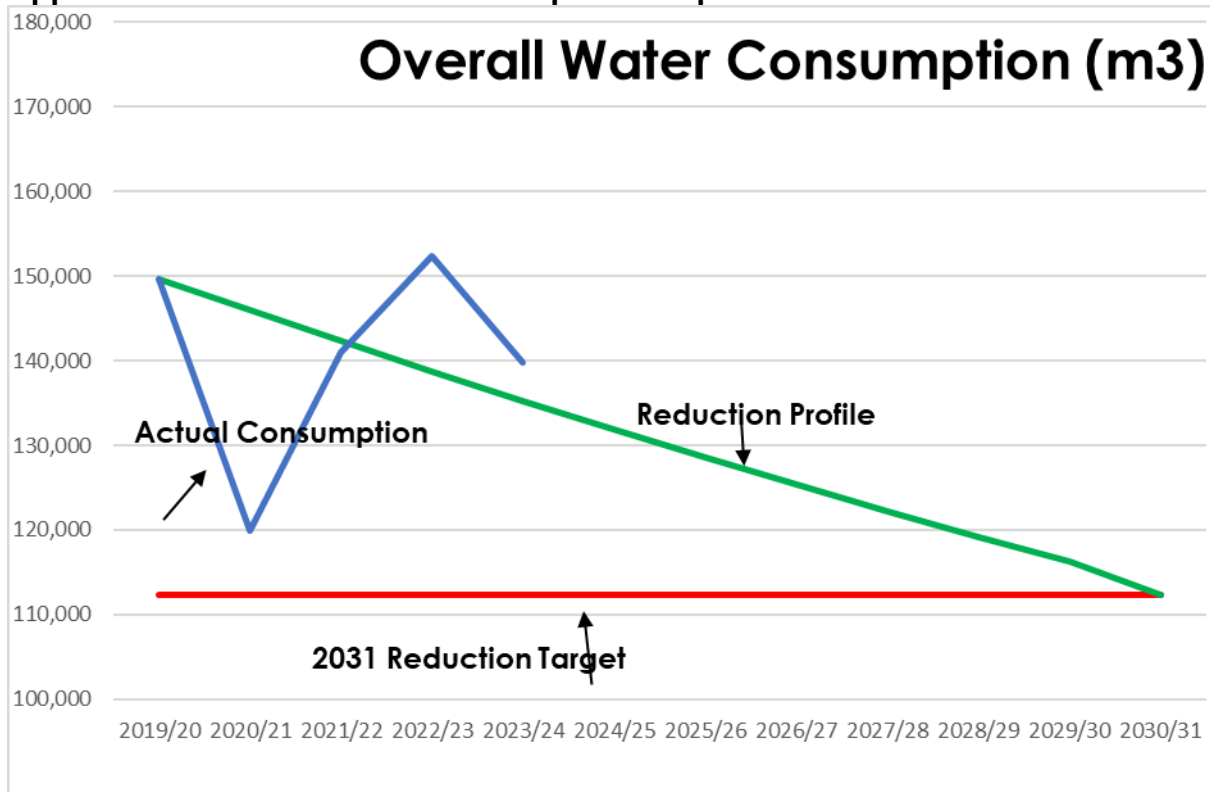
Appendix 2 2023/24 Water Expenditure Status

Directorate	Budget Volume (£)	Total Spend (£)	Percentage Spend to Budget	
Centralised Water Management	£43,669	£31,067	71%	
SALIX Repayments - Water Efficiency Fund				
Education & Lifelong Learning	£387,108	£512,314	132%	a
Children, Families & Justice	£17,093	£13,412	78%	
Angus Health & Social Care Partnership	60,100	43,339	72%	
Infrastructure & Environment	£170,692	£99,436	58%	
Vibrant Communities & Sustainable Growth (EcDev)	£13,681	£9,128	67%	
HR, Digital Enablement & IT Business Support	£2,380	£312	13%	
Legal, Governance & Change (incl Angus Alive)	£98,888	£109,059	110%	b
Other Services	£600	£539	90%	
Sub Totals	£794,211	£818,606	103%	
Common Good	£1,913	-£67	-4%	c
Vibrant Communities & Sustainable Growth - HRA	£23,690	£32,062	135%	d
Sub Totals	£25,603	£31,995	125%	
Totals	£819,814	£850,601	104%	

Notes:

- a) Property drainage charge increased by 3% due to RV revaluation in 2023 ;
The wholesale charges for primary water and sewerage services increased by 5%
- b) Actual usage increase at various sites; issues with increased historic baseload e.g. Arbroath Community Centre
- c) Common Good : 5 Swan Street , William Lamb Studio access issue in the past, actual reads used consumption overestimated credited
- d) HRA: CliffView Court, 24A Strathairlie ; Adam Cargill , Andrew Smythe, Jubilee Court, Tayock Caravan -actual usage increase , sites over the budget;

Appendix 3 Overall Water Consumption Graph



The decrease in usage is mainly due to reduced usage on sites, no major leaks in 203/24, actual reads provided for sites with access issues in the past and consumption credited.

The graph shows downward trend, and since 2011/12 water consumption of 257,500 cubic meters has reduced to 139,760 cubic meters in 2023/24, equating to a 45.7% 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.

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ENERGY ANNUAL REPORT FOR 2023/24

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' CO₂ emissions by 2045 and sets interim CO₂ emissions reduction targets of 56% by 2020, 75% by 2030 and 90% by 2040 from the 1990/1995 baseline. Although the Scottish Government has stated that the interim targets are no longer achievable and further legislation will be introduced Angus Council will continue to aim for their 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. As part of this a Route to Net Zero Study is being prepared by external consultants.

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 2023/24. Compared to the 2022/23 outcome it shows a 6.5% decrease in energy consumption and a 3.3 % decrease in carbon emissions. This is due mainly due to the continued reduction in the Council estate, the introduction of Agile working Policy and the revised Heating Policy introduced in November 2023.

Energy Consumption

2.2 The energy consumption status, as at 31 March 2024 is detailed in Table 1 and **Appendix 1**, these figures reflect only the consumption made against presented invoices.

Table 1	Total Budget Consumption kWh	Total Actual Consumption kWh	Difference kWh	Percentage Consumption to Budget
2020/21	66,144,323	55,215,470	10,928,853	83%
2021/22	66,143,532	65,919,257	224,275	100%
2022/23	63,618,427	58,744,267	4,874,160	92%
2023/24	64,424,625	54,946,241	9,478,384	85%
Blank	Change between years	-3,798,026	-6.5%	Blank

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

2.3 Table 1 shows a 3,798,026 kWh decrease in energy consumption which equates to a 6.5 % 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 2024, is detailed in Table 2 and **Appendix 2**, these figures reflect only the carbon emissions associated with the consumption made against presented invoices.

Table 2	Total Budget Emissions kg	Total Actual Emissions kg	Difference kg	Percentage Emissions to Budget
2020/21	13,371,961	11,243,868	2,128,093	84%
2021/22	12,825,547	12,936,926	-111,379	101%
2022/23	12,045,020	11,150,526	894,494	93%
2023/24	12,407,176	10,781,269	1,625,907	87%
Blank	Change between years	-369,257	-3.3%	Blank

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

2.6 Table 2 shows a 369,257 kg decrease in carbon emissions compared to the previous financial year. This equates to a 3.3% decrease in emission. In the 2023 update, the UK Electricity CO₂e conversion factor has increased by 7% (compared to the 2022 update) due to an increase in natural gas use in electricity generation and a decrease in renewable generation. Even with this increase in the conversion rate for electricity the Council has continued to reduce CO₂ emissions.

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 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 overall 'net zero' target by 2045 is detailed in **Appendix 5**.

Expenditure on Energy

2.9 The expenditure status, as at 31 March 2024 is detailed in Table 3 and **Appendix 3**, these figures reflect only the payments made against presented invoices and end of year accruals

Table 3	Budget Volume £	Total Spend £	Difference £	Percentage Spend to Budget
2020/21	£5,208,000	£4,120,135	£1,087,865	79%
2021/22	£4,817,077	£4,857,118	-£40,041	101%
2022/23	£5,964,789	£7,116,896	-£1,152,107	119%
2023/24	£8,253,819	£8,702,124	-£448,305	105%
Blank	Change between years	£1,585,228	22.27%	Blank

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

2.10 Table 3 shows overspend of £448,305 to the 2023/24 budget and an increase of £1,585,228 in an 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 £448,305 in 2023/24 against the budget and an increase of £1,585,228 in energy expenditure compared to financial year 2022/23. 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.

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Appendix 1	2023/24 Energy Consumption Status
Appendix 2	2023/24 Carbon Emissions Status
Appendix 3	2023/24 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 2023/24 Energy Consumption Status

Actual Consumption per Fuel in kWh

Directorate	Electricity	Gas	Kerosene	Gas Oil	LPG	Biomass	Total (kWh)	Budget (kWh)	% to Budget
Education & Lifelong Learning	8,797,493	18,445,880	630,246	410,915		366,504	28,651,038	33,550,265	85%
Children, Families & Justice	188,817	430,784					619,601	650,763	95%
Angus Health & Social Care Partnership	863,855	2,404,725					3,268,580	3,636,083	90%
Infrastructure & Environment	3,341,224	1,786,724					5,127,948	6,385,513	80%
Vibrant Communities & Sustainable Growth (EcDev)	85,136	267,603					352,739	399,984	88%
HR, Digital Enablement & IT Business Support	260,822						260,822	347,047	75%
Legal, Governance & Change (incl Angus Alive)	2,414,400	5,240,650	91,733		18,812	541,805	8,307,400	9,827,268	85%
Other Services	3,194						3,194	5,953	54%
Sub Totals	15,954,941	28,576,366	721,979	410,915	18,812	908,309	46,591,322	54,802,876	85%
Common Good	15,706	0					15,706	21,286	74%
Vibrant Communities & Sustainable Growth - HRA	1,546,789	3,632,194					5,178,983	5,620,463	92%
Infrastructure & Environment - Street Lighting	3,160,230						3,160,230	3,980,000	79%
Sub Totals	4,722,725	3,632,194	0	0	0	0	8,354,919	9,621,749	87%
Total	20,677,666	32,208,560	721,979	410,915	18,812	908,309	54,946,241	64,424,625	85%

Notes:

Overall consumption within allowed budget for each directorate.

Appendix 2 2023/24 Carbon Emissions Status

Actual Emissions per Fuel in kg CO₂

Directorate	Electricity	Gas	Kerosene	Gas Oil	LPG	Biomass	Total (kg CO ₂)	Budget (kg CO ₂)	% to Budget
Education & Lifelong Learning	1,959,114	3,367,480	154,675	105,604		3,936	5,590,809	6,401,736	87%
Children, Families & Justice	42,048	78,644					120,692	125,778	96%
Angus Health & Social Care Partnership	192,372	439,007				0	631,379	660,382	96%
Infrastructure & Environment	744,056	326,184					1,070,240	1,311,750	82%
Vibrant Communities & Sustainable Growth (EcDev)	18,959	48,854					67,813	77,468	88%
HR, Digital Enablement & IT Business Support	58,083	0					58,083	77,284	75%
Legal, Governance & Change (incl Angus Alive)	537,663	956,733	22513		4018	5,819	1,526,746	1,809,557	84%
Other Services	711	0					711	1,326	54%
Sub Totals	3,553,006	5,216,902	177,188			9,755	9,066,473	10,465,281	87%
Common Good	3,497	0					3,497	4,740	38%
Vibrant Communities & Sustainable Growth - HRA	344,454	663,093				0	1,007,547	1,050,849	38%
Infrastructure & Environment - Street Lighting	703,752	0					703,752	886,306	38%
Sub Totals	1,051,703	663,093	0	0	0	0	1,714,796	1,941,895	88%
Total	4,604,709	5,879,995	177,188	105,604	4,018	9,755	10,781,269	12,407,176	87%

Notes:

Overall emission within allowed budget for each directorate

Appendix 3 2023/24 Expenditure on Energy Status

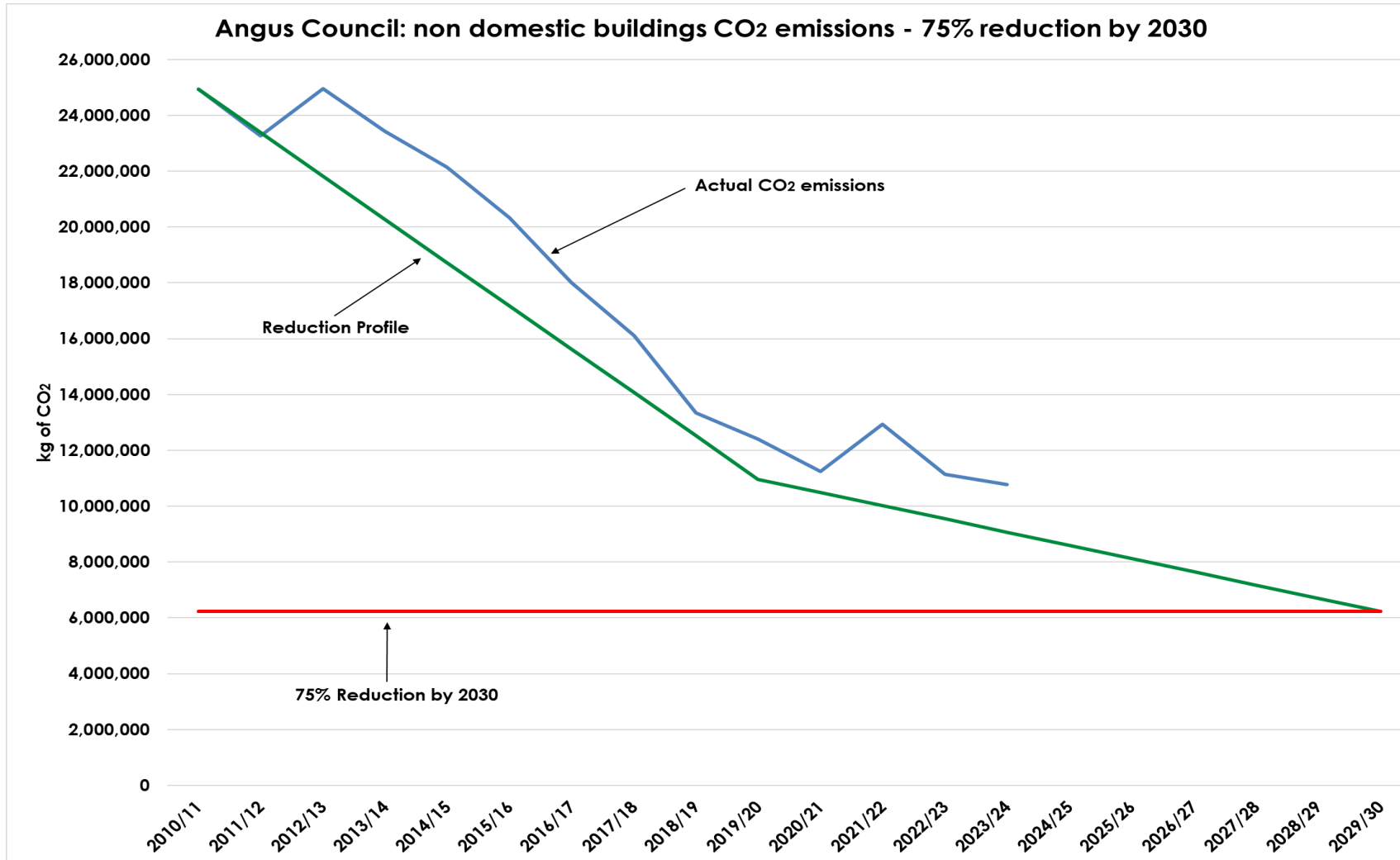
Actual Expenditure per Fuel in £

Directorate	Electricity	Gas	Oil	LPG	Biomass	Total (£) Actuals	Budget (£) adjusted	% to Budget
Centralised Energy Management						£19,213	£26,000	74%
SALIX - Energy Efficiency Fund						£122,419	£126,000	97%
Education & Lifelong Learning	£2,751,620	£1,091,242	£68,821		£68,954	£3,980,637	£3,889,330	102%
Children, Families & Justice	£58,739	£27,883				£86,622	£77,593	112%
Angus Health & Social Care Partnership	£271,469	£132,860			£4,263	£408,591	£377,452	108%
Infrastructure & Environment	£1,103,670	£115,524			£0	£1,219,194	£1,214,725	100%
Vibrant Communities & Sustainable Growth (incl EcDev)	£34,266	£16,593				£50,859	£41,328	123%
HR, Digital Enablement & IT Business Support	£76,563	£2,999				£79,562	£84,301	94%
Legal, Governance & Change (incl Angus Alive)	£719,193	£305,720	£7,932	£2,164	£44,811	£1,079,820	£966,952	112%
Other Services	£14,548	£73				£14,621	£10,000	146%
Sub Totals	£5,030,067	£1,692,894				£7,061,538	£6,813,681	104%
Common Good	£8,397	£265				£8,663	£9,464	92%
Vibrant Communities & Sustainable Growth - HRA	£497,993	£221,633			£3,631	£723,257	£575,110	126%
Infrastructure & Environment - Street Lighting	£908,666					£908,666	£855,564	106%
Sub Totals	£1,415,056	£221,898				£1,640,585	£1,440,138	114%
Total	£6,445,123	£1,914,792	£76,753	£2,164	£121,659	£8,702,124	£8,253,819	105%

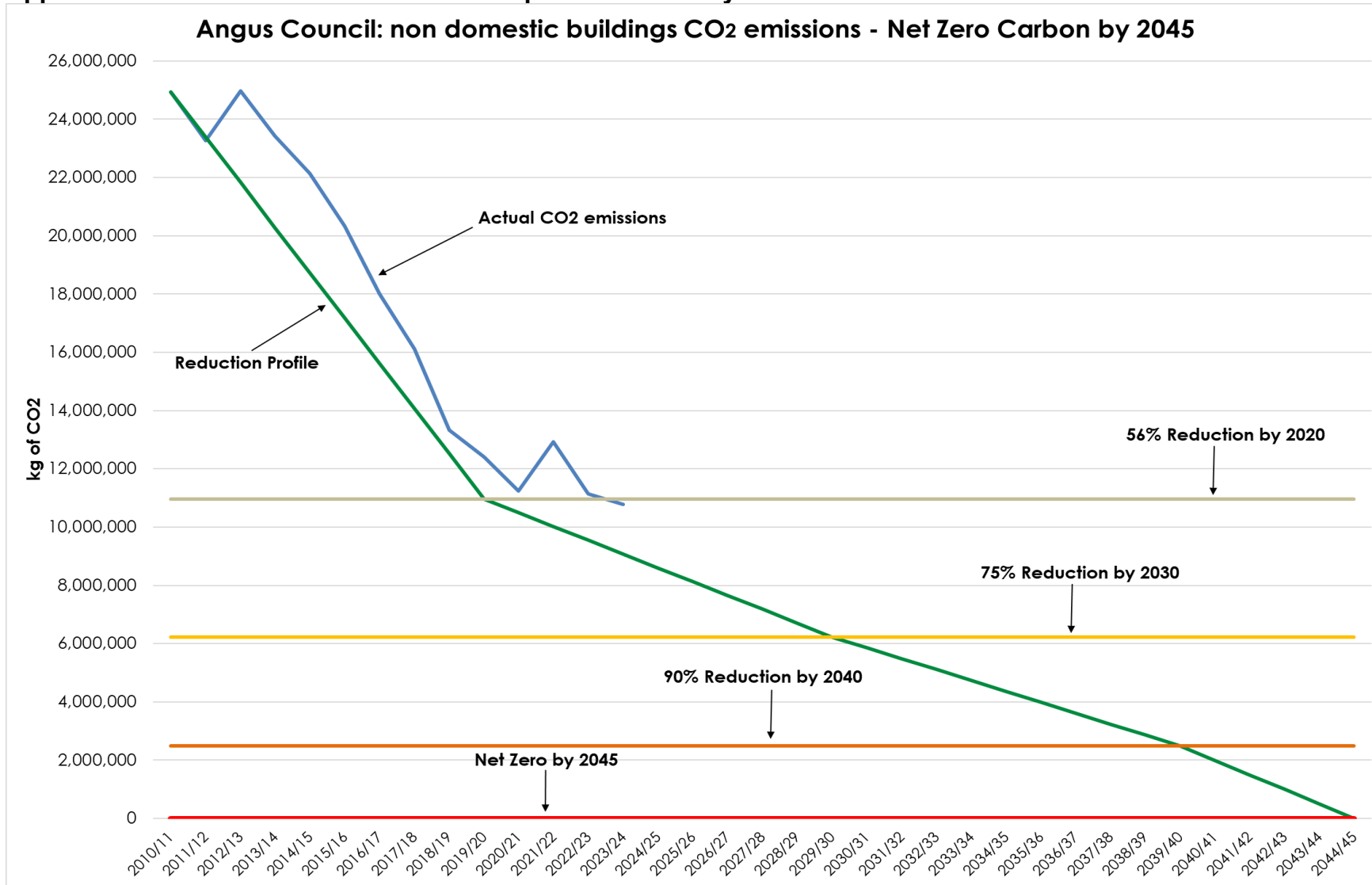
Notes:

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 22/23 has resulted in a reduction, however in the 2023 update, the UK Electricity CO₂e conversion factor has increased by 7% (compared to the 2022 update) due to an increase in natural gas use in electricity generation and a decrease in renewable generation. This has affected the reduction in emission that the Council could have achieved and it is hoped that as renewable generation increases and gas usage decreases the conversion factor will also reduce the Council's emissions and help to meet Net Zero targets.

ANGUS COUNCIL

PROPERTY MAINTENANCE REPORT FOR 2023/24

1. BACKGROUND

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

The 2023/24 Approved Final Budget for non-housing maintenance was set at £2,411,000. 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 2023/24 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 2023/24. 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 2023/24

	Planned Maintenance	Unplanned Maintenance	Total
Budget	£1,740,000	£748,000	£2,488,000
Expenditure	£1,794,255	£1,019,719	£2,813,974
Variance	+£54,255	+£271,719	+£325,974
% of Budget Spent at 31/03/24	103%	136%	113%
% of Budget Spent at 31/03/23	119%	141%	126%

Table 1 above illustrates that in 2023/24 the property maintenance budget overspent by £325,974 [13%] 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 £156,246 [7%] [refer to Table 3 below].

Table 2 below sets out the DSM position:

Table 2 Devolved School Management Budget & Expenditure 2023/24

	Planned & Unplanned (D98)	Improvements (D99)	Total
Budget	£262,000		£262,000
Expenditure	£261,123	£170,604	£431,728
Variance			+£169,728
% of Budget Spent at 31/03/24			165%
% of Budget Spent at 31/03/23			222%

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 £169,728 [65%] in respect of the DSM budget in 2023/24.

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 2023/24 [Excluding DSM]

	Planned	Unplanned Maintenance	Total
Budget [Excluding DSM]	£1,478,000	£748,000	£2,226,000
Expenditure [Excluding DSM]	£1,362,527	£1,019,719	£2,382,246
Variance	-£115,473	+£271,719	+£156,246
% of Budget Spent at 31/03/24	92%	136%	107%
% of Budget Spent at 31/03/23	102%	141%	115%

3. FINANCIAL IMPLICATIONS

It will be noted from Table 1 that there is an overall overspend of £325,974 [13%] on property maintenance in financial year 2023/24. It can be seen from Tables 2 and 3 above that this is due to a combination of an overspend on Devolved School Management [£169,728] and a net overspend of £156,246 on the planned and unplanned maintenance elements for other non-housing council properties. However, all overspends have been progressed on a managed basis and contained within the overall corporate revenue budgets.

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 was partly offset by Capitalisation of Renewal & Repair bids in previous years. 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. Corporate savings amounting to £177,000 was applied to the budget in 2023/24. 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 2023 – 2024

Appendix 1 Property Maintenance Revenue Budget 2023 - 2024

	Department	Service	Planned Maintenance Spend	Unplanned Maintenance Spend	Total Spend	Budget 2023/24	Variance	% Spend		
PR	Property	Centralised Property Maintenance	£746,658	£0	£746,658	£726,000	£20,658	103%	a	
SL	Schools & Learning		£364,986	£402,781	£767,767	£645,000	£122,767	119%	b	
SL	Devolved School Management		£431,749	£0	£431,749	£262,000	£169,749	165%	c	
CYP	Children, Families & Justice		£11,575	£29,914	£41,489	£193,000	-£151,511	21%	d	
IT	HR, Digital Enablement & Business Support	Digital Enablement	£1,156	£580	£1,736	£4,000	-£2,264	43%		
AS	Angus Health & Social Care Partnership	AHSCP	£21,902	£113,481	£135,383	£97,000	£38,383	140%	e	
EC	Strategic Policy Transformation & Public Sector Reform	Strategic Policy & Economy	Economic Development	£2,266	£15,074	£17,340	£17,000	£340	102%	
SC		Governance & Change	Angus Alive - The Yard	£903	£1,658	£2,561	£3,000	-£439	85%	
SF			Sports Facilities	£38,031	£198,050	£236,081	£160,000	£76,081	148%	f
CNS			Countryside Services	£10,589	£13,775	£24,364	£22,000	£2,364	111%	
CST			Theatre	£8,615	£35,083	£43,698	£21,000	£22,698	208%	g
CSL			Libraries & Archives	£38,965	£31,284	£70,249	£58,000	£12,249	121%	h
CSM			Museums & Galleries	£9,906	£16,966	£26,872	£23,000	£3,872	117%	
RO			Infrastructure & Environment	Roads	£115	£99	£214	£4,000	-£3,786	5%
TR	Transport [Bus Station]	£300		£673	£973	£2,000	-£1,027	49%		
BG	Communities	Environmental Services	Burial Grounds	£10,118	£9,870	£19,988	£19,000	£988	105%	
PG			Parks & Gardens	£11,397	£25,898	£37,295	£36,000	£1,295	104%	
WM			Waste Management	£19,522	£26,009	£45,531	£46,000	-£469	99%	
CLD		Planning & Communities	Planning & Communities	£667	£616	£1,283	£3,000	-£1,717	43%	
PD	Legal & Democratic Services	Digital & Reprographics Unit	£903	£2,189	£3,092	£4,000	-£908	77%		
CORP	Facilities Management	Corporate Properties	£27,512	£66,399	£93,911	£81,000	£12,911	116%	i	
SP		Surplus Properties	£8,306	£15,337	£23,643	£27,000	-£3,357	88%		
MZ	Other Services	Upkeep of Clocks	£4,234	£0	£4,234	£2,000	£2,234	212%		
MZ		Upkeep of War Memorials	£19,885	£0	£19,885	£19,000	£885	105%		
HO	Housing Revenue Account	Housing [HRA Funded]	£3,995	£13,983	£17,978	£14,000	£3,978	128%		
			£1,794,255	£1,019,719	£2,813,974	£2,488,000	£325,974	113%		

Notes:	a	The overspend will be contained within the overall corporate revenue budgets.
	b	Higher than anticipated spend on unplanned maintenance which will be contained within the overall corporate 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	The underspend is due to the postponement of a project to help to cover the overall overspend of the unplanned maintenance budget.
	e	Higher than anticipated spend on unplanned maintenance covering various buildings which will be contained within the overall corporate revenue budgets.
	f	Higher than anticipated spend on unplanned maintenance covering various buildings including replacement of heating and ventilation equipment which will be contained within the overall corporate revenue budgets.
	g	Higher than anticipated spend on unplanned maintenance at Webster's Theatre including issue with the ceiling which will be contained within the overall corporate revenue budgets.

- h** Higher than anticipated spend on unplanned maintenance covering various buildings which will be contained within the overall corporate revenue budgets.
- i** Higher than anticipated spend on unplanned maintenance covering various buildings mainly due to ongoing maintenance of surplus properties which will be contained within the overall corporate revenue budgets.