

REPORT TO: HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE – 27 AUGUST 2007

REPORT ON: DUNDEE CONTRACT SERVICES FINANCIAL OPERATING STATEMENT AND OPERATIONAL PERFORMANCE FOR THE THREE MONTHS ENDED 30 JUNE 2007

REPORT BY: JOINT REPORT BY HEAD OF FINANCE AND DIRECTOR OF DUNDEE CONTRACT SERVICES

REPORT NO: 665-2007

1 PURPOSE OF REPORT

To appraise the Committee on the financial position and operational performance of Dundee Contract Services for the three months ended 30 June 2007.

2 RECOMMENDATIONS

The Committee is asked to:

- a note the current financial position and operational performance of Dundee Contract Services.
- b note that Dundee Contract Services should exceed the statutory requirement of break even for the third year of the current three year rolling period, which commenced at the start of financial year 2005/2006.

3 FINANCIAL IMPLICATIONS

The City Council's approved 2007/2008 Revenue Budget included the sum of £839,000 in respect of Dundee Contract Services 2007/2008 surplus being credited to the General Fund.

The surplus at 30 June 2007, which amounts to £444,828 with appropriate adjustments, gives a projected annual surplus estimated to be in the region of £839,000.

4 SUSTAINABILITY POLICY IMPLICATIONS

None

5 EQUAL OPPORTUNITIES IMPLICATIONS

None

6 BACKGROUND

- 6.1 The Local Government in Scotland Act 2003 (the Act) repealed the Compulsory Competitive Tendering legislation of 1980 and 1988 and replaced it with a requirement for local authorities to maintain and publish accounts for significant trading operations. The Act places a duty on local authorities to conduct such operations so that, over a three-year rolling period, the revenue of the activity at least equals expenditure. The Finance Committee at its meeting on 12 January 2004 agreed that the City Council would publish Statutory Trading Accounts as required by the Act for those services currently provided by Dundee Contract Services (Report No 786-2003 refers).

- 6.2 The Council's Corporate Plan has, as one of its values, to "efficiently utilise our resources to provide the standards of public service expected by the citizens and at an acceptable cost". It is essential that this value is actioned in the monitoring of Dundee Contract Services and the presentation of a quarterly financial and operational report to Dundee Contract Services Committee is seen as a representation of the achievement of that value.
- 6.3 This monitoring report provides details to the Committee of the financial position and operational performance of Dundee Contract Services in regard to the requirement to meet the surplus set out in the City Council's approved 2007/2008 Revenue Budget and assists Councillors, as committee members, in undertaking their responsibility for the supervision and control of the department.
- 6.4 The department has two main operational activities, being:-
Property Maintenance and Construction Work
Land Services

7 DUNDEE CONTRACT SERVICES FINANCIAL OPERATING STATEMENT FOR THE THREE MONTHS ENDED 30 JUNE 2007

- 7.1 The financial operating statement for the three months to 30 June 2007 is detailed in Appendix 1 and it shows the actual financial position as at that date. It is important to stress that the statement is not end of year projections but simply reports on the period referred to, ie three months to 30 June 2007. The estimates detailed in the statement are the direct operational budgets of the activities listed.
- 7.2 The financial position of the respective operational activities for the three months to 30 June 2007 can be summarised as follows:-

	<u>Surplus/(Deficit)</u> <u>to 30 June 2007</u> £
Property Maintenance and Construction Work	291,097
Land Services	<u>153,731</u>
Total Surpluses to 30 June 2007	<u>444,828</u>

The department's Statutory Basis surplus for the three months to 30 June 2007, which includes Capital Charges, amounts to £375,328.

- 7.3 The statement shows that the account is in surplus and, based on the three months results, the statutory requirement of break even should be exceeded for the third year of the current three-year rolling period, which commenced at the start of financial year 2005/2006.
- 7.4 The actual figures and projected surplus contained within this report take account of the fact that the Housing Repairs Partnership is on a 'cost plus' basis and required to break even by the end of the financial year.

8 DUNDEE CONTRACT SERVICES OPERATIONAL PERFORMANCE FOR THE THREE MONTHS ENDED 30 JUNE 2007

8.1 Trading Results

The actual turnover for the period, detailed in Appendix 1, has increased by £551,291 when compared with the corresponding period of last year. This is due to an increase in turnover on Ground Maintenance Work of £90,304 and an increase on Property Maintenance and Construction Work of £460,987.

A surplus of £444,828 was achieved during the first three months of trading compared to £241,218 for the three months ended 30 June 2006. This surplus was better than anticipated and a result of improved financial performance on both land services and construction work.

Dundee Contract Services continues to monitor and evaluate performance through monthly meetings of its Policy and Strategy Group which membership comprises of the Senior Management Team.

8.2 Maintenance Work

The programme of work during the period under review was generally sufficient to keep the permanent workforce fully employed. Activity on External Cyclical Maintenance which is ahead of programme will slow down over the next few months and the workforce will transfer to construction work where the level of activity is expected to increase to compensate.

The Gas and Lift Maintenance service programmes are on target. In addition, during the period April to June 2007, the workforce completed the following day-to-day repairs and planned maintenance work:

<u>Description</u>	<u>Number (Estimated)</u>
Housing	
Responsive repair jobs including voids but excluding daytime emergencies	8,640
Emergency Repair Jobs including daytime emergencies	7,892
External Cyclical Maintenance on Properties	1,425
Non Housing	
Responsive Repair Jobs excluding daytime emergencies	1,197
Emergency Repair Jobs including daytime emergencies	780

8.3 Construction Work

The volumes of contract work undertaken during the review period were in line with the expected level of activity. The amount of construction work is expected to slightly increase over the next few months and, as planned, operatives from the External Cyclical Programme will transfer to construction work to allow the construction programmes to be maintained.

During the period April to the end of June the following contracts were either won in competition or awarded to Dundee Contract Services:

<u>Description</u>	<u>Number</u>	<u>Total Value</u> £
Major Contracts	16	3,531,636
Minor Contracts	38	572,214

8.4 Land Services

Land Services have been very busy in the first three months, employed mainly on landscape maintenance works, with all works being completed in accordance with the annual grounds maintenance plan.

The grounds maintenance programme along with orders received for landscape contract work will keep the permanent workforce fully employed for the remainder of the financial year.

8.5 Training

Dundee Contract Services commitment to construction industry training is reflected by the recruitment of a further 11 new apprentices during August 2007. This maintains Contract Service's 10% tradesmen/apprenticeship ratio, which greatly surpasses the construction industry norm. Training and development of all employees is recognised by the department's management team as being critical to maintaining the organisation's success.

The department has maintained its status as an Investor in People.

8.6 Summary

The department will seek to maintain the level of permanent workforce for the remainder of the financial year. In addition, it is anticipated that the department will achieve all the objectives set down in its Business Action Plan. A new Service Plan is currently being prepared for the following three years.

9 **BEST VALUE**

Management is currently reviewing all services within the Council to achieve "Best Value". This requires Dundee Contract Services to prove that it can provide a competitive service that meets its customers' requirements. The customers are principally the tenants of Council Houses and the Director of Dundee Contract Services and the Director of Housing will continue to monitor the service provided to ensure that the Council's commitment to Best Value can be demonstrated.

10 **CONSULTATION**

The Chief Executive and Depute Chief Executive (Support Services) have been consulted in the preparation of this report.

11 **BACKGROUND PAPERS**

Report to the Finance Committee on 12 January 2004, Report No 786-2003

MARJORY STEWART
HEAD OF FINANCE
15 AUGUST 2007

KEN LAING
DIRECTOR DUNDEE CONTRACT SERVICES

DUNDEE CITY COUNCIL - FINANCE DEPARTMENT
DUNDEE CONTRACT SERVICES PERFORMANCE MONITORING REPORT
FOR THE THREE MONTHS ENDED 30 JUNE 2007

<u>Description</u>	<u>Actual</u> <u>Three months</u> <u>to 30/06/06</u> <u>£</u>	<u>Actual</u> <u>Three months</u> <u>to 30/06/07</u> <u>£</u>	<u>Estimate</u> <u>Year</u> <u>2007/2008</u> <u>£</u>
<u>Property Maintenance and Construction Work</u>			
Income	4,855,620	5,316,607	20,520,536
Expenditure	<u>4,673,098</u>	<u>5,025,510</u>	<u>19,964,536</u>
Surplus/(Deficit)	<u>182,522</u>	<u>291,097</u>	<u>556,000</u>
<u>Land Services</u>			
Income	1,261,814	1,352,118	5,092,299
Expenditure	<u>1,203,118</u>	<u>1,198,387</u>	<u>4,809,299</u>
Surplus/(Deficit)	<u>58,696</u>	<u>153,731</u>	<u>283,000</u>
<u>Total</u>			
Income	6,117,434	6,668,725	25,612,835
Expenditure	<u>5,876,216</u>	<u>6,223,897</u>	<u>24,773,835</u>
Surplus/(Deficit)	<u>241,218</u>	<u>444,828</u>	<u>839,000</u>