

REPORT TO: CITY COUNCIL AS FLEMING TRUSTEES – 09 JANUARY, 2023

REPORT ON: FLEMING TRUST AUDITED ACCOUNTS FOR THE YEAR TO 31 MARCH, 2022

REPORT BY: EXECUTIVE DIRECTOR OF CORPORATE SERVICES AND EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 340-2022

1.0 PURPOSE OF REPORT

1.1 To consider the trust's audited accounts for the year to 31 March, 2022

2.0 RECOMMENDATIONS

2.1 Elected members note the performance and achievements of the trust during the year to 31 March, 2022

3.0 FINANCIAL IMPLICATIONS

3.1 There are no direct financial implications arising from this report.

4.0 BACKGROUND

4.1 The Fleming Trust was set up in 1929 to provide suitable accommodation for the displaced occupants of slum dwellings in Dundee. The trustees have the responsibility to "hold and maintain" the houses. The trustees are overseen by a Supervisory Committee which meets twice a year.

4.2 The trust currently owns 92 houses and these are managed by Neighbourhood Services. All houses meet the Scottish Housing Quality Standard.

4.3 The trusts accounts are contained in Report No. 339-2022. In the year to 31 March, 2022 the trust achieved income of £371,779 (2020/2021 £371,330), mostly from rental income, and incurred £109,852, (2020/2021 £79,928) of revenue expenditure most of which was expended on management and maintenance to produce an operating surplus of £261,927 (2020/2021 £291,402).

4.4 Capital Expenditure of £65,261 was incurred during 2021/22 (2020/2021 £Nil).

4.5 The net result was a surplus of £196,666 (2020/2021 £291,402), which when added to the balance brought forward gives a balance on reserves of £2,079,882 (31 March 2021 £1,883,216). This balance is required to fund improvements to existing properties and the construction of the new build properties. In 2022/2023 expenditure will be incurred on heating, kitchens & bathroom upgrades, external wall insulation surveys and electrical installation condition reports.

4.6 Report 119-2015 recommending that the Fleming Trust implement a new build programme of 15-20 units to increase the supply of affordable housing to meet housing need in the City was considered by the City Council as Fleming Trustees on 9th March 2015. This has resulted in 12 new builds that will be taken on by the Fleming Trust once the new development is complete.

This new build programme and the houses will be provided in conjunction with the Council's HRA new build programme and Registered Social Landlord development programme within the Hilltown to obtain economies of scale delivering best value.

5 POLICY IMPLICATIONS

5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate senior manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

6.1 The Council Leadership Team have been consulted on the content of the report.

7 BACKGROUND PAPERS

7.1 None.

ROBERT EMMOTT
EXECUTIVE DIRECTOR OF CORPORATE SERVICES

DATE:01 DECEMBER,
2022

ELAINE ZWIRLEIN
EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

DATE:01 DECEMBER,
2022