

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 18 APRIL 2000

REPAIRS REVIEW – FURTHER INTERIM REPORT

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 To advise Members of the current position in relation to the Repairs Review and also to set out for Members, as requested at Council, the current information in relation to outstanding jobs held by Building and Works.

2. CURRENT PERFORMANCE ON REPAIRS

- 2.1 Council have agreed that regular reports would be submitted to the Housing Committee on the number of repairs and void repairs on a Ward by Ward basis.
- 2.2 Previously information which has been supplied to Members in relation to the number of outstanding repairs not yet completed by Building and Works has been drawn from the old McDonnell Douglas system. That system is no longer in operation having been replaced by the Unified Repairs system and the current information supplied therefore is based on the Orchard Housing Management system. It sets out for Members the number of orders which have been put through that system and which have not been completed by Building and Works. The current information at close of business on 5 April 2000 is that the number of outstanding repairs was 5,530. That takes into account the number of repairs which had been ordered during the course of the day and also takes into account the re-charges made by Building and Works up to close of business on that day. Members are reminded that at any one stage in the proceedings it would be appropriate to have four to six weeks work outstanding at any one time and that figure is at the lower end of an acceptable parameter.
- 2.3 Council had also agreed that information should be supplied on a Ward by Ward basis. It is potentially possible to provide this information and members of staff are currently working on it subject to the other demands which are being placed on their time. Subject to those restraints I anticipate being able to report when that information will be provided as part of the final report on the Repairs Review which will go to the Best Value Sub-Committee at the end of May and subsequently to the Housing Committee thereafter as Council procedures require. Every effort is being made to provide the information.

3. INTERIM REPORT ON THE REPAIRS REVIEW

3.1 Members are aware that there is currently a full-scale and thorough review of the entire Repairs Service being carried out. That review is now approaching its conclusion and all of the information which is required to come to conclusions and decisions on the future of the Repairs Service is almost to hand. Surveys in relation to Members views, in relation to staff views, in relation to contractors views and in relation to tenants views have all been completed and the information is being collated. Information involving the role of various officers within the Council and their place within the Repairs system is also to hand and is being examined. At the same time a detailed Performance Management Plan for the oversight of the review by the Accounts Commission, now Audit Scotland, has also been submitted and a draft report from Audit Scotland has been received. That draft report is in general terms satisfactory but does require further and additional information to be provided. That further detailed information is now available but was not available when the plan was being examined and will of course be provided as part of the outcome of the review. As has already been indicated, a final report in relation to the outcomes of the Review will be placed before Members in terms of the Best Value Sub-Committee within the timescales set out before the Sub-Committee and will subsequently come to the Housing Committee for their determination in the normal way.

4. RECOMMENDATIONS

4.1 It is recommended that Members note the content of this report.

James Lavery
Director of Homes and Technical Services
JL/WT
6 April 2000

LIST OF BACKGROUND PAPERS

Nil

Anyone wishing further information should contact James Lavery, Director of Homes and Technical Services on 01563 554875

AGENDA