

SERVICE DESCRIPTION FORM

Department: Environmental Services – Housing and Property

Service: Building Services DLO

Income:	£000's
Grants	3
Fees/charges	105
Recharge to HRA	7,672
Recharge to Capital	20
Total	7,800

All recharge rates were increased by 1.5% on 1 April 2012 for internal clients, and for external clients from 1 June 2012. All recharge rates are regularly benchmarked with APSE.

Description:

Building Services is a former Direct Labour Organisation and was formed by the then Moray District Council in 1982 in response to the Local Government (Scotland) Act which set out statutory requirements for local authorities to provide competitive trading operations under the Compulsory Competitive Tendering regulations. Since the introduction of the Local Government in Scotland Act 2003, the compulsory aspect of competitive tendering has been abolished and Building Services is now deemed to be a Significant Trading Operation.

The Building Services section provides building maintenance and improvement services to the Council's housing stock. This is delivered through the Maintenance Partnership Agreement which has been in existence since 2004. This provides reactive, planned and cyclical maintenance as well as disability adaptations and gas servicing to approximately 5,800 Council owned properties. Reactive and planned maintenance is also carried out to other Council buildings including schools, offices and libraries.

In addition to this, a maintenance service is also carried out to other Council departments and local Registered Social Landlords, with a £1m refurbishment of the existing Council HQ in Elgin an example of a current 'non housing' contract.

Outcomes / impacts:

Building Services contributes to achieving the Housing and Property Service Plan 2012/13 core priorities of:-

- Priority 3: Managing our assets
- Priority 4: Improving service quality

A 24 hour, 365 day response maintenance service is provided to Council

properties, including statutory requirements such as the tenant Right to Repair scheme and Gas Safety requirements. Property improvements to bring the housing stock to the Scottish Housing Quality Standard are all carried out by the section.

Building Services contributes to the Housing Investment Programme by annually carrying out to Council owned properties:-

- Over 20,000 responsive repairs
- Gas safety checks to around 4,200 properties.
- Repairs to around 400 void properties
- Disabled adaptations to around 100 properties
- Capital improvements that include kitchen replacements to over 400 properties
- Window and heating replacements to 300 properties