

EXETER CITY COUNCIL
SCRUTINY COMMITTEE - RESOURCES
23 NOVEMBER 2011

AIM PROPERTY MAINTENANCE PROGRESS REPORT 2011/12

1 PURPOSE OF THE REPORT

- 1.1 This is the second quarterly progress report, covering the period from July to September 2011 (but including updated figures as at 5 October 2011). The report details the financial position of the £7.8m programme of reactive and planned property maintenance and refurbishment work agreed for 2011/12. The programme comprises housing and non-housing schemes funded from revenue budgets as approved by Council for the financial year 2011/12. In some cases the programme also includes unspent budgets for schemes rolled forward from 2010/11. Progress on capital funded schemes is reported elsewhere on this agenda. The report provides specific details on significant programme variations.

2 BACKGROUND

- 2.1 The Council approved the following:

	£	
		Housing budgets
(a)	4,953,780	Housing Reactive Repairs
(b)	714,900	Housing Servicing Contracts
(c)	<u>430,000</u>	Housing Maintenance Works
		£ 6,098,680
		Non-housing budgets
(d)	343,650	Service Recharges
(e)	55,450	Lease Requirements
(f)	225,500	AIM Priority Programme
(g)	513,540	AIM Reactive Repairs - General
(h)	441,980	AIM Service Contracts
(i)	<u>82,580</u>	AIM Operational Essentials
		£ 1,662,700
		<u>Total</u>
		£ 7,761,380

- 2.2 The current level of spending in 2011/12 on the budgets identified above indicates a predicted saving of some £10,000 which equates to 0.1% on the overall budget. This arises solely from non-housing work. However, Members should be aware that there is overspend on a number of individual budgets, and if the current rates of spend on a number of others is maintained there is potential for further overspends by the end of the year.

A copy of the full financial monitoring report is available on the Intranet.

2.3 HOUSING

Housing Reactive Repairs generally – combined budget £4,953,780

This budget is split into eight separate budgets in order to better raise and monitor orders and control work and costs. As all these separate provisions are essentially for works of a reactive nature it is difficult to predict the extent or pattern of likely expenditure in the year. However, based on the present rates of spending, an overspend of some £100,000 is likely to arise against the budget identified for Empty Properties within this wider Housing Reactive Repairs budget. This overspend will be negated by reducing by a similar amount, the sum made available as a contribution to housing capital programmes from revenue funds in 2011/12.

3 RECOMMENDED

- (1) that the second quarter financial position of the £7.8m programme of reactive and planned property maintenance and refurbishment for 2011/12 as detailed above be noted.

HEAD OF CONTRACTS AND DIRECT SERVICES
ACTING HEAD OF HOUSING
ACTING HEAD OF ESTATES
HEAD OF TREASURY SERVICES

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

None