

EXETER CITY COUNCIL

SCRUTINY COMMITTEE - RESOURCES 25 NOVEMBER 2009

AIM PROPERTY MAINTENANCE OUTTURN REPORT 2009/10

1 PURPOSE OF THE REPORT

- 1.1 This is the second quarterly report, covering the period from July to September 2009 (but including updated figures at 2 October 2009). The report details the financial position of the £7.4m programme of reactive and planned property maintenance and refurbishment. This report covers just revenue funded housing and non-housing schemes as approved by Council for the financial year 2009/10. In some cases this programme further includes budgets for schemes rolled forward from 2008/09. Where necessary this report will provide specific details on significant programme variations.

2 BACKGROUND

- 2.1 The Council approved the following:

	£	
Housing budgets		
(a) Housing Reactive Repairs	4,295,960	
(b) Housing Servicing Contracts	683,090	
(c) Housing Maintenance Works	<u>521,773</u>	£ 5,500,823
Non-housing budgets		
(d) Service Recharges	270,030	
(e) Lease Requirements	98,840	
(f) AIM Priority Programme	561,080	
(g) AIM Reactive Repairs - General	513,710	
(h) AIM Service Contracts	354,950	
(i) AIM Operational Essentials	<u>78,290</u>	£ 1,876,870
Total		<u>£ 7,377,693</u>

- 2.3 The current level of spending against the specifically monitored budgets in 2009/10 above presently indicates overspend of some £51,000 overall (0.7%), which has been sustained in both housing and non-housing programmes, but otherwise there are no significant variations at this stage.

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

HOUSING

2.4 Gas Equipment Replacement – budget £50,000

This budget is set to cover the cost of reactive repairs, mainly involving the replacement of broken down gas boilers or gas fires, leaking radiators and replacement temperature control valves. The amount of repairs that have been required so far this year has meant an overspend has already been incurred. As,

inevitably, more repairs are likely to arise through the remaining part of the year a reasonable estimate of overspend at this stage would be £50,000. However, although future expenditure will be controlled to limit overspend as far as reasonably practicable, this overspend will in effect be negated by reducing the financial provision to be spent (£1,562,100) from revenue contributions for capital projects.

NON-HOUSING

2.5 City Wall Repairs – budget £33,770

This budget was rolled forward from 2008/09 for remaining monies to be paid for necessary repairs to the City wall at various locations. In the event, the extent of repairs have proved more than was envisaged when the original budget was set. Consequently, an overspend in the order of £7,000 has been incurred.

2.6 Canal Bank Underpinning at Welcome Inn – budget £4,950

This budget was rolled forward from 2008/09 for remaining monies to be paid for this already mostly completed work. Before final completion some additional works were found to be required to the top of the canal bank to prevent vehicles falling into the canal. In the event when final costs were agreed they exceeded the provision made, so an overspend of some £6,000 has occurred.

2.7 Non-Housing Reactive Repairs Generally – overall budget £513,710

This budget is split into twelve separate parts in order to better raise and monitor orders and control work and costs. As all these provisions are for works of a reactive nature it is difficult to predict the extent or pattern of likely expenditure in the year. Presently, three of these part budgets indicate overspend this year, with the largest overspend arising from the cost of leisure repairs. Whilst instructions have been given such that future reactive repair work is to be strictly prioritised in the remaining part of the year, nevertheless, an overspend of at least some £29,000 is likely to be sustained this financial year.

3 RECOMMENDED

- (1) that the outturn financial position of the £7.4m programme of reactive and planned property maintenance and refurbishment for 2009/10, as detailed above be noted.

HEAD OF CONTRACTS AND DIRECT SERVICES
HEAD OF HOUSING
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