

EXETER CITY COUNCIL
SCRUTINY COMMITTEE - RESOURCES
24 NOVEMBER 2010

AIM PROPERTY MAINTENANCE PROGRESS REPORT 2010/11

1 PURPOSE OF THE REPORT

- 1.1 This is the second quarterly report, covering the period from July to September 2010 (but including updated figures at 12 October 2010). The report details the financial position of the £7.6m programme of reactive and planned property maintenance and refurbishment. It covers just revenue funded housing and non-housing schemes as approved by Council for the financial year 2010/11. In some cases this programme further includes budgets for schemes rolled forward from 2009/10. Where necessary the report provides specific details on significant programme variations.

2 BACKGROUND

- 2.1 The Council approved the following:

	£	
Housing budgets		
(a) Housing Reactive Repairs	4,859,700	
(b) Housing Servicing Contracts	691,300	
(c) Housing Maintenance Works	<u>430,000</u>	£ 5,981,000
Non-housing budgets		
(d) Service Recharges	274,080	
(e) Lease Requirements	53,840	
(f) AIM Priority Programme	292,130	
(g) AIM Reactive Repairs - General	526,380	
(h) AIM Service Contracts	401,140	
(i) AIM Operational Essentials	<u>79,630</u>	£ 1,627,200
<u>Total</u>		<u>£ 7,608,200</u>

- 2.3 The current level of spending against the specifically monitored budgets in 2010/11 above presently indicates, that despite some financial variations in the housing programme, overspend in the region of £34,000 arises from within the non-housing programme of work.

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

HOUSING

- 2.4 **Housing Reactive Repairs generally – combined budget £4,859,700**

This budget is split into eight separate parts in order to better raise and monitor orders and control work and costs. As all these 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, whilst some overspend is likely to arise in some parts of the work this is likely to be balanced by similar projected underspend. Consequently the overall prediction at this time is that no overall financial variation will occur at year end.

NON-HOUSING

2.5 Mill Leat Wall Repairs – budget £13,000

This budget was set to repair a council owned stone wall separating private gardens from the leat. The wall had completely collapsed in one position and was crumbling in other adjacent parts which established a potential hazard for the private occupiers. The work has been completed at a value of some £26,000. However, for transparency, whilst the full cost of the repairs have been set against the budget, bringing a £13,000 overspend, provision has been arranged such as to negate this overspend by using £8,000 from contingency funds and through receiving a contribution of £5,000 from the Countryside Services operational budget.

2.6 Legionella risk prevention – budget £8,000

This budget was set for necessary improvements to water bearing systems to either eliminate completely, or critically reduce, the potential for the spread of legionnaires' disease. This budget has overspent because of the previously unforeseen, but otherwise necessary, work that has arisen following the conducting of risk assessments. Whilst an overspend of some £20,000 is presently indicated, there are potential savings to be made in similar servicing and maintenance budgets later in the year which should compensate for a significant part of this overspend.

3. RECOMMENDED

- (1) that the second quarter financial position of the £7.6m programme of reactive and planned property maintenance and refurbishment for 2010/11, as detailed above be noted.

HEAD OF CONTRACTS AND DIRECT SERVICES
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