

EXETER CITY COUNCIL

SCRUTINY COMMITTEE - RESOURCES 19 SEPTEMBER 2007

AIM PROPERTY MAINTENANCE PROGRESS REPORT 2007/2008

1 PURPOSE OF THE REPORT

- 1.1 This is the first quarterly report, covering the period from April to June 2007 (but including updated figures at 13 August 2007). The report details the financial position of the £15m programme of reactive and planned property maintenance and refurbishment. This includes both Revenue and HRA Capital schemes as approved by Council for the financial year 2007/2008. This amount further includes budgets for schemes rolled forward from 2006/2007. Where necessary this report also provides specific details on significant programme variations.

2 BACKGROUND

- 2.1 The Council approved the following:

	£
(a) Housing Reactive Repairs	£ 2,215,000
(b) Housing Electrical Testing	£ 35,000
(c) Housing Servicing Contracts	£ 607,490
(d) Housing Maintenance Works	£ 1,950,040
(e) Housing Programmed Works	£ 8,007,090
(f) AIM Condition Survey Priority Programme	£ 702,890
(g) AIM Priority Programme	£ 327,310
(h) AIM Service Contracts	£ 296,680
(i) Lease Requirements	£ 109,040
(j) Service Recharges	£ 249,160
(k) AIM Reactive Repairs	£ 498,800
(l) AIM Operational Essentials	£ 92,240
Total	£ 15,090,740

- 2.3 The specifically monitored budgets in 2007/2008 above presently show a predicted overspend in the order of £113,000, in overall terms. This overspend mainly arises from projected additional costs in Housing reactive repairs

Information on significant increased cost variations from budget is provided below. A copy of the full financial monitoring report is available on the Internet.

HOUSING

2.3 Housing Reactive Repairs Generally – overall budget £2,215,000

This budget, which was only marginally increased from last year, is split into six separate parts in order to better raise and monitor orders and control work and costs. As all these works are of a reactive nature it is very difficult to predict the extent or pattern of likely expenditure each year. However, based on the present rate of spending, a projected overspend of some £270,000 is likely to be sustained. Such a prediction arises due to a general increase in the cost of repairs and an increased amount of reactive repair orders issued due in part to poor weather over the summer.

NON-HOUSING

2.4 Rougemont House Exterior Works – Overall budget £30,000

This budget was set to repair the external facade, windows and associated fittings of this building. However this work has raised the need to install a roof harness wire safety system costing an additional £5,000. Nevertheless this overspend can at present be compensated by projected savings elsewhere within the non-housing programme.

3 RECOMMENDED

- (1) that the first quarter financial position of the £15m programme of reactive and planned property maintenance and refurbishment for 2007/2008, as detailed above be noted.

HEAD OF CONTRACTS AND DIRECT SERVICES
HEAD OF HOUSING AND SOCIAL INCLUSION
HEAD OF ESTATES
HEAD OF TREASURY SERVICES

S:LP/Committee/907SCR1
16 August 2007

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling the report:
None