

## EXETER CITY COUNCIL

### SCRUTINY COMMITTEE - RESOURCES 21 MARCH 2012

#### AIM PROPERTY MAINTENANCE PROGRESS REPORT 2011/12

## 1 PURPOSE OF THE REPORT

- 1.1 This is the third quarterly report, covering the period from October to December 2011 (but including updated figures at 13 February 2012). 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:

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

- 2.2 The current level of spending in 2011/12 on the budgets identified above indicates a predicted saving of some £30,000 which equates to 0.4% on the overall budget. With regard to housing budgets, overspends in this area have been effectively negated by savings and contingencies. So the saving overall arises solely from non-housing work.

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

## **HOUSING**

### **2.3 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, overspend of some £200,000 is likely to arise against the budget identified for Empty Properties within this wider Housing Reactive Repairs budget. Nevertheless this overspend will be negated by savings elsewhere within Housing Servicing budgets and by reducing the sum made available as a contribution to housing capital programmes from revenue funds in 2011/12.

## **NON-HOUSING**

### **2.4 Canal special Works – budget £30,890**

This budget is set for larger repair or project works in order to maintain the efficient running of the canal and the canal service. This year, unforeseen additional costs in the order of £15,000 have been sustained in carrying out necessary extensive repairs to lock gates and remedial works due to a sewage overflow. Whilst some of this extra cost can be absorbed by present budget provision some overspend may ultimately result. It is therefore presently projected that a best estimate of overspend in the region of £10,000 is anticipated. Nevertheless this overspend is likely to be compensated by anticipated savings elsewhere in non-housing budgets

### **2.5 Canal Operational Essential Works – budget £25,170**

This budget is set each year to finance works of a minor repair and replacement nature in order to maintain the canal services operated for customers. This year the cost of repairs and other financial demands on the service have raised overspend of some £11,000. Nevertheless, as above, this overspend can be absorbed by anticipated savings elsewhere in non-housing budgets

## **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.

**ACTING ASSISTANT DIRECTOR HOUSING AND CONTRACTS  
ASSISTANT DIRECTOR ECONOMY  
ASSISTANT DIRECTOR FINANCE**

**COMMUNITY & ENVIRONMENT DIRECTORATE**

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

None