

# EXETER CITY COUNCIL

## SCRUTINY COMMITTEE – RESOURCES

21 NOVEMBER 2012

### AIM PROPERTY MAINTENANCE PROGRESS REPORT 2012/13

#### 1 PURPOSE OF THE REPORT

- 1.1 This is the second quarterly progress report, covering the period from July to September 2012 (but including updated figures as at 10 October 2012). The report details the financial position of the £7.9m 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 2012/13. In some cases this programme further includes budgets for schemes rolled forward from 2011/12. Where necessary this 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	4,689,330	
(b) Housing Servicing Contracts	724,040	
(c) Housing Maintenance Works	<u>844,600</u>	£ 6,257,970
<b>Non-housing budgets</b>		
(d) Service Recharges	322,590	
(e) Lease Requirements	100,130	
(f) AIM Priority Programme	129,930	
(g) AIM Reactive Repairs - General	528,950	
(h) AIM Service Contracts	516,300	
(i) AIM Operational Essentials	<u>77,260</u>	£ 1,675,160

**Total £ 7,933,130**

- 2.2 The current level of spending against the specifically monitored budgets in 2012/13 above presently indicates that overspend of some £2.1m is expected, solely from financial predictions made in respect of Housing Revenue budgets.

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

## 2.3 HOUSING

### **Housing Reactive Repairs generally – combined budget £4,689,330**

This budget is split into nine separate budgets in order to better raise and monitor orders and control work and costs. As these separate provisions are essentially allied to works of a reactive nature it is difficult to predict the extent or pattern of likely expenditure in the year. However, two areas of overspend have been identified in 2012/13. Firstly it is predicted that Revenue Contribution to Capital will increase beyond budget provision by some £2m to meet the requirements for programmed kitchen, bathroom, asbestos work and for the acquisition of social housing at Dean Clarke House, all as approved by Executive on 18 September 2012. Secondly some £100,000 overspend is predicted as likely to arise against the budget identified for Empty Properties. This being due partly, as a result of a large number of voids arising in the first two quarters of the year and partly because of the agreed increase in Void Standard quality following tenant consultation.

## 3 RECOMMENDED

(i) That the first quarter financial position of the £7.9 m programme of reactive and planned property maintenance and refurbishment for 2012/13 as detailed above be noted.

ASSISTANT DIRECTOR HOUSING AND CONTRACTS  
ASSISTANT DIRECTOR ECONOMY  
ASSISTANT DIRECTOR FINANCE

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

None