

EXETER CITY COUNCIL

SCRUTINY COMMITTEE - COMMUNITY 2 JUNE 2009

SCRUTINY COMMITTEE - RESOURCES 17 JUNE 2009

AIM PROPERTY MAINTENANCE OUTTURN REPORT 2008/2009

1 PURPOSE OF THE REPORT

- 1.1 This is the fourth quarterly/outturn report, covering the period from January to March 2009 (but including updated figures at 29 April 2009). The outturn report details the financial position of the £7m programme of reactive and planned property maintenance and refurbishment at the end of 2008/9, but before final closure of accounts. This report covers just Revenue funded housing and non-housing schemes as approved by Council for the financial year 2008/2009. In some cases this programme further includes budgets for schemes rolled forward from 2007/2008. Where necessary this report will provide specific details on significant programme variations.

2 BACKGROUND

- 2.1 The Council approved the following:

	£
(a) Housing Reactive Repairs	3,419,600
(b) Housing Servicing Contracts	625,710
(c) Housing Maintenance Works	568,500
(i) Service Recharges	276,630
(h) Lease Requirements	101,330
(d) AIM Priority Programme	1,007,840
(j) AIM Reactive Repairs	515,760
(g) AIM Service Contracts	352,530
(k) AIM Operational Essentials	123,790

Total £ 6,991,690

- 2.3 The level of spending against the specifically monitored budgets in 2008/2009 above shows underspend of £111,000 overall (1.6%).

A copy of the full financial monitoring report is available on the Council's website.

HOUSING

- 2.4 **Housing Reactive Repairs Generally – overall budget £3,419,600**

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 for works of a reactive nature it is difficult to predict the extent or pattern of likely expenditure in the year. However, spending in this year brings overspend of some £189,000. This overspend has arisen due to a general increase in the cost of repairs and an increased amount

of reactive repair orders issued. Nevertheless such overspend has effectively been negated due to savings on other revenue based budgets and the use of contingency funds allocated for Housing Services

2.5 Gas and Central Heating Servicing – budget £515,000

This budget is set to provide the statutory requirement to inspect and service gas appliances in tenanted properties on an annual basis. Over time, whilst the actual cost in carrying out such servicing work has risen, costs have also risen due to the increasing numbers of gas appliances fitted as a result of the extensive central heating installation programme. Spending this year shows overspend in the order of £22,000, but such overspend is compensated by use of contingency sums.

2.6 Fire Alarms/Emergency Light Testing – budget £22,660

This budget is set to provide the statutory requirement to test fire alarms and emergency lights in sheltered accommodation on an annual basis. This year additional costs have been incurred due to maintenance needs allied to these testing regimes. Overspend of some £5000 has occurred.

2.7 Lift Maintenance – budget £12,730

This budget was originally set to cover for repairs and maintenance work ostensibly to passenger lifts. However, with the amount of repairs needed this year spending has exceeded the budget by some £6,000. This situation has arisen mainly due to the number of stair lifts which have since been installed to tenanted properties. After their warranty period has expired, the amount of repair work required in respect of these stair lift installations has increased expenditure against this budget.

NON-HOUSING

2.8 City Wall Repairs – budget £57,000

This budget was set to deal with repairs and preventative maintenance to various parts of the City wall. The overspend of £8000 expected when final costs are established has occurred due to issues in overcoming the proximity of gas service pipework and fibre optic cabling issues when carrying out repairs.

2.9 Chapels at Higher Cemetery Repairs – budget £57,000

Repairs required at this location to deal with the issue of water ingress from roof and through walls proved more costly than envisaged. When scaffolding was erected to allow better inspection of the roof and walls unforeseen problems were revealed that required urgent attention. Consequently overspend of some £15,000 was incurred.

2.10 Non-Housing Reactive Repairs Generally – overall budget £515,760

This budget is split into ten 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. Consequently whilst six of these part budgets indicate overspend this year, this is part compensated by underspend elsewhere within the overall budget provision for reactive repairs. Nevertheless, against this particular overall budget, overspend of some £133,000 has been sustained this financial year.

2.11 **Operational Essentials Generally – overall budget £123,790**

This budget is split into four separate parts in order to properly allocate requisite amounts to certain facilities. This allows facility managers to have transparent financial support to enable them to more quickly and easily organize repair and maintenance issues to keep facilities open and safe for the public. Again, repair issues are difficult to predict and therefore financial provisions can prove to be adequate or less so. Consequently one of these budget parts, specifically relating to spending the Canal provision, has brought overspend of some £26,000 but this is more than balanced by underspend elsewhere within the overall budget for operational essentials.

3 **RECOMMENDED**

- (1) that the outturn financial position of the £7m programme of reactive and planned property maintenance and refurbishment for 2008/2009, as detailed above be noted.

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

S:PA/LP/ Committee/609SCC9
20.5.09

COMMUNITY & ENVIRONMENT DIRECTORATE

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

None