

Committee(s): Residents' Consultation Committee - For Information	Dated: 06032023
Subject: Repairs and Maintenance Update	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	
Report of Director of Community and Children's Services	For Information
Report author: Anne Mason Community and Children's Services	

Summary

This report, which is for information, is to update members of the Service Charge Account repairs and maintenance expenditure for 2022/23.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

1. There has been a significant increase in repairs and maintenance expenditure over the past two years. This lead to significant balancing service charges for some blocks for 2021/22 and it is likely that there will be significant additional charges for 2022/23. The balancing adjustment is charged in September following the end of the service charge year.

2. The Update Report presented to your December Committee highlighted significant overspends for several blocks. The reasons for the overspends were increased expenditure on water penetration repairs and the replacement of window frames.

Current Position

3. Appendix 1 shows the 2022/23 repairs and maintenance budget for each block and the amount spent up to the end of January. It should be noted that only the actual expenditure is shown. It is not possible at this time to show commitments, i.e. the estimated cost of works where orders have been raised but the work has not been completed and/or billed. The actual expenditure to the end of September 2022 and at for 2021/22 is also shown as a comparison.
4. Appendix 1 shows that expenditure is over budget for fourteen of the twenty blocks on the estate and that the main reasons for the is expenditure to remedy water penetration, mainly from balconies and barrel roofs. With regard to the window replacements, most of these windows had not been identified at the start of the year. Residents of the affected blocks have been notified of additional window works.
5. Some window replacements have been identified but the work may not be carried out by the end of the service charge year, these have been noted on appendix 1.
6. Appendix 2 shows the average balancing charge in respect of repairs and maintenance for blocks where there has been an overspend. The residents of eight blocks with the highest overspend will be advised of the additional charge to date.
7. The balancing charge is invoiced in the September following the end of the service charge year. This year we will update residents as far as possible of the likelihood of additional charges.

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