

Committee:	Date:
Corporate Asset Sub Committee For Information	11 July 2018
Subject: Additional Repairs & Maintenance Programme – Quarterly Progress Report	Public
Report of: City Surveyor Report ref CS 258/18	For Information
<p>Summary</p> <p>The report provides an overview of the progress and expenditure of the three-year 2016/17 Additional Repairs & Maintenance Programme (AWP) towards the end of the first quarter of financial year 2018/19.</p> <p>The programme for 2016/17 totals 269 projects with a budget of £5.332m over the life of the programmes. This programme is due to be completed in the 2018/19 financial year</p> <p>Progress on the 2016/17 programme is on track to complete this financial year as planned with £3.3m spent or committed which is 63% of the total programme since April 2016.</p> <p>Recommendation</p> <p>Members are asked to note the report.</p>	

Main Report

Background

1. The Additional Repairs & Maintenance Programmes (AWP) have been derived from the Forward Maintenance Plans to maintain the Corporation's operational estate in "fair to good" condition. Each AWP programme has a three-year delivery window. This report covers the remaining year of the 2016/17 programme towards the end of the first quarter of financial year 2018/19.
2. The AWP has been replaced by the Cyclical Works Programme (CWP) from 2017/18. Progress on the CWP is reported half-yearly with the next report planned for November 2018.
3. This report is based on spend figures as at 07/06/2018. A report based on actual end of quarter figures could not have been prepared in time for this meeting. A detailed analysis of the overall programme to date is set out in the appendix to this report.
4. Previous AWP reports have been designated not for publication by virtue of paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972. This has been reviewed. What has changed is the introduction of new procurement arrangements for delivering the programme of works. From January 2018

Measured Term Contracts (MTC) are in place. Most of the projects in the AWP (and the CWP) will be delivered through these MTC. Therefore, the information in the update reports is less commercially sensitive and it is now considered that the low risk to the COL by releasing financial and business information relating to budgets and programmes of works can justify a 'public' designation.

Current Position

5. The position on the current AWP programme is provided in the tables below. Progress against the 2018/19 targets and overall progress are presented separately. A full picture based on fund and area of service can be found in the appendix.

TABLE 1: TOTAL PROGRAMME PROGRESS TO DATE AT 07/06/2018						
Fund / Service	Total Budget	Total Actual Spend	Further Committed	Total Cost	Balance Un-committed	Total Progress
	£000's	£000's	£000's	£000's	£000's	%
2016/17 Programme						
City's Cash	2,905	1,369	163	1,532	1,373	53
City Fund	1,574	1,039	77	1,116	458	71
Guildhall Admin*	843	700	1	701	142	83
TOTAL	5,322	3,108	241	3,349	1973	63

* £203,784 budget transferred to Capital from AWP

TABLE 2: SPEND AGAINST 2017/18 TARGETS TO DATE AT 07/06/2018				
Fund / Service	Total Budget	Budget 2018/19	Actual Spend 2018/19	Spend Against Target
	£000's	£000's	£000's	%
2016/17 Programme				
City's Cash	2,905	1,629	122	7
City Fund	1,574	565	10	2
Guildhall Admin	843	147	0	0
TOTAL	5,322	2,341	132	6

2016/17 Programme

6. The 2016/17 AWP programme consists of 269 projects with a total value of £5.332m. The position on the 2016/17 AWP programme is that 63% of the target actual spend for the programme has been achieved or committed and so the overall programme is broadly on track
7. However, of the £2.3m of the programme budgeted to be spent in 2018/19 only £132,000 has been spent with a further £241,000 committed. In order to meet the committee deadline, spend figures have been based on the position as at 7th June, which is three weeks before the end of the quarter. The figures are therefore lower than would normally be expected because of the earlier cut-off date.

8. Some of the not started projects and unspent balance relates to projects that have been under review as to whether they are required (approx. £150k) and sums of money remaining after projects have been completed (£70k).
9. Nevertheless, the spend is lower that would be preferred. Project managers will be closely monitored, and the remaining 2016/17 AWP projects will be prioritised. The spend figures are expected to improve by the next quarters report.
10. The status of the 2016/17 AWP programme is summarised in the table below.

TABLE 3 Project Status Progress			
2016/17 Programme			
Complete	In Hand	Not Started	Total
148	54	67	269

Corporate & Strategic Implications

11. The Additional Works Programme sets out to deliver three of the key objectives in the Corporate Property Asset Management Strategy.
 - SO.1 – Operational assets remain in a good, safe and statutory compliant condition.
 - SO.2 – Operational assets are fit for purpose and meet service delivery needs.
 - SO.3 – Capital and supplementary revenue programmes are affordable, sustainable and prudent and that the limited available resources are directed to the highest corporate priorities.

Conclusion

12. Progress on the 2016/17 programme is on slightly behind track, partly due to reporting dates, however the remaining budget provision will be prioritised to ensure completion in 2018/19 financial year.

Appendix

- 2016/17 Additional Works Programme

Report Author:

Richard Litherland
 Assistant Director
 City Surveyor's Department
 T: 020 7332 3563
 E: richard.litherland@cityoflondon.gov.uk

APPENDIX

ADDITIONAL WORK PROGRAMME 2016/17

CITY CASH 2016/17	Budget	Spent	Committed	Total	Left to spend
Mayor, Shrievalty, The Monument	£9,288	£7,430	£0	£7,430	£1,858
Mansion House	£577,749	£373,400	£19,175	£392,575	£185,174
Coal Posts	£0	£0	£0	£0	£0
Magistrates Court	£327,000	£130,386	£31,040	£161,426	£165,574
London Central Markets	£733,393	£348,706	£0	£348,706	£384,687
Epping Forest & City Commons	£346,671	£98,233	£28,664	£126,897	£219,774
West Ham Park & Bunhill Fields	£188,300	£69,806	£39,687	£109,493	£78,807
Hampstead Heath, Highgate Wood & Queen's Park	£679,205	£332,330	£44,442	£376,772	£302,433
Keats House	£41,000	£8,663	£0	£8,663	£32,337
Savings	£2,194			£0	£2,194
TOTAL	£2,904,800	£1,368,954	£163,008	£1,531,962	£1,372,838
CITY FUND 2016/17	Budget	Spent	Committed	Total	Left to spend
Central Criminal Court, Mayor's Court, Roman Bath House	£428,500	£301,488	£62,632	£364,120	£64,380
Community Services	£0	£0	£0	£0	£0
Culture Heritage & Libraries, City Info Centre	£99,776	£93,119	£0	£93,119	£6,657
Planning & Transportation	£516,995	£273,858	£6,001	£279,859	£237,136
Port Health	£419,635	£354,839	£4,760	£359,599	£60,036
Other Open Spaces	£70,000	£15,818	£3,874	£19,692	£50,308
Savings	£39,344			£0	£39,344
TOTAL	£1,574,250	£1,039,122	£77,267	£1,116,389	£457,861
GUILDHALL ADMIN 2016/17	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£835,216	£700,393	£768	£701,161	£134,055
Savings	£8,000			£0	£8,000
TOTAL	£843,216	£700,393	£768	£701,161	£142,055