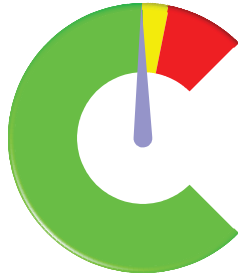


Appendix C Integrated Report- City Regeneration Directorate Q2 2013

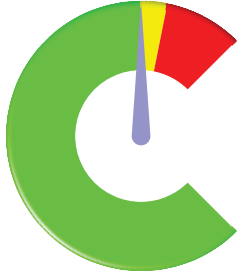
Financial Performance

City Development



Budget: £1,326,000
Forecast: £1,322,000
Variance: £-4,000
Prev Mth: £1,326,000
Movement: £-4,000

Housing



Budget: £3,397,000
Forecast: £3,397,000
Variance: £0
Prev Mth: £3,397,000
Movement: £0

Corporate Property



Budget: -£3,646,749
Forecast: -£4,170,598
Variance: -£523,849
Prev Mth: £-4,164,000
Movement: -£6,598

Performance Summary

Service	No Data	Red	Amber	Green
City Development	0 (0%)	0 (0%)	2 (67%)	1 (33%)
Corporate Property	0 (0%)	4 (17%)	5 (21%)	15 (63%)
Housing	0 (0%)	0 (0%)	1 (14%)	6 (86%)
Total	0 (0%)	4 (12%)	8 (24%)	22 (65%)

Direction of Travel

Service	No Data	Declining	No Change	Improving
City Development	0 (0%)	1 (33%)	1 (33%)	1 (33%)
Corporate Property	0 (0%)	4 (17%)	12 (50%)	8 (33%)
Housing	0 (0%)	3 (50%)	1 (17%)	2 (33%)
Grand Total	0 (0%)	8 (24%)	14 (42%)	11 (33%)

Risk Summary

Service	No Data	Red	Amber	Green
City Development	0 (0%)	2 (25%)	3 (38%)	3 (38%)
Corporate Property	0 (0%)	5 (42%)	3 (25%)	4 (33%)
Housing	0 (0%)	1 (25%)	1 (25%)	2 (50%)
Total	0 (0%)	8 (33%)	7 (29%)	9 (38%)

Direction of Travel

Service	No Data	Red	Amber	Green
Previous Quarter	1 (4%)	6 (21%)	9 (28%)	8 (26%)

Service	No Data	Declining	No change	Improving
City Development	0 (0%)	1 (14%)	7 (100%)	0 (0%)
Corporate Property	0 (0%)	2 (20%)	10 (100%)	0 (0%)
Housing	1 (33%)	1 (33%)	0 (0%)	2 (67%)
Total	1 (5%)	4 (20%)	17 (85%)	2 (10%)

CITY REGENERATION DIRECTORATE

Directorate Overview

The overview of the Directorate is one of average performance. The Directorate has a net latest budget position of £1.077m. The projected year-end forecast as at September is £549k, an underspend of £528k (49%). This favourable variance is due to additional income from improved performance relating to the Council's commercial property portfolio. Against this is the fact 4 (17%) of Corporate Property's performance indicators are below target at the half year stage. For the Directorate as a whole 35% of performance targets are below target. The Directorate has identified 24 service risks within its activities of which only 9 (38%) have been actively reduced. An additional 2 risks have moved to becoming red.

1. Directorate Financial Performance

City Development

Savings have been forecast for year end from staff and consultancy budgets; however these will be largely offset by reduced income from lower income achieved from both Planning and Building Control Fees, reflecting the continuation of the economic downturn and its effect on development within the City. Despite these variances there is no predicted change to the net bottom line budget for City Development.

Housing

No projected outturn variance against the latest GF Housing budget is predicted as at September 2012.

Corporate Property

The major contributor to the directorate's projected underspend £524k is the Council's property portfolio where a number of City Centre properties that had previously been empty, enjoying rent free periods or yielding rental income below prevailing market levels are no longer doing so.. This is partly offset by an under achievement of income on the Gloucester Green Market and unbudgeted costs associated with Ramsay House before a new lease was completed in July 2012.

2. Directorate Performance - Exceptions:

Corporate Property

No increase in General Fund capital receipts was seen in September, leading to total receipts of £628k to date compared to a periodic target of £1m. The number of lease renewals and rent reviews reported is significantly behind its periodic target of 21 with 5 reviews/renewals reported and others currently being investigated.

A number of delayed projects have led to reported performance being off target; the ISO Quality system for Housing projects has been adjusted to match the programme for Corporate Property overall; a new VFM benchmarking survey will be commencing during October; SAP assessments (HRA) Review is awaiting a software update in October; Tower Blocks appraisal is awaiting the appointment of a Project Manager in October.

The programme to deliver 112 new affordable homes is slightly behind schedule but has now been mobilised with the first programme board due in October.

[Data currently missing: CA008: HRA Capital spend; CA009: HRA planned maintenance spend]

Housing

Development of on-line housing applications is behind schedule as the release date for a new product required from our ICT supplier has been moved back from June to October 2012.

The number of rough sleepers spending a second night on the streets currently has no data. We will begin receiving reports for the No Second Night Out initiative at the beginning of November.

City Development

September saw the largest monthly completions figure for net additional homes provided in 2012, but the total of 74 homes delivered to date remains below the periodic target of 114. This reflects the national downturn in housing delivery and the absence of any large housing construction sites in the city at the current time.

Processing of planning applications for minor application types remains at 70% for year to date compared to the target of 75%. A concerted drive will be made to ensure the target is met by year end.

3. Risk Performance- Exceptions

City Development

Major service failure due to significant loss of ICT or staff; Opposition to emerging statutory plans by members of the public or local groups and organisations. Officers are still working through options to reduce these risks to more acceptable levels.

Corporate property

Budget overspends; Black Bird Leys swimming pool budget overspends and refusal of planning permission; staff recruitment and retention issues; inaccurate data being held on Uniform; Westgate redevelopment being unviable. . Officers are still working through options to reduce these risks to more acceptable levels.

Housing

HRA business plan delivery failure. Much work has been undertaken of late re-working the strategy associated with the HRA Business Plan. Officers are confident that the plan to be submitted to Members for approval as part of the budget exercise will continue to be strong in financial terms and will start to deliver on the strategic objectives identified relating to new build, capital improvements and increased tenant involvement.

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