

City Regeneration Integrated Report Q2 2013/14

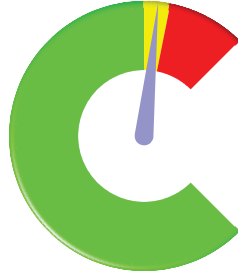
Financial Performance

City Development



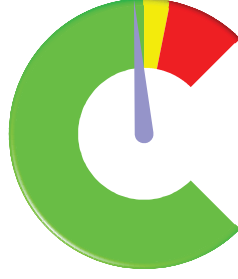
Budget: £1,316,000
 Forecast: £1,316,000
 Variance: £0
 Prev Qtr: £1,362,000
 Movement: £-46,000

Housing and Property



Budget: £3,736,000
 Forecast: £3,836,000
 Variance: £100,000
 Prev Qtr: £3,736,000
 Movement: £100,000

Regeneration and Major Projects



Budget: £-5,127,000
 Forecast: £-5,225,000
 Variance: £-98,000
 Prev Qtr: £-5,064,000
 Movement: £-161,000

Performance Summary

Service	No Data	Red	Amber	Green
City Development	0 (0%)	1 (33%)	1 (33%)	1 (33%)
Housing and Property	0 (0%)	1 (13%)	0 (0%)	7 (88%)
Regeneration and Major Projects	0 (0%)	1 (13%)	0 (0%)	7 (88%)
Total	0 (0%)	3 (16%)	1 (5%)	15 (79%)

Direction of Travel

Service	No Data	Red	Amber	Green
Previous Quarter	0 (0%)	3 (16%)	1 (5%)	15 (79%)

Service	No Data	Declining	No Change	Improving
City Development	0 (0%)	1 (33%)	0 (0%)	2 (67%)
Housing and Property	0 (0%)	1 (13%)	4 (50%)	3 (38%)
Regeneration and Major Projects	0 (0%)	1 (13%)	5 (63%)	2 (25%)
Grand Total	0 (0%)	3 (16%)	9 (47%)	7 (37%)

Risk Summary

Service	No Data	Red	Amber	Green
City Development	0 (0%)	0 (0%)	6 (75%)	2 (25%)
Housing and Property	0 (0%)	0 (0%)	6 (86%)	1 (14%)
Regeneration and Major Projects	0 (0%)	0 (0%)	5 (56%)	4 (44%)
Total	0 (0%)	0 (0%)	17 (71%)	7 (29%)

Direction of Travel

Service	No Data	Red	Amber	Green
Previous Quarter	1 (4%)	5 (17%)	11 (31%)	9 (26%)

Service	No Data	Declining	No change	Improving
City Development	0 (0%)	1 (13%)	7 (88%)	0 (0%)
Housing and Property	0 (0%)	0 (0%)	4 (57%)	3 (43%)
Regeneration and Major Projects	0 (0%)	0 (0%)	7 (78%)	2 (22%)
Total	0 (0%)	1 (4%)	18 (75%)	5 (21%)

CITY REGENERATION DIRECTORATE

Directorate Overview

For the Directorate as a whole 15 (79%) of performance measures are on target with 1 (5%) below target but within tolerance limits and 3 (16%) off target, which replicates performance seen in quarter 1. The Financial performance of the Directorate has improved over the quarter but concerns and issues do still remain over the longer term especially related to Homelessness spend, the delivery of efficiency savings and Building Control fees projections. Risks predominately relate to the delivery of capital projects.

Summarising the challenges of meeting the budget savings and targets set in the Council's MTFP are becoming more challenging in certain areas along with staff turnover in Building Control and Housing and Projects that has increased the risks associated with capital programme delivery.

1. Directorate Financial Performance

The Directorate is currently estimated to have a projected outturn position of £ (0.73) million. This is adverse against the latest budget position by £0.002 million (Q1 it was £0.109 million adverse).

City Development

Previous monitoring reports had suggested that the outturn position for City Development was adverse due to predominately under achievement of Building Control fees. However, due to staff turnover savings and improved Planning Fees income it is now anticipated that the adverse position previously reported can be mitigated this financial year. There is nonetheless still an underlying issue that the ambitious Building Control income figure may continue to be unrealistic for 2014/15 onwards.

Housing

The GF Housing service, now called Housing and Property, incorporates the transferred Garages expenditure and income from the HRA, together with the Building Design and Construction team from the Regeneration and Major Project's service area. Part of the Council's 2013/14 efficiency savings was an intention to deliver £0.100 million from the combined transferred Building Design and Construction and Major Projects teams. Given the issues and timing associated with the transferred team it is now envisaged that the efficiency savings will now not be delivered until 2014/15. Hence an adverse variance of £0.100 million is being reported at Q2. That said this is expected to be offset by mitigating activities within Regeneration and Major Projects detailed in Appendix E. The remaining services within Housing and Property were tasked with delivering £0.213 million of efficiencies this financial year and so far it is anticipated that these will be delivered.

Regeneration and Major Projects

Similar to the garages mentioned above, the commercial properties within the HRA have likewise been transferred to the GF, within the Regeneration and Major Projects service level. A number of net beneficial projected outturn revisions to the original budgeted position have materialised during the year that are primarily being used to mitigate the non-achievement of the £0.100 million efficiency targets identified for the Design and Construction/Major Project teams within Housing and Property.

2. Directorate Performance - Exceptions:

City Development

Net additional homes provided - September performance was 36 against a profile target of 108. Housing completions are still sluggish, but a number of schemes are going through the planning process or have recently gained planning permission. It is anticipated that this will start to work through to increased construction activity in 2014.

Processing of planning applications; other application types - Performance of 83% is just below target (85%). Additional effort is currently focused on improving performance to ensure it is back on target soon.

Regeneration and Major Projects

Rental Income Arrears - Arrears are roughly in line against a target of 5%. A review of the profiling associated with measuring arrears collection has been reviewed since Q1 so that collection estimates are now aligned to when bills are raised after the quarter day.

Housing and Property

Number of affordable homes delivered (gross) - Completion of 4 units at Balfour Road is expected early October 2013 which will meet the annual target.

3. Risk Performance- Exceptions

City Development

There are no red risks within this service area.

Housing

There are no red risks within this service area.

Regeneration and Major Projects

There are no red risks within this service area.

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