

Business & Property Committee

Item No.

Report title:	Finance Monitoring
Date of meeting:	18th October 2017
Responsible Chief Officer:	Tom McCabe – Executive Director, Community and Environmental Services, Simon George – Executive Director, Finance and Commercial Services

Strategic impact

This report provides the Committee with information on the budget position for services reporting to Business & Property Committee for 2017-18. It provides information on the revenue budget including any forecast over or underspends and any identified budget risks. It also provides an update on the forecast use of reserves and details of the capital programme.

Executive summary

The services reporting to this Committee are mainly delivered by Community and Environmental Services and Finance and Commercial Services.

The 2017-18 net revenue budget for this committee is £8.731m and this report reflects the risks and forecast outturn position as at period 5, August 2017-18.

The total capital programme, relating to this committee is £20.559m currently profiled for delivery within 2017-18. Details of the capital programme are shown in Section 3 of this report.

The balance of Business and Property reserves as of 1 April 2017 was £5.273m, and the forecast balance at 31 March 2018 is £1.960m.

Recommendations:

Members are recommended to note:

- a) The forecast out-turn position for the Business and Property Committee**
- b) The capital programme for this Committee.**
- c) The current planned use of the reserves and the forecast balance of reserves as at the end of March 2018.**

1. Proposal

- 1.1. Members have a key role in overseeing the financial position for the services under the direction of this committee, including reviewing the revenue and capital position and reserves held by the service. Although budgets are set and monitored on an annual

basis it is important that the ongoing position is understood and the previous year's position, current and future plans and performance are considered.

1.2. This report reflects the budgets and forecast out-turn position as at the end of Period 5, August 2017.

2. Evidence

Revenue budget 2017-18

2.1. The services reporting to this Committee are mainly delivered by the Community and Environmental Services department and Finance and Commercial Services.

2.2. This report reflects the forecast outturn position for the Services that are relevant to this committee, which are:

- Economic Development
- Economic Programmes
- Economic Strategy & Commissioning
- Employment and Skills
- Scottow Enterprise Park
- Hethel Engineering Centre
- Client Property Management

2.3. The 2017-18 net revenue budget for this committee is £8.731m, we are currently forecasting a balanced budget.

Table 1: Business and Property Net revenue Budget Forecast Out-turn 2017-18

	2017-18 Budget £m	Forecast Out-turn £m	Forecast Variance £m
Client Property Management			
Corporate Offices	4.630	4.630	0.000
Estates Management	0.852	0.852	0.000
Corporate Building Maintenance	2.007	2.007	0.000
County Farms	(0.476)	(0.476)	0.000
Corporate Property Team	0.913	0.913	0.000
Economic Development			
Economic Programmes	(0.085)	(0.085)	0.000
Economic Strategy & Commissioning	0.809	0.809	0.000
Economic Development	0.118	0.118	0.000
Employment and Skills	0.363	0.363	0.000
Scottow Enterprise Park	(0.200)	(0.200)	0.000
Total for Committee	8.731	8.731	0.000

- 2.4. We are currently forecasting a balanced revenue budget for the services that are accounted for through NCC.
- 2.5. Scottow Enterprise Park (SEP) is forecast to generate £1.255m of income in 2017 – 18, comprising £0.808m buildings rental, and £0.447m of rental income from the land occupied by the solar farm on site. In 2017 / 18 revenues will exceed direct costs. SEP is not accounted for as a separate legal entity.
- 2.6. Hethel Engineering Centre is accounted for via the separate legal entity of Hethel Innovation Limited. Revenues for 2017 – 18 are forecast to be £1.297m comprising £1.009m from buildings rental and conferencing, £0.138m from external Consultancy and the Innovation New Anglia programme, and £0.150m from other funded programmes. The company operates on a profitable basis.

3. Capital Programme

- 3.1. The capital programme for the services reported to this Committee is £23.705m, currently profiled to be delivered in 2017-18, detailed as below.

2017 – 18 Capital Programme £m	
Scottow	6.062
Corporate Property	12.794
County Farms	<u>4.849</u>
Total for Committee	<u>23.705</u>

- 3.2. The total available capital funding for redevelopment of SEP is £9.600m, currently NCC funded. The breakdown of the potential spend is as follows –
- £5.838m for essential infrastructure work to the site, £3.900m for water supply facilities, the balance principally relates to asbestos removal, security fencing, fire alarms, heating systems and utility metering to facilitate recharges back to tenants
 - £3.762m is earmarked for specific buildings to be brought into a lettable condition, Hangars 1, 2 and 3 are estimated to cost £2.600m of this sum. It should be noted that expenditure is only made against a business case from specific enquiries leading to lettings income

SEP has secured grant funding of £0.098m from the Pooled Business Rates Scheme, with a further £0.098m bid pending. A bid for grant from Heritage Enterprise Lottery is also in progress, estimated at £2.000m. Work is also being

done to secure Enterprise Zone funding which could support £2.900m of capital funding.

- 3.3. The Corporate Property funding is in support of further refurbishment to allow rationalisation and facilitate cost reductions within the corporate property portfolio, in addition to routine general maintenance and minor works funded via capital. The principal identifiable expenditure relates to the Space 2019 programme, £8.924m, and £1.515m for asbestos surveys and removals.
- 3.4. The County Farms funding represents the agreed refurbishment programme, including land drainage schemes, which maintains the value of the Farms estate. Additional funding of £3.146m has been added for the agreed purchase of Bank House Farm.

4. Reserves 2017-18

- 4.1. The Council holds both provisions and reserves.
- 4.2. Provisions are made for liabilities or losses that are likely or certain to be incurred, but where it is uncertain as to the amounts or the dates which they will arise. The Council complies with the definition of provisions contained within CIPFA's Accounting Code of Practice.
- 4.3. Reserves (or Earmarked Reserves) are held in one of three main categories:
- 4.4. Reserves for special purposes or to fund expenditure that has been delayed, and in many cases relate to external Grants and Contributions - reserves can be held for a specific purpose, for example where money is set aside to replace equipment or undertake repairs on a rolling cycle, which can help smooth the impact of funding.
- 4.5. Local Management of Schools (LMS) reserves that are held on behalf of schools – the LMS reserve is only for schools and reflects balances held by individual schools. The balances are not available to support other County Council expenditure.
- 4.6. General Balances – reserves that are not earmarked for a specific purpose. The General Balances reserve is held to enable the County Council to manage unplanned or unforeseen events. The Executive Director of Finance is required to form a judgement on the level of the reserve and to advise Policy and Resources Committee accordingly.
- 4.7. The reserves falling under this Committee would fall into the first category. Additionally, balances may relate specific grant income where we have received the income but are yet to incur the expenditure, or the grant was planned to be used over a period of time, not related to a specific financial year.
- 4.8. We will continue to review the reserve balances to ensure that their original objectives are still valid and would identify any reserves that could be considered available for re-allocation.



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