

**The County Farms Estate**

**Revenue Monitoring (Final Outturn) 2017/18 and Revenue Budget 2018/19**

**Report of the County Treasurer**

**1 Revenue Monitoring (Final Outturn) 2017/18**

- 1.1 The Revenue Budget presented to Corporate Service Scrutiny Committee on 24 January 2017 included a target surplus of £382,000 for the County Farms Estate, in accordance with the targets set by Cabinet at its meeting on 11 January 2017.
- 1.2 Appendix A provides a summary of the annual budget, income and expenditure reported at the 12 February 2018 Committee meeting and the year-end final outturn.
- 1.3 At year end there has been significant expenditure to report compared to the level of actual expenditure incurred at month 9.
- 1.4 Many of the Tenant Right Valuation accruals have been paid or offset as end of tenancy valuations for previous years have been settled. In addition, some significant new Tenant Right Valuation payments have been made or accrued for liabilities falling due before 31 March 2018.
- 1.5 £81,000 worth of unforeseen repair and maintenance ordered in 2017/18 were either paid or accrued for works substantially complete at year end.
- 1.6 £228,000 worth of programmed repair and maintenance ordered in 2017/18 were either paid or accrued for works substantially complete at year end.
- 1.7 NPS fees include the Land Agents management fees together with costs incurred organising and running the two Farmwise events, procuring all repairs, maintenance, servicing and testing works, and all property condition survey reports.
- 1.8 The final outturn provides a net surplus of £394,000 compared to the target surplus of £382,000.

## **2 Revenue Budget 2018/19**

- 2.1 The Revenue Budget presented to Corporate Service Scrutiny Committee on 31 January 2018 included a target surplus of £414,000 for the County Farms Estate, in accordance with targets set by Cabinet at its meeting on 10 January 2018.
- 2.2 Appendix B provides a summary of the annual budget. This targets an increased surplus of £32,000 on that budgeted for in the previous year.
- 2.3 There are no figures available for income and expenditure this early in the financial year.

## **3 Options/Alternatives**

- 3.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

## **4 Consultations/Representations/Technical Data**

- 4.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.
- 4.2 No other parties have been consulted and no other representations for or against the proposal have been received.
- 4.3 The technical data is believed to be true and accurate.

## **5 Considerations**

- 5.1 The Author is not aware of any financial, sustainability, carbon impact, equality, legal, risk management or public health issues arising from this report.

## **6 Summary/Conclusions/Reasons for Recommendations**

- 6.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

*Mary Davis – County Treasurer*

Electoral Divisions: ALL

Local Government Act 1972: List of Background Papers

None

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**COUNTY FARMS ESTATE - FINANCIAL REPORTS**  
**FINANCIAL STATEMENT - FINAL OUTTURN 2017/18**

<b><u>INCOME</u></b>	<b>ANNUAL TARGET</b>	<b>YEAR END OUTTURN</b>	<b>2016/17 OUTTURN</b>	<b>2015/16 OUTTURN</b>	<b>2014/15 OUTTURN</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Rent	(1,052)	(1,055)	(1,094)	(991)	(998)
Other	(40)	(43)	(34)	(16)	(63)
<b>TOTAL INCOME</b>	<b>(1,092)</b>	<b>(1,098)</b>	<b>(1,128)</b>	<b>(1,007)</b>	<b>(1,061)</b>
<b><u>EXPENDITURE</u></b>					
<b><u>STATUTORY COSTS</u></b>					
Tenant Right Valuation	20	114	102	55	33
<b>SUB - TOTAL</b>	<b>20</b>	<b>114</b>	<b>102</b>	<b>55</b>	<b>33</b>
<b><u>PREMISES COSTS</u></b>					
Building Maintenance - unforeseen	100	81	145	115	140
Building Maintenance - programmed	210	228	190	126	153
Building Maintenance - Surveys	10	2	1	0	4
Building Maintenance - STC	20	7	12	17	8
Building Maintenance - other (incl. land agents initiatives, redundant buildings, asbestos and health & safety)	61	7	8	18	43
Grounds Maintenance	10	2	7	11	7
Rents & other landlord charges	14	14	14	14	14
Rates, Electricity and Water Charges	6	3	0	8	9
<b>SUB - TOTAL</b>	<b>431</b>	<b>344</b>	<b>377</b>	<b>309</b>	<b>378</b>
<b><u>SUPPLIES &amp; SERVICES</u></b>					
Insurance	0	0	0	0	43
Adverts	2	3	4	3	2
NPS Fees	230	235	235	258	255
Legal Fees	4	(1)	1	8	0
Professional Fees	6	7	(1)	8	25
Other Fees & Charges (DFYF, SHLAA, GPDO)	17	2	21	41	41
<b>SUB - TOTAL</b>	<b>259</b>	<b>246</b>	<b>260</b>	<b>318</b>	<b>366</b>
<b>TOTAL EXPENDITURE</b>	<b>710</b>	<b>704</b>	<b>739</b>	<b>682</b>	<b>777</b>
Revenue Funded Restructuring	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>
<b>NET OPERATIONAL (SURPLUS)/DEFICIT</b>	<b>(382)</b>	<b>(394)</b>	<b>(389)</b>	<b>(325)</b>	<b>(274)</b>

**COUNTY FARMS ESTATE - FINANCIAL REPORTS**  
**FINANCIAL STATEMENT - BUDGET 2018/19**

<b><u>INCOME</u></b>	<b>ANNUAL TARGET</b>
	<b>£'000</b>
Rent	(1,074)
Other	(40)
TOTAL INCOME	<u>(1,114)</u>
<b><u>EXPENDITURE</u></b>	
<b><u>STATUTORY COSTS</u></b>	
Tenant Right Valuation	<u>20</u>
SUB - TOTAL	<u>20</u>
<b><u>PREMISES COSTS</u></b>	
Building Maintenance - unforeseen	100
Building Maintenance - programmed	210
Building Maintenance - Surveys	10
Building Maintenance - STC	20
Building Maintenance - other (incl. land agents initiatives, redundant buildings, asbestos and health & safety)	61
Grounds Maintenance	10
Rents & other landlord charges	14
Rates, Electricity and Water Charges	6
SUB - TOTAL	<u>431</u>
<b><u>SUPPLIES &amp; SERVICES</u></b>	
Insurance	0
Adverts	2
NPS Fees	230
Legal Fees	4
Professional Fees	6
Other Fees & Charges (DFYF, SHLAA, GPDO)	7
SUB - TOTAL	<u>249</u>
<b>TOTAL EXPENDITURE</b>	<u><b>700</b></u>
<b>NET OPERATIONAL (SURPLUS)</b>	<b>(414)</b>
<b>FARM IMPROVEMENTS inclusive of fees</b>	
Revenue funded Restructuring (BM other)	0
SUB - TOTAL	<u>0</u>
<b>TOTAL COSTS SURPLUS</b>	<b>(414)</b>