

The County Farms Estate

Revenue Monitoring (month 4) 2019/20

Report of the County Treasurer

1 Revenue Monitoring (month 4) 2019/20

- 1.1 The Revenue Budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 29 January 2019 and approved at County Council on 21 February 2019 included an increased target surplus of £464,000 for the County Farms Estate.
- 1.2 Appendix A provides a summary of the annual budget. It also provides details of income and expenditure to date.
- 1.3 As at month 4 there is minimal actual income or expenditure to report.
- 1.4 Approximately 50% of the predicted income will be collected in arrears at the end of month 6 with the balance collected at the end of month 12.
- 1.5 Three Tenant Right Valuation accruals should be capable of being released shortly.
- 1.6 £10,000 worth of unforeseen repair works have been ordered and paid in 2019. In addition, a further £8,000 of unforeseen works have been ordered but not invoiced. Total unforeseen maintenance expenditure and commitment at month 4 is therefore £18,000.
- 1.7 The revenue funded maintenance programme has been set and the £210,000 budget fully allocated to proposed works based on initial cost estimates provided for each scheme. The £13,000 accrual from last financial year for works substantially complete but not invoiced by year end will be paid shortly. The contractors are being chased for invoices. £3,000 worth of programmed works have been ordered and paid in 2019 and a further £70,000 worth of works ordered but not completed. Total programmed maintenance expenditure and commitment at month 4 is therefore £73,000.
- 1.8 The revenue funded building maintenance other programme has been set and the £61,000 budget fully allocated to proposed redundant building, health and safety or asbestos removal works based on initial cost estimates provided for each scheme. £4,000 worth of works have been ordered and paid in 2019 and a further £8,000 worth of works

ordered but not committed. Total expenditure and commitment at month 4 is therefore £12,000.

- 1.9 Approximately £2,000 worth of testing and inspection works (service term contracts for private water supplies, boilers, fixed wiring systems, sewage treatment plants, radon fans etc) have been paid at month 4 and a further £8,000 worth of works ordered.
- 1.10 It is currently anticipated that the forecast level of income and expenditure will be achieved and the target surplus delivered, albeit there may well be some fluctuations within income and expenditure items.

2 Options/Alternatives

- 2.1 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.

3 Consultations/Representations/Technical Data

- 3.1 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.
- 3.2 No other parties have been consulted and no other representations have been received
- 3.3 The technical data is believed to be true and accurate.

4 Financial Considerations

- 4.1 The Author is not aware of any financial issues arising from this report.

5 Environmental Impact Considerations (including Climate Change)

- 5.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

6 Equality Considerations

- 6.1 The Author is not aware of any equality issues arising from this report.

7 Legal Considerations

- 7.1 The Author is not aware of any legal issues arising from this report.

8 Risk Management Considerations

- 8.1 The Author is not aware of any obvious risks to manage.

9 **Public Health Impact**

9.1 The Author is not aware of any public health impact.

10 **Summary/Conclusions/Reasons for Recommendations**

10.1 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 - (MONTH 4) 2019/20

	YEAR TO DATE EXPENDITURE	ANNUAL TARGET	CURRENT FORECAST
<u>INCOME</u>	£'000	£'000	£'000
Rent	(7)	(1,124)	(1,124)
Other	(18)	(40)	(40)
TOTAL INCOME	<u>(25)</u>	<u>(1,164)</u>	<u>(1,164)</u>
<u>EXPENDITURE</u>			
<u>STATUTORY COSTS</u>			
Tenant Right Valuation	(91)	20	20
SUB - TOTAL	<u>(91)</u>	<u>20</u>	<u>20</u>
<u>PREMISES COSTS</u>			
Building Maintenance - Unforeseen	10	100	100
Building Maintenance - Programmed	(10)	210	210
Building Maintenance - Surveys	0	10	10
Building Maintenance - STC	0	20	20
Building Maintenance - Other (incl. Land Agents Initiatives, Redundant Buildings, Asbestos and Health & Safety)	4	61	61
Grounds Maintenance	0	10	10
Rents & Other Landlord Charges	0	14	14
Rates, Electricity and Water Charges	4	6	6
SUB - TOTAL	<u>8</u>	<u>431</u>	<u>431</u>
<u>SUPPLIES & SERVICES</u>			
Insurance	0	0	0
Adverts	0	2	2
NPS Fees	68	230	230
Legal Fees	0	4	4
Professional Fees	(7)	6	6
Other Fees & Charges (DFYF, SHLAA, GPDO)	2	7	7
SUB - TOTAL	<u>63</u>	<u>249</u>	<u>249</u>
TOTAL EXPENDITURE	<u>(20)</u>	<u>700</u>	<u>700</u>
NET OPERATIONAL (SURPLUS)	(45)	(464)	(464)
FARM IMPROVEMENTS inclusive of fees			
Revenue funded Restructuring (BM other)	0	0	0
SUB - TOTAL	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL COSTS SURPLUS	(45)	(464)	(464)