

The County Farms Estate Revenue Monitoring (month 4) 2023/24

Report of the Director of Finance and Public Value

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

1) Recommendation

That the Committee endorses this report.

2) Background / Introduction

- 2.1 The County Farms Estate is wholly self-funded with operational costs paid for through rents and other income streams generated. Each year a substantial revenue surplus is delivered to support expenditure elsewhere in the County Council and cover the cost of centralised overheads. The County Farms Estate has consistently delivered a revenue surplus since at least 1992.
- 2.2 The Revenue Budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 30 January 2023 and approved at County Council on 16 February 2023 included a target surplus of £534,000 for the County Farms Estate.
- 2.3 Appendix A provides details of income and expenditure to date.

3) Revenue Monitoring for the period 1 April 2023 to 31 July 2023 (month 4).

- 3.1 No income has been invoiced to date. Invoices for the majority of the income are raised 6 months in arrears at 29 September and 25 March each financial year. Forecasts indicate that income is expected to be approximately £110,000 higher than budget.
- 3.2 Some Tenant Right Valuation (TRV) accruals have been released but £152,954 of TRV accruals are still not capable of being released as several end of tenancy valuations are not yet concluded. With the further changes of tenancy due at 25 March 2024 it is anticipated that this year's £21,000 budget will be over committed. The current forecast estimates a year end liability of £75,000.

- 3.3 £19,267 worth of unforeseen repair works has been ordered and paid in 2022/23. In addition, a further £17,276 of unforeseen works has been ordered but not invoiced. Total unforeseen maintenance expenditure and commitment at month 4 is therefore £36,544.
- 3.4 The revenue funded maintenance programme is showing expenditure of £13,108 at month 4. In addition, a further £19,024 of programme works has been ordered but not invoiced. Total maintenance programme expenditure and commitment at month 4 is therefore £32,132. The current forecast estimates a year end liability of £279,000.
- 3.5 There has been no spend against the redundant buildings, asbestos removal and health and safety improvements works budget to date. An accrual of £11,122 for works carried out but not invoiced in the previous financial year remains outstanding. Contractors are being pressed to present invoices to clear these accruals as quickly as possible. The current forecast estimates a year end liability of £63,000.
- 3.6 Spend on testing and inspection works (service term contracts for private water supplies, boilers, fixed wiring systems, sewage treatment plants, radon fans etc) is showing accruals of £5,062. There are orders raised producing a total commitment of a further £6,922. The current forecast estimates a year end liability of £21,000.
- 3.7 The programmed tree survey work has a budget of £13,000 with the expectation that this will be fully spent by year end. Annual tree surveys have commenced on the Estate and some remedial works procured. So far £3,414 has been spent on surveys and remedial works.
- 3.8 It is anticipated the building maintenance survey budget of £10,000 will be fully committed.
- 3.9 On the understanding the revenue funded repair and maintenance programme will be carried out as per year end forecast, the South West Norse fees are expected to be as per the year end forecast of £236,000. At month 4 the South West Norse fees are £53,352.
- 3.10 It is currently anticipated that the forecast year end level of income and expenditure will be achieved, and the target surplus delivered, albeit there may be some fluctuations within income and expenditure items.

4) Options / Alternatives

- 4.1 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.

5) Consultations / Representations / Technical Data

- 5.1 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.
- 5.2 No other parties have been consulted and no other representations have been received
- 5.3 The technical data is believed to be true and accurate.

6) Strategic Plan

- 6.1 This report has no specific direct alignment with the Council's Strategic Plan 2021 – 2025 - <https://www.devon.gov.uk/strategic-plan>

7) Financial Considerations

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

8) Legal Considerations

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

9) Environmental Impact Considerations (Including Climate Change, Sustainability and Socio-economic)

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

10) Equality Considerations

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

11) Risk Management Considerations

- 11.1 No risks have been identified.

12) Summary / Conclusions / Reasons for Recommendations

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

Angie Sinclair,
Director of Finance and Public Value

Electoral Divisions: All

Local Government Act 1972: List of background papers

Background Paper

Date

File Reference

Nil

Contact for enquiries:

Name: Dan Meek, Director of Estates & Valuation, South West Norse, Venture House, One Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7FW

Contact: 01392 351066 or dan.meek@norsegroup.co.uk

Name: Lisa Beynon, Head Accountant for Corporate Services, Finance and Public Value, County Hall, Exeter

Contact: 01392 382876 or lisa.beynon@devon.gov.uk

COUNTY FARMS ESTATE - FINANCIAL REPORTS
FINANCIAL STATEMENT - (MONTH 4) 2023-24

<u>INCOME</u>	YEAR TO DATE £'000	ANNUAL TARGET £'000	CURRENT FORECAST £'000
Rent	(3)	(1,213)	(1,328)
Other	(1)	(40)	(35)
TOTAL INCOME	<u>(4)</u>	<u>(1,253)</u>	<u>(1,363)</u>
<u>EXPENDITURE</u>			
<u>STATUTORY COSTS</u>			
Tenant Right Valuation	(153)	21	75
SUB - TOTAL	<u>(153)</u>	<u>21</u>	<u>75</u>
<u>PREMISES COSTS</u>			
Building Maintenance - unforeseen	19	103	103
Building Maintenance - programmed	13	216	279
Building Maintenance - Surveys	0	10	10
Building Maintenance - STC	(5)	21	21
Building Maintenance - other (incl. land agents initiatives, redundant buildings, asbestos and health & safety)	(11)	63	63
Grounds Maintenance	3	13	13
Rents & other landlord charges	0	11	11
Rates, Electricity and Water Charges	1	6	6
SUB - TOTAL	<u>20</u>	<u>443</u>	<u>506</u>
<u>SUPPLIES & SERVICES</u>			
Insurance	0	0	0
Adverts	0	2	2
NPS Fees	53	236	236
Legal Fees	0	4	4
Professional Fees	(17)	6	6
Other Fees & Charges (DFYF, SHLAA, GPDO)	0	7	0
SUB - TOTAL	<u>36</u>	<u>255</u>	<u>248</u>
TOTAL EXPENDITURE	<u>(97)</u>	<u>719</u>	<u>829</u>
NET OPERATIONAL (SURPLUS)	(101)	(534)	(534)
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	(101)	(534)	(534)