

Report to Cabinet



Report reference: C-053-2021/2022

Date of meeting: 11th April 2022

Subject: Quarter 3 Budget Monitoring Report 2021/22

Portfolio Holder: Finance, Qualis Client & Economic Development – Cllr. John Philip

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Recommendations/Decisions Required:

- 1. The General Fund revenue position at the end of Quarter 3 (31st December 2021) for 2021/22, including actions being or proposed to improve the position, where significant variances have been identified, be noted (*Appendix A*).**
- 2. The General Fund capital position at the end of Quarter 3 (31st December 2021) for 2021/22 be noted (*Appendix B*).**
- 3. The Housing Revenue Account revenue position at the end of Quarter 3 (31st December 2021) for 2021/22, including actions proposed to ameliorate the position, where significant variances have been identified, be noted; and**
- 4. The Housing Revenue Account capital position at the end of Quarter 3 (31st December 2021) for 2021/22 be noted (*Appendix C*).**

Executive Summary:

This report sets out the 2021/22 General Fund and Housing Revenue Account positions, for both revenue and capital, as at 31st December 2021 (“Quarter 3”).

In terms of General Fund revenue expenditure – at the Quarter 3 stage – a budget over spend of £0.396 million, with projected net expenditure of £17.265 million against an overall budget provision of £16.869 million is forecast.

As reported in previous quarters this year, the financial pressure due to the impact of the Covid-19 pandemic has generally stabilised, with the Leisure Facilities budget especially now back on track (albeit based on lower income expectations) as leisure centre usage recovers more sharply than expected. Similarly, Car Park usage is now back to around 80% of pre-pandemic levels, although the budget is off track. Members should note however that, at the time of preparing this report, December 2021 data for both Leisure and Car Parking is still awaited, although there is some positive anecdotal evidence that suggests that the impact of the Omicron variant is not as great as initially feared.

However, there is a substantial overspend forecast (of £849,104) on the Commercial & Technical directorate, due to significant variable cost pressures on both the General Waste Collection and Recycling contracts, which are the most significant areas of concern.

Paragraph 2.3 of the report summarises a range of other budget pressures. However, despite the pressure, a projected surplus on Financing and Recharges especially is expected to ameliorate the position to a large extent and contain the overall General Fund revenue forecast overspend at £395,817.

As with 2020/21, the Housing Revenue Account position was less affected by the Covid-19 pandemic. However, a range of other financial pressures – as presented in Paragraph 3.2 – are combining to result in a projected year-end deficit of £0.332 million. The largest spending pressure relates to Housing Repairs (£470,000), which has been a challenge for the Council in recent years. However, the recently established delivery arrangements through Qualis are expected to deliver significant savings in the medium term.

Turning to capital spending:

- General Fund Capital Programme – spending in the first 9 months was £20.815 million, with a forecast outturn of £40.043 million, which – if this materialises – would lead to an underspend of £32.40 million. The drawdown on Qualis loans is lower than the budget and is the most significant variance (£28.218 million); and
- Housing Revenue Account Capital Programme – spending in the first 9 months was £12.564 million, with a forecast outturn of £21.963 million, which – if this materialises – would lead to an underspend of £17.387 million. Slippage on the Housebuilding Programme is the most notable factor.

Members are once again reminded that the Council's draft Balance Sheet position as at 31st March 2021 is showing that the General Fund unallocated reserve is now getting close to the £4.0 million minimum contingency balance adopted by full Council in February 2021, which is partly a consequence of late accounting adjustments to the 2019/20 Statement of Accounts (reported to Audit and Governance Committee, and approved by full Council in July 2021).

Finally, as reported in previous quarters this year, officers have been working towards delivering a General Fund surplus by the year end in order to help reduce the planned use of reserves to support the 2021/22 Budget from the original assumption of £1.350 million (determined prior to the accounting adjustments mentioned above); although positive progress has been made in many areas (with both Quarter 1 and Quarter 2 forecasts being generally on track), the Quarter 3 projection is more difficult, although the anticipated funding position remains positive. A budget surplus reduces the need to contribute to the reserve as part of the Medium-Term Financial Plan (MTFP).

1) Background and Introduction

- 1.1 The Council's budget for 2021/22 (both General Fund and Housing Revenue Account) was approved by full Council on 25th February 2021. This report updates the Stronger Council Select Committee on how the Council's services have performed against their budgets in the first nine months of the financial year, and projects forward to the anticipated outturn for the end of the financial year.
- 1.2 This is the third update for 2021/22 and includes the General Fund and Housing Revenue Account positions, for both revenue and capital, as at 31st December 2021 ("Quarter 3").
- 1.3 It should be noted that, as reported to Cabinet in February 2021, late service realignments meant that the General Fund service structure presented within the initial 2021/22 Budget required further refinement. The required changes, which are reflected in the tables below, were relatively slight and have no impact on Net Expenditure or Funding.

2) General Fund Revenue Budget

2.1 The General Fund revenue position for 2021/22, at the Quarter 3 stage – summarised by service area – is presented in **Appendix A**. The headline is a forecast budget overspend of £0.396 million, with projected net expenditure of £17.265 million against an overall budget provision of £16.869 million. The table below summarises the position by service.

General Fund Revenue Budget 2021/22 (Quarter 3)			
Description	Budget 2021/22 (Updated)	Forecast Spending (31/03/22)	Variance
	£000's	£000's	£000's
Chief Executive	812	830	18
Commercial & Technical	448	1,297	849
Community & Wellbeing	1,506	1,096	(410)
Corporate Services	8,821	9,167	346
Customer Services	2,564	2,378	(186)
Finance & Audit	2,226	2,672	447
Housing & Property	1,997	2,209	212
Place	431	408	(24)
Planning & Development	1,822	1,950	128
Strategy, Delivery & Performance	880	784	(97)
Qualis	(3,365)	(2,838)	527
Financing & Recharges	(1,273)	(2,689)	(1,415)
Totals	16,869	17,265	396

2.2 The table below reconciles the base budget approved by full Council on 25th February 2021 to the updated position presented in the table above.

Budget Reconciliation 2021/22: Quarter 3	
Description	Value (£000's)
Net Expenditure (approved by full Council 25/02/21)	16,690
<i>(@Q1) Pre-Pandemic DDF Commitments (approved prior to 2020/21):</i>	
Community Housing Fund	24
Contribution to Police Officers	84
MHCLG Recycling Reward Scheme	13
<i>(@Q3) DDF Commitment ("Kickstart" project)</i>	58
Net Expenditure (updated Budget 2021/22 @ Q3)	16,869

*Revised DDF commitments of £783,000 for 2021/22, established in 2020/21 in the light of the Covid-19 pandemic,

yet to be added.

2.3 The most notable variances (in excess of £0.3 million) to the budget in the table above are as follows:

- **Commercial & Technical Services (£849,104 forecast Overspend)** – there has been a substantial deterioration in the budget position on this directorate (the forecast overspend at Quarter 2 was £299,029). Notably, whilst the position continues to improve on Leisure Centres (with a budget surplus of £224,437 now forecast, although at the time of preparing this report, data from December 2021 is still awaited) and Car Parking remains relatively stable (with a budget deficit of £278,181 now forecast, although – as with Leisure Centres – at the time of preparing this report, data from December 2021 is still awaited), there are a range of other service areas that are experiencing cost pressures. Most notably:
 - **Waste Management (£501,795)** – this is the single largest factor with major budget pressure being experienced on both the General Waste Collection and Recycling contracts. An overspend of £194,440 is forecast on the General Waste Collection contract for the year end. As reported in Quarter 1, officers have identified a structural deficit on the budget (which has been addressed within the draft budget for 2022/23 with additional provision of £268,417) in the light of (especially) increased waste volumes being experienced, which is driving up variable collection costs. In addition, there is a forecast overspend of £342,869 on the Recycling contract, with a notable pressure coming from the cost of additional recycling sacks (£193,024), although the position is exacerbated by the need to meet £109,017 in other costs relating to 2020/21 (including £89,000 for treating recyclables); and
 - **Land & Property (£218,887)** – there are a range of smaller factors combining to create the forecast overspend on this directorate. These include additional Professional Fees (£53,987) and lower than budgeted Rents from/at General Shops (£41,870) and Brooker Road Industrial Estate (£41,200), as well as unbudgeted Business Rates costs incurred on Void Commercial Properties (£43,761) and additional Legal Fees incurred due to tenancy changes (£35,053).
- **Community & Wellbeing (£410,420 forecast Underspend)** – staff vacancies in both the Economic Projects cost centre (£153,664) and the Community & Wellbeing cost centre (£89,260) are a major factor in underspending in this directorate. In addition, the Homelessness cost centre continues to underspend (£141,141) as reported in Quarter 2, with higher than expected grant funding for the Homelessness Advice service being received from both Government and Essex County Council.
- **Corporate Services (£345,644 forecast Overspend)** – a range of (mainly smaller) factors have led to a projected overspend on this directorate (although matters have improved since Quarter 2). The largest area of overspending is the Business Support cost centre with a forecast overspend of £215,327; the biggest individual cost pressure relates to the increased cost of Document Archiving (£112,000), although Postage (£32,400) is also a factor. In contrast, a surplus of £101,502 is forecast on the Elections cost centre with additional (unbudgeted) funds secured from the Cabinet Office (£38,195) as well as the receipt of a surplus from the District Returning Officer’s Account (£92,308); although these items are partially offset by £40,000 in costs triggered by the Boundary Commission review
- **Finance & Audit (£446,528 forecast Overspend)** – the most notable factor in the forecast is (corporate) Pension Costs, with “Added Years/Unfunded Payments” to ex-employees of £250,000 being the single largest item. One-off restructuring related costs within the Corporate Finance Team are also a factor (£100,385)
- **Qualis Income (£527,383 forecast Overspend)** – forecast income from Qualis is now slightly lower than assumed within the budget mainly due to the delayed sale of Land and Buildings to Qualis (£460,817), although this is partially offset by other factors such as the recently agreed extension of the Qualis loan facility; and

- **Financing & Recharges (£1,415,333 forecast Underspend)** – the established HRA Recharges budget is overly prudent; Finance officers have reviewed the position in developing the initial draft Budget for 2022/23 (presented to Cabinet 6th December 2021) and it now appears reasonable to assume an additional £650,000 on this budget line for 2021/22. In addition, anticipated Government grant in support of the Garden Town initiative of £500,000 was assumed in the budget, although – due to uncertainty at the time – this was offset by a specific contingency. Best estimates at the Quarter 3 stage, suggest that the call on the contingency will be limited to £41,667 (which – if realised – would generate a surplus of £458,333). In addition, forecast Interest Payable is less than expected (£278,000) mainly due to extremely competitive interest rates being achieved on short-term borrowing from other local authorities.
- 2.4 As reported at Quarter 1, the un-ringfenced Covid-19 funding allocation for Epping Forest District Council of £663,322 remains unchanged. However, since then, on 5th October 2021, the Council submitted its Sales, Fees and Charges (SFC) Compensation scheme return for the period April to June 2021; the value of that claim – at £404,000 – was slightly lower than original expectations. This means that the Council has so far secured £1.067 million of the assumed £1.263 million in Government support for Covid-19 in the budget. The current shortfall (£0.196 million) could be met (at least partially) by other miscellaneous sources of Covid-19 related funding.
- 2.5 In contrast, a relatively sharp recovery in Council Tax collection is being experienced in 2021/22, which is leading to greater than expected 'share back' payments from major preceptors (County, Police, Fire). Consequently, the latest available estimate (Quarter 2) suggests that the Council could generate a budget surplus of £332,745 from the Essex Council Tax Sharing Agreement (CTSA).

3) Housing Revenue Account (revenue)

3.1 The Housing Revenue Account (HRA) revenue position for 2021/22, at the Quarter 3 stage, is summarised in the table below. As at 31st December 2021, a £332,000 deficit is forecast for the year end, compared to a – larger – budgeted surplus.

Housing Revenue Account Budget 2021/22 (Quarter 3)						
Description	Budget 2021/22	IAS19 Adj	Business Plan Adj	Updated Budget 1st October 2021	Forecast Spending (31/03/22)	Variance
	£000's	£000's	£000's	£000's	£000's	£000's
EXPENDITURE						
Supervision & Management (General)	6,633	(347)	0	6,286	6,691	405
Supervision & Management (Special)	3,953	(180)	0	3,773	3,666	(107)
Rents, Rates Taxes and Insurances	533	0	0	533	461	(72)
Contributions to Repairs Fund	7,723	0	0	7,723	8,586	863
Management & Maintenance	18,842	(527)	0	18,315	19,404	1,089
Capital Charges	8,782*	0	0	8,782	8,782	0
Major Repairs on Leasehold Properties	300	0	0	300	300	0
Treasury Management Expenses	58	0	0	58	58	0
Provision for Bad/Doubtful Debts	91	0	(2)	89	89	0
Total Expenditure	28,073	(527)	(2)	27,544	28,633	1,089
INCOME						
Gross Rent from Dwellings	(33,349)	0	(78)	(33,427)	(33,702)	(275)
Non-Dwellings Rents	(810)	0	0	(810)	(778)	32
Charges for Services & Facilities	(2,092)	0	0	(2,092)	(1,823)	269
Contributions from General Fund	(357)	0	0	(357)	(357)	0
Total Income	(36,608)	0	(78)	(36,686)	(36,660)	(26)
Net Cost of Services	(8,535)	(527)	(80)	(9,142)	(8,027)	1,115
Interest on Receipts and Balances	(36)	0	6	(30)	(30)	0
Interest Payable on Loans	6,125	0	(387)	5,738	5,738	0
Pensions Interest Payable/Return on Assets	652	(652)	0	0	0	0
Net Operating Income	(1,794)	(1179)	(461)	(3,434)	(2,319)	1,115
<i>Appropriations:</i>						
Direct Revenue Contributions to Capital	2,973	0	(2,190)	783	0	(783)
IAS19 Adjustment	(1,179)	1,179	0	0	0	0
(Surplus)/Deficit for Year	0	0	(2,651)	(2,651)	(2,319)	332

*adjusted for reversal on Repairs Depreciation (£68,000)

3.2 There are five significant factors behind the forecast deficit as follows:

- **Contribution to Repairs Fund (Repairs and Maintenance) (Negative £863,000)** – there are two items driving this variance:
 - *Housing Repairs (£470,000)* – There have been a substantial number of repair works (both general and void) that currently sit outside the base contract with Qualis; the projected overspend is currently being investigated by officers. In previous years, the Repairs Fund had been used to smooth the annual cost of repairs, but this was exhausted in 2020/21; and
 - *Planned Maintenance (£340,000)* – There are numerous items contributing to this variance, including a project to redecorate Frank Bretton House
- **Supervision & Management (General) (Negative £405,000)** – there are three items driving this variance which – although expected to deliver significant benefits for the Council – were not included in the original budget:
 - *Stock Condition Survey (£200,000)* – To provide comprehensive and up to date information on component replacement requirements and potential costs, a new Stock Condition Survey is in the final stages of procurement
 - *Housing Asset Management System (£105,000)* – The revenue costs associated with implementing the new system; and
 - *“Rent Sense” System (£67,000)* – A piece of software that provides information to help drive down rent arrears
- **Gross Rent from Dwellings (Positive £275,000)** – Improvements in void turnaround times is leading to increased rental income receivable
- **Charges for Facilities and Services (Negative £269,000)** – This variance represents lost income from the Telecare service, which is now a free service offered by Essex County Council; and
- **Direct Revenue Contributions to Capital (Positive £783,000)** – Lower than budgeted HRA capital expenditure (“slippage”) is expected to negate the need for a revenue contribution to capital this year (see Section 5 below for more detail).

3.3 Members should note that the current HRA Business Plan includes the assumed maintenance of a minimum balance of £2.0 million in the HRA reserve; as at 31st March 2021, the balance was £2.105 million. The budget as at 1st October 2021 recorded an anticipated surplus of £2.651 million; if the anticipated deficit on the HRA *budget* materialises at year-end as presented above, the minimum balance of £2.0 million will be comfortably maintained.

4) General Fund Capital Programme

4.1 The General Fund Capital Programme for 2021/22 as at 31st December 2021 is summarised – at a service level – in the table below. A more detailed analysis – at a scheme level – is included in **Appendix B**. The updated Programme budget totals £72.443 million. Spending in the first 9 months was £4.033 million, with a forecast outturn of £23.261 million, which – if this materialises – would lead to an underspend of £49.182million.

General Fund Capital Programme 2021/22 (Quarter 3)					
Description	Budget 2021/22 (Updated)	Spending (@ 31 Dec 2021)	Remaining Budget (@ 31 Dec 2021)	Forecast Spending (31/03/22)	Variance (Under) / Over
	£000's	£000's	£000's	£000's	£000's
Community & Wellbeing	770	82	688	90	(680)
Commercial & Technical	6,945	2,880	4,065	5,007	(1,938)
Corporate Services	2,807	690	2,117	1,285	(1,522)
Housing (General Fund)	494	381	113	452	(42)
Place	427	0	427	427	0
Qualis	61,000	16,782	44,218	32,782	(28,218)
Totals	72,443	20,815	51,628	40,043	(32,400)

4.2 A General Fund Capital Programme budget of £15.946 million was approved by Council in February 2021. A net total of £5.169 million in unspent budgets have been rolled forward from 2020/21, initially resulting in an updated Programme budget of £21.115 million. As previously reported, further additions of £35,150,000 were made in Quarter 1, primarily to reflect the Cabinet's commitment (12th July 2021) to extend the Qualis loan facility by a further £35.0 million in support of the acquisition of additional regeneration sites.

4.3 In addition, further adjustments of £16.178 million was made in Quarter 2 to achieve proper accounting practice (rather than representing additional expenditure commitments), primarily to reflect the Asset Purchase Loan (to Qualis) of £16.0 million. The overall updated General Fund Capital Programme for 2021/22 is £72.443 million.

4.4 Spending has generally been subdued in the first 9 months, and most of the forecast underspend is due to the drawdown on Qualis loans being below budget expectations (£28.218 million).

4.5 There are two other variances in excess of £1.0 million as follows:

- **Commercial and Technical (forecast underspend £1,938,000)** – Lower than budgeted expenditure is being experienced on a range of projects. Most significantly:
 - Cartersfield Road – the project has a budget allocation of £1.436 million for 2021/22. The projected outturn is £20,000 which – if this materialises – would lead to an underspend of £1.416 million at year end. There has been some progress on the project with planning permission obtained and procurement documentation drafted. However, project delays have been experienced as the Council continues to seek vacant possession from some long-term tenants; comprehensive vacant possession is required for the site before capital works can commence. Latest intelligence suggests that the project may now be delayed until October 2022
 - Investment Properties Acquisitions – an underspend of £1.053 million is now forecast for year end. The original budget allocation was £30.0 million and has now been largely spent having been – more recently – applied to buying back a series of historic leases in order to generate higher returns in the long run. It is not anticipated that any further spending will take place this year, so the remaining unspent balance will be re-profiled for use in 2022/23; however, and in contrast

- Epping Leisure Facility – although this project is profiled to commence in 2022/23, some early capital expenditure is being incurred in 2021/22 on enabling activities including planning, architect, consultancy and other project fees. Projected expenditure for the year end is £1.494 million, which offsets – to a large extent – the under-spending on the other capital projects in the Commercial and Technical Services directorate.
- **Corporate Services (forecast underspend £1,522,000)** – The most significant area of capital underspending in the Corporate Services directorate relates to the ICT Strategy, which has a budget allocation of £2.126 million for 2021/22. The projected outturn is currently £0.718 million which – if this materialises – would lead to an underspend of £1.408 million at year end. Although several individual schemes have progressed well (e.g. a range of applications have been successfully moved to cloud-based solutions including Grounds Maintenance, the Gazetteer and Land Charges), internal resource constraints have led to delays in progressing some other capital schemes as quickly as originally planned (e.g. Network Revamp, Security Solution and replacing Hosted Hardware).

5) Housing Revenue Account (HRA) Capital Programme

5.1 The Housing Revenue Account (HRA) Capital Programme for 2021/22 as at 31st December 2021 is summarised in the table below. A more detailed analysis – at a scheme level – is included in **Appendix C**. The updated Programme budget totals £39.350 million. Spending in the first 9 months was £12.564 million, with a forecast outturn of £21.963 million, which – if this materialises – would lead to an underspend of £17.387 million.

HRA Capital Programme 2021/22 (Quarter 3)					
Description	Budget 2021/22 (Updated)	Spending (@ 31 Dec 2021)	Remaining Budget (@ 31 Dec 2021)	Forecast Spending (31/03/22)	Variance (Under) / Over
	£000's	£000's	£000's	£000's	£000's
Housing Development	24,506	7,854	16,652	10,942	(13,564)
Capital Works	14,143	4,565	9,578	10,610	(3,533)
Other Housing Schemes	701	145	556	411	(290)
Totals	39,350	12,564	26,786	21,963	(17,387)

5.2 An HRA Capital Programme budget of £36.506 million was approved by Council in February 2021. A net total of £2.844 million in unspent budgets have been rolled forward from 2020/21, resulting in an updated Programme budget of £39.350 million for the year.

5.3 There are two significant areas of underspending/slippage on the HRA Capital Programme at the Quarter 3 stage; Housing Development and Capital Works. Thus:

- **Housing Development (forecast underspend £17.387 million)** – there are three elements to note:
 - Housebuilding – the Programme has a total budget of £17.014 million for 2021/22. The projected outturn on the Programme is £7.806 million, which – if this materialises – would lead to an underspend of £9.208 million at year end. Some schemes in Phase 4.3 have encountered planning delays due to their impact on conservation areas. It is hoped that these schemes will return to the Planning Committee for approval in February 2022. The Phase 5 schemes have also not progressed as well as originally anticipated with some returning to the design review stage and others still to progress to the planning stage

- Qualis Acquisitions – the budget allocation for this scheme in 2021/22 was £7.492 million, however due to Planning issues, the schemes have been re-scheduled to be delivered in 2022/23 with forecast spending of just £0.191 million anticipated in 2021/22. If this materialises, it would lead to an underspend of £7.301 million at year end; and
- Open Market Acquisitions – the focus of this scheme is to increase the Council's housing stock by averting the potential loss of capital receipts from the Government 1-4-1 Right to Buy (RTB) scheme. Although spending was planned for the final quarter of 2020/21, completions have taken place in the first half of 2021/22, thereby creating an overspend of £2.945 million.
- **Capital Works (forecast underspend £3.533 million)** – access issues and other Pandemic-related delays have been a factor in slippage on the Component Replacement programmes so far. In addition, one large Structural Scheme related to the Copperfield/Limes Regeneration project (£1.0 million) has been re-scheduled to be delivered in 2022/23.

Reason for Decision:

This report facilitates the scrutiny of the Council's financial position for 2021/22.

In terms of General Fund revenue, overall it has been a stabilising picture following the turbulence experienced in 2020/21 (and during Quarter 1 this year) due to the Covid-19 pandemic. However, as reported in previous quarters this year, there are still some remaining spending pressures, with the forecast overspend in the Commercial & Technical directorate being particularly pronounced at the Quarter 3 stage. The funding position appears more positive, especially on Council Tax. The net impact on the Council's General Fund Reserve is especially important given the relatively limited contingency balance currently held.

There are some significant spending pressures on the HRA revenue budget, including ongoing issues with Housing Repairs, which has been challenging budget area in recent years.

Capital spending has been relatively limited in both the General Fund and HRA in the first half of the year.

The comments made at this Committee, where relevant, will be reported to Cabinet for their consideration at their meeting on 7th February 2022.

Options:

There are no matters for decision in this report. The Committee is asked to note the contents but may choose to take further action depending on the matters reported.

Resource Implications:

The resource implications in this report are overwhelmingly financial in nature, in the form of budgetary control. Robust budget monitoring processes maximise the opportunity for services to react quickly to potential problems as they emerge, thus reducing the risk of financial problems, impeding the delivery of strategic priorities.

Legal and Governance Implications:

The Council has a statutory obligation to maintain a balanced budget and the monitoring process enables the Committee to remain aware of issues and the process to be taken to maintain a balanced budget.

Safer, Cleaner, Greener Implications:

There are no SGS implications.

Consultation Undertaken:

The development of the original 2021/22 budget was informed by the democratic scrutiny processes.

Background Papers:

Management Accounts 2021/22 (Month 9)

Risk Management

The report is primarily presented for information only and has no risk management implications, although regular monitoring and reporting of the type included in this report ensures early warning of significant issues that may place the Council at financial risk. This gives the Cabinet the best opportunity to take actions to mitigate such risks.

General Fund Revenue Budget 2021/22

Quarter 3 Forecast

Epping Forest DC: General Fund Rolling Forecast 2021/22							
@ 31 December 2021 (Month 9)							
General Fund							
Service Area	Activity	Full Year Budget £'s	Net Expenditure			Forecast (Q3) £'s	Variance £'s
			Budget (M9) £'s	Actual £'s	Variance (M9) £'s		
Chief Executive	Chief Executive Support Services	685,680	514,260	513,958	(302)	670,305	15,375
	Corporate Activities	50,070	37,553	73,537	35,984	82,982	32,912
	Other Activities	75,750	56,813	39,810	(17,003)	76,606	856
	Sub-Total	811,500	608,625	627,304	18,679	829,893	18,393
Commercial & Technical Services	Car Parking	(850,000)	(637,500)	(195,134)	442,366	(571,819)	278,181
	Community & Partnership	212,390	159,293	47,314	(111,978)	106,136	106,254
	Contracts & Technical Support Services	1,999,300	1,499,475	1,508,277	8,802	1,978,537	20,763
	Cost Centres - Contracts & Technical	3,123,860	2,342,895	2,227,389	(115,506)	3,128,438	4,578
	Emergency Planning & Other	-	-	(882)	(882)	218	218
	Environmental Health	206,360	154,770	157,275	2,505	253,035	46,675
	Land Drainage/Sewerage	99,700	74,775	43,861	(30,914)	129,424	29,724
	Land & Property	(7,507,110)	(5,630,333)	(5,134,666)	495,667	(7,288,223)	218,887
	Leisure Facilities	(500,000)	(375,000)	(362,727)	12,273	(724,437)	224,437
	North Weald Centre	(812,950)	(609,713)	(675,448)	(65,735)	(758,836)	54,114
	Parks & Grounds	474,690	356,018	61,467	(294,551)	519,210	44,520
	Private Sector Housing	(112,860)	(84,645)	(204,888)	(120,243)	(110,246)	2,614
	Regulatory Services	(237,490)	(178,118)	(195,896)	(17,779)	(218,236)	19,254
	Waste Management	4,351,639	3,263,729	2,688,739	(574,991)	4,853,434	501,795
	Sub-Total	447,529	335,647	(35,321)	(370,967)	1,296,633	849,104
	Community & Wellbeing	Community, Health & Wellbeing	131,960	98,970	(50,518)	(149,488)	164,522
Cost Centres - Community & Wellbeing		506,870	380,153	303,117	(77,036)	410,690	96,180
Economic Projects Support Serv		346,030	259,523	144,162	(115,361)	191,885	154,145
Homelessness		(444,550)	(333,413)	(555,257)	(221,844)	(585,691)	141,141
Museum, Heritage & Culture		666,360	499,770	434,880	(64,890)	613,974	52,386
Voluntary Sector Support		299,510	224,633	218,400	(6,233)	300,380	870
Sub-Total		1,506,180	1,129,635	494,784	(634,851)	1,095,760	(410,420)
Corporate Services	Business Support	1,329,888	997,416	1,121,188	123,772	1,545,215	215,327
	Cost Centres - Corporate Support	295,190	221,393	288,932	67,539	366,073	70,883
	Elections	248,610	186,458	4,795	(181,663)	147,108	101,502
	Emergency Planning & Other	114,780	86,085	84,936	(1,149)	114,018	762
	ICT	3,626,860	2,676,330	2,891,852	215,522	3,709,686	82,826
	Insurance Premiums	826,330	619,748	939,747	319,999	893,489	57,159
	Member Activities	383,860	287,895	185,290	(102,605)	382,810	1,050
	Other Support Services	1,710,176	1,282,632	1,329,360	46,728	1,717,572	7,396
	Strategy Support Services	285,570	214,178	260,053	45,876	300,936	15,366
	Sub-Total	8,821,264	6,572,133	7,106,151	534,018	9,166,908	345,644
	Customer Services	Cost Centres - Customer Services	2,542,760	1,907,070	1,694,342	(212,728)	2,330,127
Customer Support Services		1,522,663	1,141,997	1,120,492	(21,505)	1,577,916	55,253
Housing Benefits		(1,122,200)	(841,650)	(1,007,793)	(166,143)	(1,125,560)	3,360
Local Taxation		(415,950)	(311,963)	(6,720,730)	(6,408,768)	(430,620)	14,670
Members Activities		36,950	27,713	11,262	(16,450)	26,770	10,180
Sub-Total		2,564,223	1,923,167	(4,902,427)	(6,825,594)	2,378,633	(185,590)
Finance & Audit	Audit Support Services	373,360	280,020	284,132	4,112	370,772	2,588
	Finance Support Services	1,180,000	885,000	1,143,679	258,679	1,388,936	208,936
	Finance & Other Activities	672,770	1,188,578	273,711	(914,866)	912,950	240,180
	Sub-Total	2,226,130	2,353,598	1,701,522	(652,075)	2,672,658	446,528
Housing & Property	Accommodation	485,330	363,998	582,089	218,092	723,106	237,776
	Cost Centres - Housing & Property	500,432	375,324	383,042	7,718	511,532	11,100
	Facilities & Depot Management	633,130	474,848	363,735	(111,113)	620,338	12,792
	Housing & Property Support Services	354,810	266,108	239,564	(26,543)	330,819	23,991
	Housing Policy	23,330	17,498	-	(17,498)	23,330	-
	Sub-Total	1,997,032	1,497,774	1,568,430	70,656	2,209,125	212,093
Place	Community & Partnership	49,760	37,320	(79,682)	(117,002)	58,284	8,524
	Cost Centres - Place	381,610	286,208	260,996	(25,212)	349,363	32,247
	Economic Resilience Fund	-	-	(137,820)	(137,820)	-	-
	Sub-Total	431,370	323,528	43,494	(280,034)	407,647	(23,723)
Planning & Development	Cost Centres - Planning Services	2,150,920	1,613,190	1,620,816	7,626	2,174,368	23,448
	Local Plan Implementation	880,030	660,023	298,415	(361,608)	645,723	234,307
	Planning & Development	(990,960)	(743,220)	(409,518)	333,702	(648,957)	342,003
	Planning Support Services	276,390	207,293	201,972	(5,320)	273,690	2,700
	Regulatory Services	(494,460)	(370,845)	(578,670)	(207,825)	(494,580)	120
	Sub-Total	1,821,920	1,366,440	1,133,015	(233,425)	1,950,243	128,323
Strategy, Delivery & Performance	Other Activities	161,600	121,200	(7,615)	(128,815)	159,600	2,000
	Strategy, Delivery & Performance	718,761	539,071	419,490	(119,581)	624,176	94,585
	Sub-Total	880,361	660,271	411,875	(248,396)	783,776	(96,585)
General Fund Total	21,507,509	16,770,817	8,148,827	(8,621,989)	22,791,276	1,283,767	
Qualis Income	(3,365,200)	-	-	-	(2,837,817)	527,383	
Financing							
Interest (inc. Qualis):							
Interest Receivable	(25,000)	-	-	-	(25,000)	-	
Interest Payable	1,328,000	-	-	-	1,050,000	(278,000)	
Minimum Revenue Provision	912,000	-	-	-	883,000	(29,000)	
Specific Contingency	500,000	-	-	-	41,667	(458,333)	
HRA Recharges	(3,988,333)	-	-	-	(4,638,333)	(650,000)	
General Fund (Net Expenditure)	16,868,976	16,770,817	8,148,827	(8,621,989)	17,264,793	395,817	

General Fund Capital Programme 2021/22

Quarter 3 Forecast

General Fund Capital Programme Q3 Forecast 2021/22										
Scheme	2020/21 Budget Outturn (xtract)			2021/22 Budget Progress (@ 31 December 2021 - Q3)						
	2020/21 Unspent / (Overspent) Balances	Savings	Balances Rolled Forward into 2021/22	2021/22 Budget Allocation	In-Year Changes (Q2)	2021/22 Updated Budget	Q3 Spending to Date	Remaining Budget	Forecast Outturn 2021/22	Forecast (Uspend)/ Opend 2021/22
	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s
Community & Wellbeing										
Joint Museum and Library Facility	300,000	-	300,000	470,000	-	770,000	81,983	688,017	90,000	- 680,000
Sub-Totals	300,000	-	300,000	470,000	-	770,000	81,983	688,017	90,000	- 680,000
Commercial & Technical										
Cartersfield Road	(71,136)	-	71,136	1,330,000	177,600	1,436,464	-	1,436,464	20,000	- 1,416,464
Investment Property Acquisition Fund	2,152,387	-	2,152,387	-	-	2,152,387	1,034,520	1,117,867	1,099,520	- 1,052,867
Investment Properties (Landmark Buildings)	51,791	- 51,791	-	-	-	-	-	-	-	-
EFDC Shopping Park	21,677	- 21,677	-	-	-	-	-	-	-	-
CCTV Replacement Programme	146,670	- 50,854	95,816	85,000	-	180,816	113,879	66,937	94,006	- 86,810
Superfast Broadband (REFCuS)	350,000	-	350,000	-	-	350,000	-	350,000	-	- 350,000
CarPark CCTV Systems	38,423	- 30,423	8,000	-	-	8,000	-	8,000	-	- 8,000
Disabled Facilities Grants	-	-	-	971,510	-	971,510	463,258	508,252	971,210	- 300
Home Assist Grants	-	-	-	-	-	-	-	-	100,000	- 100,000
Leisure Centres	10,770	- 10,770	-	-	-	-	-	-	-	-
Car Park Schemes	(46,361)	46,361	-	-	-	-	-	-	-	-
Civic Offices Accommodation Project	173,115	-	173,115	150,000	-	323,115	233,255	89,860	336,762	- 13,647
Highway Ranger Vehicle & Equipment	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	19,400	-	19,400	30,000	-	49,400	-	49,400	44,000	- 5,400
Highways	140,000	-	140,000	-	-	140,000	41,037	98,963	89,481	- 50,519
NWA Preparations Phase 1	-	-	-	200,000	-	200,000	-	200,000	7,547	- 192,453
Vehicle Fleet Replacement	750,000	-	750,000	383,000	-	1,133,000	291,839	841,161	750,000	- 383,000
Epping Leisure Facility	-	-	-	-	-	-	727,777	727,777	1,494,150	- 1,494,150
Ongar Leisure Centre	-	-	-	-	-	-	25,778	25,778	-	-
Sub-Totals	3,736,736	- 119,154	3,617,582	3,149,510	177,600	6,944,692	2,879,787	4,064,905	5,006,676	- 1,938,016
Corporate Services										
ICT General Schemes	89,021	-	89,021	128,000	-	217,021	61,022	155,999	103,455	- 113,566
ICT Strategy	120,464	35,060	155,524	1,970,500	-	2,126,024	308,269	1,817,755	718,200	- 1,407,824
Civic Offices Accommodation Project (ICT)	448,756	-	448,756	15,000	-	463,756	320,542	143,214	463,756	-
Sub-Totals	658,241	35,060	693,301	2,113,500	-	2,806,801	689,833	2,116,968	1,285,411	- 1,521,390
Housing (Property Services)										
Oakwood Hill Depot extension	39,171	-	39,171	-	-	39,171	1,539	37,632	27,284	- 11,887
Town Mead Depot	799	- 799	-	-	-	-	-	-	-	-
Investment Properties (Planned Works)	266,400	- 10,484	255,916	65,100	-	321,016	351,852	30,836	387,611	- 66,595
Operational Properties (Planned Works)	85,928	-	85,928	48,000	-	133,928	27,329	106,599	37,328	- 96,600
Sub-Totals	392,298	- 11,283	381,015	113,100	-	494,115	380,720	113,395	452,223	- 41,892
Place										
Climate & Environmental Projects	400,000	- 223,016	176,984	250,000	-	426,984	-	426,984	426,984	-
Sub-Totals	400,000	- 223,016	176,984	250,000	-	426,984	-	426,984	426,984	-
Qualis										
Asset Purchase Loan	-	-	-	-	16,000,000	16,000,000	16,782,500	782,500	16,782,500	- 782,500
Regeneration Finance Loans	-	-	-	45,000,000	-	45,000,000	-	45,000,000	16,000,000	- 29,000,000
Sub-Totals	-	-	-	45,000,000	16,000,000	61,000,000	16,782,500	44,217,500	32,782,500	- 28,217,500
Total	5,487,275	- 318,393	5,168,882	51,096,110	16,177,600	72,442,592	20,814,823	51,627,769	40,043,794	- 32,398,798

Housing Revenue Account Capital Programme 2021/22

Quarter 3 Forecast

HRA Capital Programme Q3 Forecast 2021/22											
	2020/21 Budget Outturn (xtract)			2021/22 Budget Progress (@31 December 2021 - Q3)							
	2020/21 Unspent/ (Overspent) Balances	Savings	Balances Rolled Forward into 2021/22	Balances Rolled Forward from 2020/21	Virements between Schemes 2021/22	2021/22 Budget Allocation	2021/22 Budget (Updated)	Actuals to Q3	Remaining Budget	Forecast Outturn 2021/22	Forecast (Uspend) / Ospend 2021/22
Schemes	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s
Housing Development Programme:											
Housebuilding	4,540,000	- 4,540,000	-	-	-	17,014,000	17,014,000	4,909,265	12,104,735	7,806,000	- 9,208,000
Open Market Acquisitions	-	-	-	-	-	-	-	2,945,097	- 2,945,097	2,945,097	2,945,097
Qualis Acquisitions	-	-	-	-	-	7,492,000	7,492,000	-	7,492,000	191,000	- 7,301,000
Sub-Totals	4,540,000	- 4,540,000	-	-	-	24,506,000	24,506,000	7,854,363	16,651,637	10,942,097	- 13,563,903
Capital Works:											
Heating	314,000	-	314,000	314,000	-	1,519,000	1,833,000	649,267	1,183,733	1,552,030	- 280,970
Windows, Door and Roofing	1,249,000	-	1,249,000	1,249,000	- 643,000	3,003,000	3,609,000	1,794,004	1,814,996	2,716,571	- 892,429
Compliance Planned Maintenance	96,000	-	96,000	96,000	150,000	623,000	869,000	111,992	757,008	636,146	- 232,854
Kitchens & Bathrooms (inc void allocation)	125,000	-	125,000	125,000	-	1,375,000	1,500,000	523,134	976,866	932,461	- 567,539
Electrical	129,000	-	129,000	129,000	-	2,175,000	2,046,000	767,391	1,278,609	1,788,254	- 257,746
Sprinklers	175,000	-	175,000	175,000	-	100,000	275,000	4,491	270,509	5,180	- 269,820
Environmental	106,000	-	106,000	106,000	-	584,000	690,000	55,199	634,801	962,471	272,471
Structural works	223,000	-	223,000	223,000	493,000	1,550,000	2,266,000	174,954	2,091,046	1,098,232	- 1,167,768
Disabled adaptations	56,000	-	56,000	56,000	56,000	650,000	650,000	470,819	179,181	673,444	23,444
Asbestos Removal	63,000	-	63,000	63,000	- 56,000	251,000	258,000	12,919	245,081	193,745	- 64,255
Estate Improvements	57,000	- 50,000	7,000	7,000	-	140,000	147,000	892	146,108	51,803	- 95,197
Sub-Totals	2,223,000	- 50,000	2,173,000	2,173,000	-	11,970,000	14,143,000	4,565,061	9,577,939	10,610,340	- 3,532,660
Other Housing Schemes:											
Service Enhancements	691,000	- 20,000	671,000	671,000	-	30,000	701,000	144,694	556,306	411,000	- 290,000
Sub-Totals	691,000	- 20,000	671,000	671,000	-	30,000	701,000	144,694	556,306	411,000	- 290,000
Vehicle Replacements	74,000	- 74,000	-	-	-	-	-	-	-	-	-
Total Expenditure	7,528,000	- 4,684,000	2,844,000	2,844,000	-	36,506,000	39,350,000	12,564,118	26,785,882	21,963,437	- 17,386,563