

Committee:	Cabinet	Date:	Thursday, 2 November 2023
Title:	Quarter 1 Financial Forecast - 2023/24		
Portfolio Holder:	Councillor Neil Hargreaves, Portfolio Holder for Finance and the Economy		
Report Author:	Jody Etherington, Director of Finance, Revenues and Benefits JEtherington@uttlesford.gov.uk	Key decision:	No

Summary

1. This report sets out the latest forecast financial performance of the General Fund, Housing Revenue Account, and capital programme, together with a summary of the Council's treasury management position and updated prudential indicators. It is based upon actual income and expenditure from April to June 2023, together with forecasts for the remainder of the financial year.
2. Since this report covers the first 3 months of the year, it does not yet take into account the financial impact of the following decisions which were taken by the Council and Cabinet in August, which will be fully reflected in the Quarter 2 Financial Forecast:
 - The decision to approve a new loan facility of £21.060 million to Aspire (CRP) Ltd, to be funded through additional General Fund borrowing;
 - The decision to fund remedial works at Mortimer's Gate, Saffron Walden.
3. Whilst every effort has been made to ensure that the forecasts within this report are as accurate as possible, it should be noted that this has been prepared at a relatively early stage in the financial year, using only 3 months' of actual financial data. Significant inherent uncertainty therefore remains, and actual outturn is likely to differ from forecasts.
4. At present, there is a forecast net underspend on the General Fund of £786,000. This should be seen in the context of a budgeted General Fund deficit (to be funded from reserves) of £2.667 million – the forecast underspend therefore reduces this deficit to £1.881 million. Further details are set out in paragraphs 14 to 28.
5. The Housing Revenue Account is forecasting a net underspend of £652,000. This includes an underspend on depreciation charges of £456,000. Whilst this represents a revenue saving, it will result in less money being transferred to the Major Repairs Reserve to finance capital improvements on the existing housing stock in future years. As a result, it is possible that additional revenue contributions may need to be made to finance the capital programme in the

future. Excluding this amount, the adjusted net underspend on the HRA is £196,000. Further details are set out in paragraphs 29 to 38.

6. The current year approved capital programme totals £23.070 million. Forecast capital expenditure is now £25.165 million. This includes forecast expenditure of £2.091 million on car park works at Little Canfield, and £237,000 on air quality initiatives, both of which are additional projects which have arisen in year and for which a capital budget bid has not yet been submitted. Excluding these amounts, there is a net overspend on the approved capital programme of £238,000 (after taking into account slippage). Further details are set out in paragraphs 39 to 42.
7. Throughout the period, the Council's treasury management activities have been carried out in accordance with the Treasury Management Strategy approved by Council in February 2023. Further details are set out at paragraphs 43 to 46 below, and in the Treasury Management Q1 Outturn report presented to Cabinet alongside this report.
8. From 1 April 2023, local authorities are now required to report their key prudential indicators on at least a quarterly basis. Prudential indicators which relate to treasury management are reported separately within the Treasury Management Q1 Report. Other prudential indicators are set out at paragraphs 47 to 50 of this report.
9. A small number of General Fund revenue and capital virements have been put forward for Cabinet approval as part of this report – see paragraphs 27 and 41.

Recommendations

10. The Cabinet is recommended to:
 - i. Note the contents of this report, in particular the General Fund, Housing Revenue Account and capital programme forecast outturn positions, and updated prudential indicators;
 - ii. Approve the General Fund revenue virements set out at paragraph 27; and
 - iii. Approve the General Fund capital virements set out at paragraph 41.

Financial Implications

11. Financial implications are set out throughout this report.

Background Papers

12. None

Impact

13.

Communication/Consultation	Corporate Management Team (CMT) and Informal Cabinet Briefing (ICB)
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	N/A
Workforce/Workplace	N/A

General Fund

14. The forecast outturn on the General Fund is a net underspend of £786,000, as set out in the table below. A more detailed breakdown is provided at Appendix A.

General Fund 2023/24 - Q1 Forecast	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Service portfolios	18,008	19,251	19,251	18,672	(579)
Investment property					
Investment property income (net of management costs)	(11,462)	(11,974)	(11,974)	(12,022)	(48)
Borrowing costs	4,434	8,410	8,410	8,668	258
Minimum revenue provision (MRP)	2,211	2,804	2,804	2,516	(288)
Subtotal - Investment property	(4,817)	(760)	(760)	(838)	(78)
Corporate items					
Capital financing	1,711	2,441	2,441	2,555	114
Leisure PFI interest	348	334	334	334	-
Corporate pension costs (added years and deficit repair)	168	545	545	540	(5)
Treasury investment income	(375)	(337)	(337)	(502)	(165)
Net recharges to Housing Revenue Account (HRA)	(1,870)	(1,967)	(1,967)	(1,974)	(7)
Bad debt costs	(17)	-	-	-	-
Subtotal - Corporate items	(35)	1,016	1,016	953	(63)
External funding					
Retained business rates (including S31 grants)	(4,372)	(5,272)	(5,272)	(5,436)	(164)
Collection fund (surplus)/deficit	(560)	249	249	249	-
New Homes Bonus	(1,343)	(432)	(432)	(432)	-
Other government grants	(1,861)	(2,901)	(2,901)	(2,901)	-
Subtotal - External funding	(8,136)	(8,356)	(8,356)	(8,520)	(164)
Subtotal - Net operating expenditure	5,020	11,151	11,151	10,267	(884)
Transfers to/(from) earmarked reserves	1,042	(4,457)	(4,457)	(4,359)	98
Total - Council tax requirement	6,062	6,694	6,694	5,908	(786)
Council tax	(6,404)	(6,694)	(6,694)	(6,694)	-
Over/(under)spend	(342)	-	-	(786)	(786)

15. It should be noted that the original budget for 2023/24 included a planned deficit of £2.667 million to be funded from the Medium Term Financial Strategy (MTFS) reserve. The forecast underspend of £786,000 against this budget therefore indicates a true deficit on the General Fund this year of £1.881 million.

Service Portfolios

16. Service budgets for 2023/24 were set in February 2023 in accordance with the Council's governance structure at the time. Following the election in May 2023, Cabinet portfolios were restructured, and service budgets have now been restated to align with the new portfolios. There are no changes to the budgets themselves, other than as set out elsewhere in this report.

17. Where services are funded from earmarked reserves (such as ringfenced grants or other resources specifically allocated by members), any under or overspend will be matched by a corresponding transfer to or from the relevant reserve. The table below summarises the forecast outturn on services by portfolio, before and after any such movements on earmarked reserves:

GF Services - Q1 Forecast	2022/23 Outturn	2023/24 Original Budget	2023/24 Current Budget	2023/24 Forecast Outturn	2023/24 Forecast Variance	2023/24 Variance to Earmarked Reserves	2023/24 Forecast Net Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Service portfolios							
Communities and Local Partnerships	1,300	1,463	1,463	1,514	51	(123)	(72)
Environment and Climate Change	2,776	3,529	3,529	3,755	226	182	408
Finance and the Economy	1,353	1,614	1,614	1,751	137	(37)	100
Housing and Equalities	194	263	263	266	3	(3)	-
Planning	4,545	2,650	2,650	2,800	150	(209)	(59)
Strategy and Governance	3,075	4,240	4,240	3,424	(816)	94	(722)
Corporate Services	4,765	5,492	5,492	5,162	(330)	(9)	(339)
Subtotal - Service portfolios	18,008	19,251	19,251	18,672	(579)	(105)	(684)

18. The largest forecast service variances not funded through earmarked reserves are as follows:-

Overspends and reduced income

- Waste management – overspend of £464,000 on waste processing and disposal costs due mainly to higher than anticipated external processing charges. These so-called ‘gate fees’ are driven by market forces and are highly volatile and difficult to predict.

Underspends and increased income

- Agency staff – in setting the 2023/24 budget a central contingency of £516,000 was set aside for the excess cost of employing agency staff in hard to recruit areas (Planning, Legal and Finance). The latest forecast suggests that only £273,000 of this contingency will be required, resulting in a underspend of £243,000.
- Council offices – one-off additional income of £132,000 relating to rental income at Little Canfield. This is a technical accounting adjustment in respect of income which should have been recognised in 2022/23 but was omitted in error.
- Building control – unbudgeted income of £120,000 relating to new commercial income streams.
- Kitchen waste – increased income of £105,000 is currently being forecast based upon prior year actual experience.
- Corporate management – saving of £104,000 due to vacancy in and subsequent deletion of Assistant Director – Legal post.
- Local Highways Panel – underspend of £100,000 due to withdrawal from Local Highways Panel.

19. All individual forecast service variances >£30,000 are set out in detail at Appendix B.

Investment Property

20. The Council's investment property portfolio is projected to return a net positive contribution of £838,000 to the General Fund in 2023/24, against a budget of £760,000 (i.e. increased income of £78,000). The largest components of the variance are as follows:-

- An underspend of £288,000 on minimum revenue provision (MRP). This is mainly due to a delay to the completion of the Council's final commercial unit – since this was completed after 1 April 2023, there will now be no MRP charge in respect of this asset in 2023/24. MRP will instead commence at 1 April 2024 – the same total amount of MRP will need to be charged over the life of the asset.
- An overspend of £258,000 on borrowing costs due to higher than anticipated interest rates – this is offset to some extent by higher than anticipated treasury investment income of £165,000 included in corporate items below.

Corporate Items

21. The forecast net overspend of £114,000 on capital financing includes the following significant variances:-

- An overspend of £174,000 on capital costs to be funded from revenue in respect of professional services relating to the final stages of construction of the Council's commercial property portfolio.
- An underspend of £100,000 due to project slippage on the superfast broadband project – this amount is anticipated to be carried forward to be spent in future years, and therefore a corresponding transfer to the slippage reserve has been forecast.

22. Treasury investment income is forecast to be £165,000 higher than budget due to higher than anticipated interest rates.

External Funding

23. The forecast favourable variance on business rate income of £164,000 is due to higher than expected section 31 grant income in year. This is income which the Council receives from government as compensation for centrally determined business rate reliefs (such as expanded retail discount). Increased income in one year is usually offset by a larger deficit on the collection fund at year-end – for this reason it is Council policy that any additional income be transferred to the Business Rates reserve at year-end to fund future deficit repayments.

General Fund Reserves

24. The total General Fund reserves balance at 1 April 2023 was £25.207 million. The current budget includes a net draw on reserves of £4.457 million.

However, due to the variances in year set out above, the forecast net draw on specific earmarked reserves is now £4.359 million. This, together with the forecast net underspend of £786,000, leaves a forecast closing reserve balance of £21.634 million.

25. Variances between budgeted reserve movements and the current forecast are set out in the following table:

Movement in Reserves - Forecast Variance in Net Transfers	Drawdowns £'000	Additions £'000	Net Total £'000	Comments
Budgeted net use of earmarked reserves			(4,457)	
Reserve variances relating to direct services				
Community grants and contributions	(238)			Drawdown of amounts set aside in 2022/23 for grants which had been committed but not yet paid out by year-end
Local Plan	(135)			Drawdown of additional unbudgeted grant received in 2022/23 to fund associated expenditure this year
Community safety		117		Net underspend against grants received for asylum seekers and domestic abuse support, to be carried forward for future years
Local Highway Panel		100		Budgeted contribution from reserves no longer required as Council has withdrawn from Local Highway Panel
Climate change		80		Revenue underspend against 3 year Climate Change Programme - some will be used to fund capital projects as below, with unspent amount to remain in reserves to be used in future years
Licensing		55		Variance in net expenditure on ringfenced licensing activities to be funded from previous surpluses held in reserves
Shared Prosperity Fund	(38)			Drawdown of grant received in 2022/23 to fund expenditure in year
Public health grants		18		Lower than budgeted drawdown of grants received in 2022/23 due to lower than anticipated spend
Planning specialists	(18)			Drawdown of unspent grant amount from 2022/23 to fund expenditure in year
Air quality grant	(15)			Higher than anticipated drawdown of grant received in 2022/23 to fund spend in year
Neighbourhood Planning	(15)			Unbudgeted drawdown of reserves to fund expenditure in year
Web-to-print solutions	(7)			Use of capital slippage reserve to fund revenue (licensing) costs associated with project
Elections	(6)			Drawdown of new burdens funding received in 2022/23 to fund additional expenditure on May 2023 elections
Homelessness	(3)			Higher than anticipated drawdown of previous years' homelessness grants to fund overspend in year
Total - Reserve variances relating to direct services	(475)	370	(105)	
Other reserve variances				
Business rates		163		Transfer of excess s31 grant income to fund deficit repayments in future years
Working balance		71		Below budgeted increase in working balance requirement due to variances elsewhere
Climate change	(36)			Use of climate change reserve to fund climate-related capital projects
Capital slippage		5		Lower than anticipated drawdown from capital slippage reserve due to further slippage
Total - Other reserve variances	(36)	239	203	
Forecast net use of reserves (before underspend)			(4,359)	

26. A full table showing all forecast General Fund reserve movements is included at Appendix C.

Virements

27. Cabinet approval is sought for a virement of £139,590 from the Committee Administration service centre to the Electoral Registration service centre. Historically, all staff costs relating to both services, along with some other administrative costs, have all been included within the Committee Administration budget, reflecting the fact that the services work very closely together. Following the reorganisation of Cabinet portfolios, a review has been undertaken to separate the costs so they are correctly accounted for within each service centre. This has been carried out with the agreement of both budget holders. There are no changes to the overall budget envelope, and no changes to the level or nature of service provided by either team. The teams will continue to work closely together where appropriate.

28. Note that the General Fund tables throughout this report and its appendices assume that the above virement is approved.

Housing Revenue Account (HRA)

29. The forecast outturn on the HRA is a net underspend of £652,000, as set out in the table below. A more detailed breakdown is provided at Appendix D.

Housing Revenue Account 2023/24 - Q1 Forecast	2022/23 Outturn £'000	2023/24 Original Budget £'000	2023/24 Current Budget £'000	2023/24 Forecast Outturn £'000	2023/24 Forecast Variance £'000
Service income	(16,457)	(18,233)	(18,233)	(18,152)	81
Service expenditure					
Finance and business management expenditure	130	114	114	210	96
Maintenance and repairs service expenditure	4,868	4,822	4,822	4,884	62
Management and homelessness expenditure	1,140	1,054	1,054	982	(72)
Additional one-off HRA revenue costs	-	-	1,000	793	(207)
Subtotal - Service expenditure	6,138	5,990	6,990	6,869	(121)
Other operating income and expenditure					
Bad debts	58	100	100	100	-
Depreciation	4,610	4,768	4,768	4,312	(456)
Borrowing costs	2,601	2,618	2,618	2,600	(18)
Treasury investment income	(105)	(95)	(95)	(140)	(45)
Uttlesford Norse Partnership profit share	(90)	-	-	(66)	(66)
Corporate pension costs (added years and deficit repair)	38	29	29	46	17
Share of corporate and democratic core costs	399	403	403	404	1
Other recharges from General Fund	1,471	1,564	1,564	1,570	6
Right to buy administration allowance	(16)	(10)	(10)	(10)	-
Subtotal - Other operating income and expenditure	8,966	9,377	9,377	8,816	(561)
Subtotal - Operating (surplus)/deficit	(1,353)	(2,866)	(1,866)	(2,467)	(601)
Capital financing	2,876	2,758	1,758	2,556	798
Transfers to/(from) earmarked reserves	(1,432)	108	108	(741)	(849)
Over/(under)spend	91	-	-	(652)	(652)

30. The operating surplus on the HRA is forecast to be £2.467 million, which is £601,000 higher than the budgeted figure of £1.866 million. The main variances from budget are as follows:-

- Depreciation charges are £456,000 lower than budgeted due to lower than anticipated property valuations as at 1 April 2023. Although this represents a revenue saving to the HRA, it means a corresponding reduction in the amount transferred to the Major Repairs Reserve in year to fund capital works on the Council's existing housing stock.
- In March 2023, Cabinet approved additional one-off revenue expenditure of £1 million to fund urgent issues arising in the HRA. This included the establishment of a contract management team to oversee the Council's main repairs and maintenance contract, and revenue resources required to deal with damp and mould issues throughout the housing stock. Per the latest forecast, only £793,000 of this amount is likely to be required, i.e. an underspend of £207,000.
- There is a forecast overspend of £105,000 in respect of council tax on void properties, as a result of a higher than expected level of voids throughout the year.

31. There is a net forecast overspend of £798,000 in respect of capital financing, which is primarily due to capital slippage from 2022/23. The most significant variances on individual projects are as follows:-

- An in-year overspend of £412,000 on the Walden Place redevelopment, to be funded from amounts set aside in the capital slippage reserve in 2022/23 for this purpose.
- An in-year overspend of £216,000 on new build housing at Woodlands, Great Dunmow, again to be funded from amounts set aside in the capital slippage reserve in 2022/23 for this purpose.

32. Transfers from earmarked reserves are forecast to be £849,000 higher than budgeted. This includes total transfers from the capital slippage reserve in respect of 2022/23 slippage of £856,000, which more than covers the net in-year overspend on capital financing as set out above.

HRA Revenue Reserves

33. The total balance on HRA revenue reserves (including earmarked reserves) at 1 April 2023 was £1.778 million. The forecast total balance at 31 March 2024 is now £1.689 million. This includes a prudent minimum 'working balance' of £586,000, and other earmarked reserves of £12,000, leaving usable revenue reserves of £1.091 million.

34. HRA revenue reserves are set out in full at Appendix E.

Major Repairs Reserve

35. The Major Repairs Reserve is used to fund capital works on the Council's existing housing stock. This is a significant programme of works, with a 2023/24 budget of £5.101 million.
36. Under statute, the Major Repairs Reserve is topped up each year by transferring from the HRA an amount equivalent to the depreciation charge on HRA assets. The reduced depreciation charge as set out in paragraph 30 above will therefore result in a lower than anticipated balance on the Major Repairs Reserve as at 31 March 2024, which is now forecast to stand at £394,000.
37. The latest Medium Term Financial Strategy, published in February 2023, forecast capital expenditure on existing stock of £5.152 million in 2024/25, against a forecast depreciation charge of £4.528 million, i.e. a shortfall of £624,000. This shortfall would usually be covered from the accumulated balance in the Major Repairs Reserve. Should this balance prove insufficient (as is currently forecast to be the case), any additional financing would need to be sourced from revenue reserves in the HRA.
38. The current forecast is therefore that a relatively small additional revenue contribution of £230,000 would be required in 2024/25. This will be kept under review and an updated position provided when the 2024/25 budget is set in February 2024.

Capital Programme

39. The current budget for the 2023/24 capital programme is £23.070 million. This comprises an original budget of £8.628 million and slippage from previous years of £14.442 million.
40. The forecast outturn spend is now £25.165 million, which is £2.095 million higher than the current budget. The most significant variances on individual capital projects are set out below, with a full breakdown provided at Appendix F:-

General Fund

- Capital expenditure of £2.091 million is being forecast in respect of works to the car park at Little Canfield which was not included in the original capital programme. A capital bid will be brought forward for this work in due course.
- Capital expenditure of £237,000 is anticipated in respect of air quality monitoring which was not included in the 2023/24 capital programme. This has arisen as a result of the Council being awarded £396,000 of grant income which is ringfenced for this purpose, to be spent over 2 years. Some match funding is required, which will be financed from the Council's Climate Change reserve (an estimated £36,000 in 2023/24). A capital budget bid will be brought forward in due course.

- An underspend of £229,000 on the waste vehicle replacement programme (VRP) based upon current commitments. It is anticipated that this amount will need to be transferred to the capital slippage reserve for use in future years. The VRP is currently under review, and any further proposed changes to the amount or phasing of spend will be brought forward as part of the 2024/25 budget setting process.
- An underspend of £100,000 against a budget of £600,000 for the superfast broadband project – it is anticipated that this amount will be transferred to the capital slippage reserve for use in future years, particularly in supporting initiatives to improve connectivity across the district.
- A net underspend on other General Fund capital projects of £194,000, of which £142,000 is forecast to be transferred to the capital slippage reserve for use in future years.

Housing Revenue Account

- An overspend of £214,000 on new build housing at Thaxted Road (compared to total project spend over a 5 year period of £3.765 million) – this overspend was anticipated towards the end of 2022/23 and an amount set aside in the capital slippage reserve to finance the 60% share which cannot be financed from right-to-buy receipts.

Capital Virements

41. Cabinet approval is sought for the following budget virements between General Fund capital projects:-

- A virement of £140,000, representing the anticipated underspend on the Swan Meadow Car Park resurfacing project, to fund an anticipated overspend on works at White Street Car Park.
- A virement of £24,000 from the museum buildings cyclical improvements budget to fund an anticipated overspend on the museum boiler replacement.

42. Note that the capital programme tables set out at Appendix F assume that the above virements are approved.

Treasury Management

43. Treasury management activities have been carried out throughout the period in accordance with the Treasury Management Strategy approved by Council in February 2023.

44. For the period from April to June 2023, the Council's weighted average cost of borrowing was 3.32%, whilst the weighted average return on treasury investments was 4.12%. The return on investments is higher than the cost of borrowing as investments tend to be placed for a shorter period (less than one

year and sometimes as short as overnight), whereas a significant proportion of the Council's borrowing has been fixed for the longer term. This means that recent increases in interest rates have been reflected relatively quickly within the investment portfolio, whereas the Council continues to benefit from lower interest rates on its borrowing where this was secured in earlier years. Nevertheless, the Council's borrowing far exceeds the balances invested, and the Council remains exposed to interest rate risk on refinancing. Further details are provided within the Q1 Treasury Management Outturn report presented to the same Cabinet meeting as this report.

45. The Council's borrowing over the period is summarised in the following table, whilst a detailed list of all borrowing and investments is included at Appendix G:

Borrowing	Opening Balance	Closing Balance	Weighted Average
	1 April 2023	30 June 2023	Interest Rate
	£'000	£'000	%
Other local authorities	100,000	99,000	2.76%
UK building societies	5,000	-	3.80%
Phoenix	36,095	36,095	2.86%
Public Works Loan Board	158,315	158,315	3.76%
Total Borrowing	299,410	293,410	3.32%

46. During the period, the Bank of England base rate continued to rise from 4.25% at 1 April 2023 to 5.00% by 30 June 2023. Since then, there has been one further rise to 5.25% in August 2023, and the Council's treasury management advisers now feel that it is likely that the base rate has peaked. Nevertheless, as the Council's borrowing falls due, it is likely that refinancing rates will continue to be higher than those of the borrowing being replaced for the foreseeable future. As such, the Council's cost of borrowing is forecast to continue to rise, with the average cost of borrowing for the full year now forecast to be around 3.74%.

Prudential Indicators

47. From 1 April 2023, local authorities are required to monitor and report their prudential indicators on at least a quarterly basis.
48. The table below sets out the latest forecasts in respect of the Council's non-treasury management prudential indicators:

Prudential Indicators 2023/24	2023/24	2023/24	Variance
	Budget £m	Forecast £m	£m
Estimate of capital expenditure			
General Fund services	3	5	2
Commercial investments	1	10	9
Housing Revenue Account	9	10	1
Total - Estimate of capital expenditure	13	25	12
Estimate of capital financing requirement (CFR) at 31 March			
General Fund services	18	18	-
Commercial investments	245	246	1
Housing Revenue Account	81	81	-
Total - Estimate of capital financing requirement (CFR) at 31 March	344	345	1
Gross debt at 31 March*	310	314	4
Authorised limit			
Authorised limit for borrowing	415	415	-
Authorised limit for other long-term liabilities*	5	5	-
Total - Authorised limit for external debt	420	420	-
Operational boundary			
Operational boundary for borrowing	395	395	-
Operational boundary for other long-term liabilities*	5	5	-
Total - Operational boundary for external debt	400	400	-
Proportion of financing costs to net revenue stream	84%	83%	(1%)
Proportion of net income from commercial investments to net revenue stream	54%	79%	25%
* Includes Private Finance Initiative (PFI) and lease liabilities			

49. Key variances from budget in respect of the above indicators are as follows:-

- Increased capital expenditure of £12 million, due mainly to capital slippage from 2022/23 being £11 million higher than anticipated when the prudential indicators were set. This relates almost entirely to slippage on one of the Council's commercial investments, which has now completed during 2023/24. Other variances on the capital programme are set out at paragraphs 39 to 42 above.
- Increased forecast gross debt has been brought about by a decrease in the Council's working capital (i.e. the timing difference between receipt of income and payment of expenditure), which will slightly increase the amount which the Council will need to borrow externally.
- Proportion of net income from commercial investments to net revenue stream has increased from 54% to 79%. This indicator was initially set at by reference to 2021/22 outturn figures for investment income – however now that more commercial properties have been completed, investment income has increased which has resulted in the increase to this indicator.

This will be reviewed again as part of setting the 2024/25 Capital Strategy in the autumn.

50. Reporting against the prudential indicators relating to treasury management is undertaken separately within the Treasury Management Q1 Report 2023/24.

Risk Analysis

51.

Risk	Likelihood	Impact	Mitigating actions
Actual outturn will vary from forecast, requiring adjustments to budget and/or service delivery	3 – current forecasts have been prepared at an early point in the year, and are therefore subject to a high degree of inherent uncertainty	2 – budget will be closely monitored throughout the year and prompt action taken if necessary to control and report variances	Quarterly budgetary monitoring and regular analysis of the financial position

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

General Fund Summary

General Fund 2023/24 - Q1 Forecast Summary	2022/23 Outturn £'000	2023/24 Original Budget £'000	2023/24 Current Budget £'000	2023/24 Forecast Outturn £'000	2023/24 Forecast Variance £'000
Service portfolios					
Communities and Local Partnerships	1,300	1,463	1,463	1,514	51
Environment and Climate Change	2,776	3,529	3,529	3,755	226
Finance and the Economy	1,353	1,614	1,614	1,751	137
Housing and Equalities	194	263	263	266	3
Planning	4,545	2,650	2,650	2,800	150
Strategy and Governance	3,075	4,240	4,240	3,424	(816)
Corporate Services	4,765	5,492	5,492	5,162	(330)
Subtotal - Service portfolios	18,008	19,251	19,251	18,672	(579)
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Investment property income (net of management costs)	(11,462)	(11,974)	(11,974)	(12,022)	(48)
Borrowing costs	4,434	8,410	8,410	8,668	258
Minimum revenue provision (MRP)	2,211	2,804	2,804	2,516	(288)
Subtotal - Investment property	(4,817)	(760)	(760)	(838)	(78)
Corporate items					
Capital financing	1,711	2,441	2,441	2,555	114
Leisure PFI interest	348	334	334	334	-
Corporate pension costs (added years and deficit repair)	168	545	545	540	(5)
Treasury investment income	(375)	(337)	(337)	(502)	(165)
Net recharges to Housing Revenue Account (HRA)	(1,870)	(1,967)	(1,967)	(1,974)	(7)
Bad debt costs	(17)	-	-	-	-
Subtotal - Corporate items	(35)	1,016	1,016	953	(63)
External funding					
Retained business rates (including S31 grants)	(4,372)	(5,272)	(5,272)	(5,436)	(164)
Collection fund (surplus)/deficit	(560)	249	249	249	-
New Homes Bonus	(1,343)	(432)	(432)	(432)	-
Other government grants	(1,861)	(2,901)	(2,901)	(2,901)	-
Subtotal - External funding	(8,136)	(8,356)	(8,356)	(8,520)	(164)
Subtotal - Net operating expenditure	5,020	11,151	11,151	10,267	(884)
Transfers to/(from) earmarked reserves					
Ringfenced reserves	(130)	(1,232)	(1,232)	(945)	287
Core reserves	1,406	(1,867)	(1,867)	(1,766)	101
Member priority reserves	(483)	(1,137)	(1,137)	(1,497)	(360)
Grant reserves	249	(221)	(221)	(151)	70
Subtotal - Transfers to/(from) earmarked reserves	1,042	(4,457)	(4,457)	(4,359)	98
Total - Council tax requirement	6,062	6,694	6,694	5,908	(786)
Council tax	(6,404)	(6,694)	(6,694)	(6,694)	-
Over/(under)spend	(342)	-	-	(786)	(786)

General Fund Service Portfolios

Communities and Local Partnerships	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Community Hubs	28	95	95	94	(1)
Emergency Planning	36	35	35	40	5
Grants & Contributions	391	368	368	589	221
Health Improvement	179	228	228	144	(84)
Saffron Walden Museum	268	266	266	291	25
Ward Member Grants	94	78	78	78	-
Community Safety	304	393	393	278	(115)
Total - Communities and Local Partnerships	1,300	1,463	1,463	1,514	51

Environment and Climate Change	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Animal Welfare	4	4	4	-	(4)
Grounds Maintenance	386	445	445	417	(28)
Depots	51	(50)	(50)	(27)	23
Climate Change	114	450	450	378	(72)
Environmental Protection	335	526	526	512	(14)
Street Cleansing	433	466	466	492	26
Imported Food	(194)	(176)	(176)	(191)	(15)
Licensing	(95)	(49)	(49)	(136)	(87)
Vehicle Management	518	560	560	592	32
Environmental Health - Commercial	320	484	484	476	(8)
Waste Management	596	543	543	915	372
Street Services	308	326	326	327	1
Total - Environment and Climate Change	2,776	3,529	3,529	3,755	226

Finance and the Economy	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Car Parks	(436)	(432)	(432)	(405)	27
Economic Development	290	478	478	476	(2)
Financial Services	1,296	1,116	1,116	1,135	19
Private Finance Initiative	203	452	452	545	93
Total - Finance and the Economy	1,353	1,614	1,614	1,751	137

Housing and Equalities	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Homelessness	139	191	191	194	3
Housing Strategy	62	72	72	72	-
Housing Improvement Grants	(7)	-	-	-	-
Total - Housing and Equalities	194	263	263	266	3

Planning	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Building Control	(68)	(97)	(97)	(209)	(112)
Development Management	2,798	194	194	296	102
Highways Infrastructure Planning	5	80	80	-	(80)
Planning Management	466	512	512	512	-
Planning Policy	1,160	1,696	1,696	1,896	200
Planning Specialists	184	265	265	305	40
Total - Planning	4,545	2,650	2,650	2,800	150

Strategy and Governance	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Contract, Performance and Risk Management	29	181	181	162	(19)
Committee Administration	302	344	205	204	(1)
Corporate Management	1,535	2,418	2,418	1,611	(807)
Democratic Representation	329	355	355	354	(1)
Conducting Elections	38	100	100	106	6
Electoral Registration	36	34	173	178	5
Internal Audit	137	165	165	140	(25)
Local Amenities	(13)	(13)	(13)	(12)	1
Legal Services	475	393	393	450	57
Communications	207	263	263	231	(32)
Total - Strategy and Governance	3,075	4,240	4,240	3,424	(816)

Corporate Services	2022/23	2023/24	2023/24	2023/24	2023/24
	Outturn	Original Budget	Current Budget	Forecast Outturn	Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Asset Management	109	136	136	137	1
Benefits Administration	332	467	467	465	(2)
Customer Services Centre	552	603	603	543	(60)
Community Information Centres	23	23	23	23	-
Central Services	399	454	454	429	(25)
Housing Benefits	68	143	143	97	(46)
Human Resources	329	408	408	384	(24)
Information Technology	1,736	1,823	1,823	1,836	13
Land Charges	(37)	(53)	(53)	(39)	14
Council Tax Collection	(92)	(100)	(100)	(100)	-
Norse Partnership	398	437	437	437	-
Non Domestic Rates Collection	(147)	(146)	(146)	(150)	(4)
Offices	704	603	603	484	(119)
Revenues Administration	534	710	710	618	(92)
Council Tax Support	(143)	(16)	(16)	(2)	14
Total - Corporate Services	4,765	5,492	5,492	5,162	(330)

General Fund Service Portfolio Variances

Appendix B

Overspends >£30,000

Service Portfolio	Forecast	Commentary
	£'000	
Waste Management	372	Includes overspend of £464,000 on waste disposal and processing costs which are volatile and determined by market forces. Partially offset by increased kitchen waste income of £105,000.
Grants & Contributions	221	Mainly relates to grants awarded from previous years' budgets but anticipated to be paid out this year, including £200,000 of Major Sports Facility grants where payment conditions have not yet been met. Funds have been set aside in earmarked reserves to cover these grants.
Planning Policy	200	Includes £135,000 of expenditure relating to additional specific grant income which was received in 2022/23 and is yet to be spent. Also includes £65,000 overspend on staff costs due to the use of agency staff to cover vacancies in hard-to-recruit posts.
Development Management	102	Includes an overspend of £174,000 on staff costs as a result of using agency staff to cover hard-to-recruit vacant posts. Offset slightly by increased planning application fees of £50,000, and a £40,000 saving on PPA consultancy costs as more work is conducted in-house.
Private Finance Initiative	93	Mainly due to higher than budgeted unitary payments to the PFI operator, following higher than anticipated contractual price increases, and as a result of a £19,000 underpayment in the previous year.
Legal Services	57	Includes an overspend of £30,000 on staff costs due to the use of agency staff to cover hard-to-recruit vacancies.
Planning Specialists	40	Includes overspend of £57,000 on external conservation consultancy.
Vehicle Management	32	Mainly relates to a forecast overspend on vehicle maintenance and material costs based upon year-to-date experience. Costs have risen and vehicles are aging - vehicle replacement programme is currently under review.

Underspends >£30,000

Service Portfolio	Forecast Commentary £'000
Corporate Management	(807) The budget included a central contingency amount of £516,000 in respect of excess agency staff costs for hard-to-recruit areas (Planning, Legal and Finance). Whilst the budget is held centrally, the associated costs are left in the relevant services so as to show the true overspend position on each service - this results in a corresponding underspend being shown here. In actuality, it is currently forecast that only £273,000 of this contingency will be required, leaving a genuine underspend of £243,000 (with the remainder showing as overspends elsewhere). In addition, there is a saving of £200,000 (of which £100,000 had been set aside in earmarked reserves) in respect of the Council's withdrawal from the Local Highways Panel. There is also an underspend of £95,000 on other staff costs primarily related to the vacancy in and subsequent deletion of the post of Assistant Director - Legal.
Offices	(119) Includes one-off additional income of £132,000 relating to rental income at Little Canfield. This is a technical accounting adjustment in respect of income which should have been recognised in 2022/23 but was omitted in error. Also includes underspend on staff costs of £53,000 due to vacancies in year. Slightly offset by £34,000 overspend on sewerage and wastewater treatment costs at Little Canfield, and £29,000 net overspend on utility costs across the office estate.
Community Safety	(115) Includes £167,000 of unanticipated grant income in relation to asylum seekers and domestic abuse, and £50,000 of related expenditure. The unspent amount will be transferred to an earmarked reserve for use in future years.
Building Control	(112) Relates mainly to new commercial income streams not included in original budget.
Revenues Administration	(92) Includes £58,000 unbudgeted new burdens funding and £19,000 underspend on staff costs due to staff leave.
Licensing	(87) Includes £74,000 underspend on staff costs due to vacant posts.
Health Improvement	(84) Includes £42,000 underspend on staff costs due to vacancies and staff leave. Also includes ringfenced grant income of £41,000 which relates to 2022/23 but was omitted in error from last year's accounts.
Highways Infrastructure Planning	(80) Saving due to closure of Highways Ranger service - this service was previously funded by Essex County Council until 2022/23, but funding was withdrawn this year.
Climate Change	(72) Broadly reflects underspends and slippage against the 3-year climate change programme. Some of this amount will be used to fund climate-related capital projects instead, with the remainder held in reserves for future years.
Customer Services Centre	(60) Underspend mainly due to vacant posts in year.
Housing Benefits	(46) Expenditure on housing benefits, and associated subsidy income, is largely outside of the control of the Council. Both depend upon the number of claimants and their circumstances. Mandatory housing benefit expenditure is currently forecast to be £197,000 higher than budget, with subsidy income forecast to be £243,000 higher than budget.
Communications	(32) Underspend due to a vacant post in year.

General Fund Reserves

Appendix C

General Fund Revenue Reserves - Q1 Forecast	Actual Balance 1 April 2023 £'000	Transfers from General Fund £'000	Transfers to General Fund £'000	Transfers Between Reserves £'000	Forecast Balance 31 March 2024 £'000
Ringfenced reserves					
Business rates	5,724	164	(220)	-	5,668
Capital slippage	921	-	(784)	-	137
Licensing	63	25	-	-	88
Leisure/Private Finance Initiative	1,102	-	(295)	-	807
Working balance	1,666	165	-	-	1,831
Total - Ringfenced reserves	9,476	354	(1,299)	-	8,531
Core reserves					
Commercial assets	4,000	1,000	-	-	5,000
Medium Term Financial Strategy	6,903	-	(1,981)	1	4,923
Total - Core reserves	10,903	1,000	(1,981)	1	9,923
Member priorities					
Economic development	670	-	(330)	-	340
Planning	733	-	(33)	-	700
Sustainable communities	1,464	-	(552)	-	912
Major sports facilities	255	-	(200)	-	55
Climate change	842	-	(345)	-	497
Voluntary sector	40	-	(5)	-	35
Coronation celebration grants	32	-	(32)	-	-
Total - Member priorities	4,036	-	(1,497)	-	2,539
Grants					
Homelessness	273	-	(102)	-	171
Health and wellbeing	205	-	(26)	-	179
Air quality	120	-	(94)	-	26
Public health	123	131	(31)	-	223
Shared Prosperity Fund	40	-	(39)	(1)	-
Other	31	37	(26)	-	42
Total - Grants	792	168	(318)	(1)	641
Total General Fund revenue reserves	25,207	1,522	(5,095)	-	21,634

Housing Revenue Account Forecast

Appendix D

Housing Revenue Account 2023/24 - Q1 Forecast	2022/23 Outturn	2023/24 Original Budget	2023/24 Current Budget	2023/24 Forecast Outturn	2023/24 Forecast Variance
	£'000	£'000	£'000	£'000	£'000
Service income					
Dwelling rents	(15,215)	(16,506)	(16,506)	(16,511)	(5)
Garage rents	(222)	(245)	(245)	(238)	7
Other rents	(3)	(34)	(34)	(32)	2
Charges for services and facilities	(1,007)	(1,448)	(1,448)	(1,355)	93
Contributions towards expenditure	-	-	-	-	-
Reimbursement of costs	(10)	-	-	(16)	(16)
Subtotal - Service income	(16,457)	(18,233)	(18,233)	(18,152)	81
Finance and business management expenditure					
Rents, rates and other property charges	130	114	114	210	96
Subtotal - Finance and business management expenditure	130	114	114	210	96
Maintenance and repairs service expenditure					
Common service flats	526	574	574	593	19
Estate maintenance	4	2	2	5	3
Housing sewerage	18	20	20	20	-
Newport Depot	3	10	10	2	(8)
Property services	634	256	256	304	48
Housing repairs (Norse)	3,682	3,960	3,960	3,960	-
Housing repairs (other)	1	-	-	-	-
Subtotal - Maintenance and repairs service expenditure	4,868	4,822	4,822	4,884	62
Management and homelessness expenditure					
Housing services	692	572	572	577	5
Sheltered housing services	448	482	482	405	(77)
Subtotal - Management and homelessness expenditure	1,140	1,054	1,054	982	(72)
Additional one-off HRA revenue costs	-	-	1,000	793	(207)
Subtotal - Service expenditure	6,138	5,990	6,990	6,869	(121)
Other operating income and expenditure					
Bad debts	58	100	100	100	-
Depreciation	4,610	4,768	4,768	4,312	(456)
Borrowing costs	2,601	2,618	2,618	2,600	(18)
Treasury investment income	(105)	(95)	(95)	(140)	(45)
Uttlesford Norse Partnership profit share	(90)	-	-	(66)	(66)
Corporate pension costs (added years and deficit repair)	38	29	29	46	17
Share of corporate and democratic core costs	399	403	403	404	1
Other recharges from General Fund	1,471	1,564	1,564	1,570	6
Right to buy administration allowance	(16)	(10)	(10)	(10)	-
Subtotal - Other operating income and expenditure	8,966	9,377	9,377	8,816	(561)
Subtotal - Operating (surplus)/deficit	(1,353)	(2,866)	(1,866)	(2,467)	(601)
Capital financing					
Financing of capital expenditure in year	2,876	2,758	1,758	2,556	798
Subtotal - Capital financing	2,876	2,758	1,758	2,556	798
Transfers to/(from) earmarked reserves					
Working balance	78	30	30	37	7
Revenue reserves	-	78	78	78	-
Slippage reserve	-	-	-	(856)	(856)
Capital projects	(1,510)	-	-	-	-
Subtotal - Transfers to/(from) earmarked reserves	(1,432)	108	108	(741)	(849)
Over/(under)spend	91	-	-	(652)	(652)

Housing Revenue Account Reserves

Appendix E

HRA Revenue Reserves - Q1 Forecast	Actual Balance 1 April 2023 £'000	Transfers from General Fund £'000	Transfers to General Fund £'000	Transfers Between Reserves £'000	Forecast Balance 31 March 2024 £'000
Ringfenced reserves					
Working balance	549	37	-	-	586
Total - Ringfenced reserves	549	37	-	-	586
Usable reserves					
Revenue reserves	201	730	-	-	931
Revenue projects	160	-	-	-	160
Total - Usable reserves	361	730	-	-	1,091
Earmarked for capital purposes					
Potential projects reserve	10	-	-	-	10
HRA capital slippage reserve	858	-	(856)	-	2
Subtotal - Earmarked for capital purposes	868	-	(856)	-	12
Total - HRA revenue reserves	1,778	767	(856)	-	1,689

Capital Programme Forecast

Appendix F

Capital Expenditure Summary

Capital Expenditure - Q1 Forecast	2023/24 Original Budget £'000	Slippage from 2022/23 £'000	2023/24 Adjustments £'000	2023/24 Current Budget £'000	2023/24 Forecast Outturn £'000	2023/24 Forecast Variance £'000	Forecast Slippage to 2024/25 £'000
General Fund							
Communities and Local Partnerships	215	47	-	262	258	(4)	-
Environment and Climate Change	290	469	-	759	773	14	229
Finance and the Economy	-	920	-	920	748	(172)	137
Housing and Equalities	240	-	-	240	245	5	-
Corporate Services	332	390	-	722	2,746	2,024	43
Investments	-	10,153	-	10,153	10,091	(62)	62
Subtotal - General Fund	1,077	11,979	-	13,056	14,861	1,805	471
Housing Revenue Account							
Existing stock maintenance	4,781	320	-	5,101	5,101	-	-
New builds	2,172	790	-	2,962	3,260	298	-
Sheltered accommodation redevelopment	526	1,353	-	1,879	1,901	22	-
Other	72	-	-	72	42	(30)	-
Subtotal - Housing Revenue Account	7,551	2,463	-	10,014	10,304	290	-
Total - Capital expenditure	8,628	14,442	-	23,070	25,165	2,095	471

Capital Financing Summary

Capital Financing - Q1 Forecast	2023/24 Original Budget £'000	Slippage from 2022/23 £'000	2023/24 Adjustments £'000	2023/24 Current Budget £'000	2023/24 Forecast Outturn £'000	2023/24 Forecast Variance £'000	Forecast Slippage to 2024/25 £'000
General Fund							
Grants and external contributions	200	-	-	200	406	206	-
Direct revenue contributions	515	-	-	515	690	175	-
Earmarked reserves	-	921	-	921	814	(107)	137
Capital receipts	-	197	-	197	162	(35)	-
Borrowing	362	10,861	-	11,223	12,789	1,566	334
Subtotal - General Fund	1,077	11,979	-	13,056	14,861	1,805	471
Housing Revenue Account							
Grants and external contributions	293	45	-	338	373	35	-
Direct revenue contributions	1,608	1,087	-	2,695	2,700	5	-
Earmarked reserves	-	725	-	725	856	131	-
Major Repairs Reserve	4,781	320	-	5,101	5,101	-	-
Capital receipts	869	286	-	1,155	1,274	119	-
Subtotal - Housing Revenue Account	7,551	2,463	-	10,014	10,304	290	-
Total - Capital financing	8,628	14,442	-	23,070	25,165	2,095	471

General Fund Capital Projects

Communities and Local Partnerships	2023/24	Slippage	2023/24	2023/24	2023/24	2023/24	Forecast
	Original	from	Adjustments	Current	Forecast	Forecast	Slippage to
	Budget	2022/23		Budget	Outturn	Variance	2024/25
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Day centre cyclical improvements	25	-	-	25	25	-	-
Museum boiler	-	29	24	53	53	-	-
Guildhall exterior works	50	-	-	50	50	-	-
Museum buildings	30	-	(24)	6	6	-	-
Community project grants	110	18	-	128	124	(4)	-
Total - Communities and Local Partnerships	215	47	-	262	258	(4)	-

Environment and Climate Change	2023/24	Slippage	2023/24	2023/24	2023/24	2023/24	Forecast
	Original	from	Adjustments	Current	Forecast	Forecast	Slippage to
	Budget	2022/23		Budget	Outturn	Variance	2024/25
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Household bins	70	-	-	70	71	1	-
Trade waste bins	10	-	-	10	13	3	-
Kitchen caddies	10	-	-	10	16	6	-
Garden waste bins	20	-	-	20	16	(4)	-
Electric car chargers	15	14	-	29	29	-	-
Vehicle replacement programme	165	455	-	620	391	(229)	229
Air quality monitoring	-	-	-	-	237	237	-
Total - Environment and Climate Change	290	469	-	759	773	14	229

Finance and the Economy	2023/24	Slippage	2023/24	2023/24	2023/24	2023/24	Forecast
	Original	from	Adjustments	Current	Forecast	Forecast	Slippage to
	Budget	2022/23		Budget	Outturn	Variance	2024/25
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
White Street Car Park	-	15	140	155	120	(35)	-
Swan Meadow Car Park resurface	-	240	(140)	100	100	-	-
Car parking machine replacement	-	65	-	65	28	(37)	37
Superfast broadband	-	600	-	600	500	(100)	100
Total - Finance and the Economy	-	920	-	920	748	(172)	137

Housing and Equalities	2023/24	Slippage	2023/24	2023/24	2023/24	2023/24	Forecast
	Original	from	Adjustments	Current	Forecast	Forecast	Slippage to
	Budget	2022/23		Budget	Outturn	Variance	2024/25
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Private sector renewal grants	35	-	-	35	35	-	-
Disabled Facilities Grants	200	-	-	200	200	-	-
Empty dwellings	5	-	-	5	5	-	-
Compulsory purchase order	-	-	-	-	5	5	-
Total - Housing and Equalities	240	-	-	240	245	5	-

Corporate Services	2023/24 Original Budget £'000	Slippage from 2022/23 £'000	2023/24 Adjustments £'000	2023/24 Current Budget £'000	2023/24 Forecast Outturn £'000	2023/24 Forecast Variance £'000	Forecast Slippage to 2024/25 £'000
Council offices improvements (general)	170	-	-	170	170	-	-
New depot site	-	-	-	-	2,091	2,091	-
London Road - fire alarm upgrade	-	50	-	50	50	-	-
Minor items IT	20	-	-	20	20	-	-
PCI compliance	20	-	-	20	20	-	-
Members' IT equipment	21	-	-	21	15	(6)	-
PSN CoCo	30	-	-	30	30	-	-
Asset management system	-	30	-	30	12	(18)	-
Cyber security	20	20	-	40	40	-	-
Grounds maintenance and vehicle systems	-	43	-	43	-	(43)	43
Licensing - Lalpac to Idox Uni	-	-	-	-	7	7	-
Scanner replacement and postal software	-	15	-	15	15	-	-
Sharepoint	-	18	-	18	18	-	-
WiFi	-	20	-	20	20	-	-
Telephony system (8x8)	-	-	-	-	-	-	-
ICT - new sites	-	187	-	187	187	-	-
Web-to-Print solutions	-	7	-	7	-	(7)	-
Move to servers Azure/AWS	50	-	-	50	50	-	-
E-form completion and e-signatures	1	-	-	1	1	-	-
Total - Corporate Services	332	390	-	722	2,746	2,024	43

Investments	2023/24 Original Budget £'000	Slippage from 2022/23 £'000	2023/24 Adjustments £'000	2023/24 Current Budget £'000	2023/24 Forecast Outturn £'000	2023/24 Forecast Variance £'000	Forecast Slippage to 2024/25 £'000
Investments	-	10,153	-	10,153	10,091	(62)	62
Total - Investments	-	10,153	-	10,153	10,091	(62)	62

Housing Revenue Account Capital Projects

Housing Revenue Account	2023/24 Original Budget £'000	Slippage from 2022/23 £'000	2023/24 Adjustments £'000	2023/24 Current Budget £'000	2023/24 Forecast Outturn £'000	2023/24 Forecast Variance £'000	Forecast Slippage to 2024/25 £'000
Existing stock maintenance	4,781	320	-	5,101	5,101	-	-
New builds							
The Moors	-	34	-	34	34	-	-
Thaxted Road	-	-	-	-	214	214	-
Great Chesterford	31	-	-	31	36	5	-
Takeley	-	42	-	42	42	-	-
Woodlands, Great Dunmow	1,652	640	-	2,292	2,312	20	-
Garden sites	489	74	-	563	622	59	-
Subtotal - New builds	2,172	790	-	2,962	3,260	298	-
Sheltered accommodation redevelopment							
Walden Place	526	1,331	-	1,857	1,879	22	-
Alexia House	-	22	-	22	22	-	-
Subtotal - Sheltered accommodation redevelopment	526	1,353	-	1,879	1,901	22	-
Other							
Cash incentive scheme grants	50	-	-	50	20	(30)	-
Asset management system	22	-	-	22	22	-	-
Subtotal - Other	72	-	-	72	42	(30)	-
Total - Housing Revenue Account	7,551	2,463	-	10,014	10,304	290	-

Section 106 Contribution Balances

S106 Contributions with Conditions (Receipts in Advance)	Opening Balance 1 April 2023 £'000	Income £'000	Drawn Down - Capital Financing £'000	Closing Balance 30 June 2023 £'000
Priors Green, Takeley	78	-	-	78
Land north of Ingrams, Felsted	10	-	-	10
Rochford Nurseries/Foresthall Park, Stansted	2	-	-	2
The Orchard, Elsenham	42	-	-	42
Wedow Road, Thaxted	53	-	-	53
Sector 4 Woodlands Park, Gt Dunmow	10	-	-	10
Keers Green Nurseries, Aythorpe Roding	120	-	-	120
Land adjacent to S/W Hospital	31	-	-	31
Land at Blossom Hill Farm, Henham	33	-	-	33
Land at Webb & Hallett Road, Flich Green, Felsted	33	-	-	33
Land south side of Radwinter Road	322	-	-	322
Land North side of Stansted Road Elsenham	377	-	-	377
Land South of Stansted Road, Elsenham	330	-	-	330
Total - S106 contributions with conditions	1,441	-	-	1,441

S106 Contributions Held on Behalf of Other Bodies	Opening Balance 1 April 2023 £'000	Income £'000	Transferred to Other Bodies £'000	Closing Balance 30 June 2023 £'000
Sector 4 Woodlands Park (Helena Romanes School)	165	-	-	165
Brewers End, Takeley	31	-	-	31
Land adj Hailes Wood, Elsenham	10	-	-	10
Land at Flich Green, Felsted	67	-	-	67
Land adjacent to S/W Hospital	1	-	-	1
Ashdon Road Commercial Centre	28	-	-	28
Land south of Stansted Road, Elsenham	53	-	-	53
Land south of Ongar Road, Dunmow	17	-	-	17
Land at 119 Radwinter Road, adj S/W Hospital	15	-	-	15
Land North of Ongar Road, Gt Dunmow	21	-	-	21
Land at Bury Water Lane, Newport	29	-	-	29
Land at Elsenham Nuseries	14	-	-	14
Bury Water Lane, Newport	26	-	-	26
Walpole Farm, Cambridge Road, Stansted	53	-	-	53
14 Stortford Road, Gt Dunmow	35	-	-	35
Land west of Woodside Way, Gt Dunmow	264	-	-	264
Land west of Parsonage Road, Takeley	62	-	-	62
77 High Street, Great Dunmow	-	9	-	9
Total - S106 contributions held on behalf of other bodies	891	9	-	900

S106 Contributions without Conditions (Capital Grants Unapplied)	Opening Balance 1 April 2023 £'000	Income £'000	Drawn Down - Capital Financing £'000	Closing Balance 30 June 2023 £'000
Affordable Housing	813	-	(220)	593
Dunmow Eastern Sector	18	-	-	18
Woodlands Park, Gt Dunmow	36	-	-	36
Bell College, Saffron Walden	15	-	-	15
Priors Green, Takeley	8	-	-	8
Foresthall Park, Stansted	33	-	-	33
Lt Walden Road/Ashdon Road, Saffron Walden	98	-	-	98
Oakwood Park, Takeley	5	-	-	5
Total - S106 contributions without conditions	1,026	-	(220)	806

Investments

Investment Date	Repayment Date	Counterparty	Amount £'000	Interest Rate %
15 Dec 2022	15 Jun 2023	London Borough of Newham	3,000	3.80%
20 Dec 2022	20 Jun 2023	Woking Borough Council	3,000	3.80%
29 Mar 2023	29 Oct 2023	Leeds City Council	2,000	4.45%
31 Mar 2023	03 Apr 2023	DMO	4,050	4.05%
03 Apr 2023	04 Apr 2023	DMO	6,120	4.05%
04 Apr 2023	05 Apr 2023	DMO	5,150	4.05%
05 Apr 2023	06 Apr 2023	DMO	5,400	4.05%
06 Apr 2023	11 Apr 2023	DMO	3,350	4.05%
11 Apr 2023	12 Apr 2023	DMO	4,600	4.05%
12 Apr 2023	13 Apr 2023	DMO	4,750	4.05%
13 Apr 2023	14 Apr 2023	DMO	3,500	4.05%
14 Apr 2023	17 Apr 2023	DMO	3,500	4.05%
17 Apr 2023	18 Apr 2023	DMO	6,750	4.05%
18 Apr 2023	19 Apr 2023	DMO	6,850	4.05%
19 Apr 2023	20 Apr 2023	DMO	6,750	4.08%
20 Apr 2023	21 Apr 2023	DMO	3,300	4.08%
21 Apr 2023	24 Apr 2023	DMO	2,700	4.08%
24 Apr 2023	25 Apr 2023	DMO	3,150	4.08%
25 Apr 2023	26 Apr 2023	DMO	3,480	4.08%
26 Apr 2023	27 Apr 2023	DMO	4,120	4.08%
27 Apr 2023	28 Apr 2023	DMO	3,750	4.08%
28 Apr 2023	02 May 2023	DMO	6,200	4.08%
02 May 2023	03 May 2023	DMO	4,770	4.10%
03 May 2023	04 May 2023	DMO	5,020	4.10%
04 May 2023	05 May 2023	DMO	4,440	4.10%
05 May 2023	09 May 2023	DMO	4,600	4.10%
09 May 2023	10 May 2023	DMO	5,300	4.10%
10 May 2023	11 May 2023	DMO	5,530	4.10%
11 May 2023	12 May 2023	DMO	4,500	4.35%
12 May 2023	15 May 2023	DMO	4,560	4.35%
15 May 2023	16 May 2023	DMO	7,050	4.38%
16 May 2023	17 May 2023	DMO	7,160	4.38%
17 May 2023	18 May 2023	DMO	7,300	4.38%
18 May 2023	19 May 2023	DMO	1,760	4.38%
19 May 2023	22 May 2023	DMO	1,900	4.38%
22 May 2023	23 May 2023	DMO	2,600	4.38%
23 May 2023	24 May 2023	DMO	2,460	4.38%
24 May 2023	25 May 2023	DMO	2,580	4.38%
25 May 2023	26 May 2023	DMO	2,250	4.38%
26 May 2023	30 May 2023	DMO	2,410	4.38%
30 May 2023	31 May 2023	DMO	2,780	4.38%
31 May 2023	01 Jun 2023	DMO	3,900	4.38%

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Investment Date	Repayment Date	Counterparty	Amount £'000	Interest Rate %
01 Jun 2023	02 Jun 2023	DMO	3,000	4.38%
02 Jun 2023	05 Jun 2023	DMO	3,200	4.38%
05 Jun 2023	06 Jun 2023	DMO	2,900	4.38%
06 Jun 2023	07 Jun 2023	DMO	3,120	4.38%
07 Jun 2023	08 Jun 2023	DMO	2,000	4.38%
08 Jun 2023	09 Jun 2023	DMO	2,820	4.38%
09 Jun 2023	12 Jun 2023	DMO	2,930	4.38%
12 Jun 2023	13 Jun 2023	DMO	3,000	4.38%
13 Jun 2023	14 Jun 2023	DMO	3,120	4.38%
14 Jun 2023	15 Jun 2023	DMO	3,100	4.38%
15 Jun 2023	16 Jun 2023	DMO	2,530	4.38%
15 Jun 2023	29 Jun 2023	DMO	3,000	4.52%
16 Jun 2023	19 Jun 2023	DMO	2,740	4.38%
19 Jun 2023	20 Jun 2023	DMO	1,400	4.38%
20 Jun 2023	21 Jun 2023	DMO	1,870	4.38%
20 Jun 2023	27 Jun 2023	DMO	3,000	4.55%
21 Jun 2023	22 Jun 2023	DMO	1,900	4.38%
22 Jun 2023	23 Jun 2023	DMO	1,370	4.63%
22 Jun 2023	23 Jun 2023	DMO	1,000	4.63%
23 Jun 2023	26 Jun 2023	DMO	2,510	4.88%
26 Jun 2023	27 Jun 2023	DMO	3,000	4.88%
27 Jun 2023	28 Jun 2023	DMO	3,180	4.88%
27 Jun 2023	28 Jun 2023	DMO	3,000	4.88%
28 Jun 2023	29 Jun 2023	DMO	3,400	4.88%
28 Jun 2023	05 Jul 2023	DMO	3,000	4.88%
29 Jun 2023	30 Jun 2023	DMO	5,200	4.88%
30 Jun 2023	03 Jul 2023	DMO	2,780	4.88%
30 Jun 2023	28 Jun 2024	Harlow Council	3,000	5.78%
Weighted average interest rate for period				4.12%

Borrowing – Other Local Authorities

Borrowing Date	Repayment Date	Counterparty	Amount £'000	Interest Rate %
18 Jun 2020	19 Jun 2023	Oxfordshire County Council	5,000	1.20%
24 May 2022	23 May 2023	London Borough of Newham	8,000	1.20%
25 Jul 2022	07 Jun 2023	West Yorkshire Combined Authority	6,000	1.25%
30 Jun 2022	29 Jun 2023	Salford City Council	2,000	1.30%
30 Jun 2022	29 Jun 2023	Local Government Association	1,500	1.30%
30 Jun 2022	29 Jun 2023	Local Government Association	1,500	1.30%
08 Sep 2022	04 Aug 2023	Buckinghamshire Council	10,000	3.00%
08 Sep 2022	07 Sep 2023	Northern Ireland Housing Executive	10,000	3.00%
08 Sep 2022	07 Sep 2023	Blaenau Gwent Borough Council	5,000	3.00%
13 Sep 2022	07 Sep 2023	South Ribble Borough Council	3,000	3.00%
13 Sep 2022	12 Sep 2023	South Oxfordshire District Council	7,000	3.00%
13 Sep 2022	12 Sep 2023	East Sussex County Council	5,000	3.00%
13 Sep 2022	12 Sep 2023	South Lakeland District Council	3,000	3.00%
30 Nov 2022	29 Nov 2023	West Midlands Combined Authority	7,000	3.05%
06 Dec 2022	05 Dec 2023	West Midlands Combined Authority	11,500	1.80%
16 Feb 2023	03 Apr 2023	Middlesbrough Council	2,000	3.90%
20 Feb 2023	01 Jun 2023	South Gloucestershire Council	3,000	3.90%
16 Mar 2023	03 Apr 2023	Merthyr Tydfil County Borough Council	2,000	4.35%
20 Mar 2023	01 Jun 2023	Bridgend County Borough Council	4,000	4.55%
23 Mar 2023	15 May 2023	Swansea City Council	1,500	4.40%
28 Mar 2023	04 Apr 2023	Scarborough Borough Council	2,000	4.30%
20 Apr 2023	03 Jul 2023	West Yorkshire Combined Authority	4,500	4.25%
18 May 2023	01 Jun 2023	Middlesbrough Council	1,000	4.40%
22 May 2023	01 Aug 2023	Rushcliffe Borough Council	5,000	4.45%
23 May 2023	21 May 2024	Bridgend County Borough Council	4,000	4.60%
23 May 2023	21 May 2024	South Oxfordshire District Council	3,000	4.60%
23 May 2023	21 May 2024	South Oxfordshire District Council	1,000	4.60%
07 Jun 2023	06 Jun 2024	Crawley Borough Council	5,000	2.25%
15 Jun 2023	08 Aug 2023	London Borough of Havering	2,500	4.65%
19 Jun 2023	19 Jul 2023	North Northamptonshire	8,000	4.75%
29 Jun 2023	03 Jul 2023	South Cambridgeshire District Council	1,000	5.00%
29 Jun 2023	03 Jul 2023	Coventry City Council	3,500	5.00%
Weighted average interest rate for period				2.76%

Borrowing – UK Building Societies

Borrowing Date	Repayment Date	Counterparty	Amount £'000	Interest Rate %
01 Feb 2023	02 May 2023	Furness Building Society	5,000	3.80%
Weighted average interest rate for period				3.80%

Borrowing – Phoenix

Borrowing Date	Loan Type	Initial Amount £'000	Loan Period	Opening Balance 1 April 2023 £'000	Closing Balance 30 June 2023 £'000	Final Repayment Date	Interest Rate %
05 Jul 2017	Annuity	10,000	40 years	9,755	9,755	05 Jul 2057	2.86%
06 Jul 2020	Annuity	12,000	37 years	11,707	11,707	05 Jul 2057	2.86%
05 Jul 2021	Annuity	15,000	36 years	14,633	14,633	05 Jul 2057	2.86%
Weighted average interest rate for period							2.86%

Borrowing – Public Works Loan Board (PWLB)

Borrowing Date	Loan Type	Initial Amount £'000	Loan Period	Opening Balance 1 April 2023 £'000	Closing Balance 30 June 2023 £'000	Final Repayment Date	Interest Rate %
28 Mar 2012	Maturity	3,000	12 years	3,000	3,000	28 Mar 2024	2.70%
28 Mar 2012	Maturity	3,000	13 years	3,000	3,000	28 Mar 2025	2.82%
28 Mar 2012	Maturity	3,000	14 years	3,000	3,000	28 Mar 2026	2.92%
28 Mar 2012	Maturity	3,000	15 years	3,000	3,000	28 Mar 2027	3.01%
28 Mar 2012	Maturity	3,000	16 years	3,000	3,000	28 Mar 2028	3.08%
28 Mar 2012	Maturity	3,000	17 years	3,000	3,000	28 Mar 2029	3.15%
28 Mar 2012	Maturity	4,000	18 years	4,000	4,000	28 Mar 2030	3.21%
28 Mar 2012	Maturity	4,000	19 years	4,000	4,000	28 Mar 2031	3.26%
28 Mar 2012	Maturity	4,000	20 years	4,000	4,000	28 Mar 2032	3.30%
28 Mar 2012	Maturity	4,000	21 years	4,000	4,000	28 Mar 2033	3.34%
28 Mar 2012	Maturity	4,000	22 years	4,000	4,000	28 Mar 2034	3.37%
28 Mar 2012	Maturity	4,000	23 years	4,000	4,000	28 Mar 2035	3.40%
28 Mar 2012	Maturity	4,000	24 years	4,000	4,000	28 Mar 2036	3.42%
28 Mar 2012	Maturity	5,000	25 years	5,000	5,000	28 Mar 2037	3.44%
28 Mar 2012	Maturity	5,000	26 years	5,000	5,000	28 Mar 2038	3.46%
28 Mar 2012	Maturity	5,000	27 years	5,000	5,000	28 Mar 2039	3.47%
28 Mar 2012	Maturity	5,000	28 years	5,000	5,000	28 Mar 2040	3.48%
28 Mar 2012	Maturity	5,000	29 years	5,000	5,000	28 Mar 2041	3.49%
28 Mar 2012	Maturity	5,407	30 years	5,407	5,407	28 Mar 2042	3.50%
22 Sep 2022	Annuity	30,000	49 years	29,908	29,908	22 Sep 2071	4.28%
29 Sep 2022	Maturity	50,000	8 years	50,000	50,000	27 Sep 2030	4.16%
09 Feb 2023	Maturity	2,000	2 years	2,000	2,000	27 Mar 2025	4.03%
Weighted average interest rate for period							3.76%