

## **NONSUCH PARK JOINT MANAGEMENT COMMITTEE FINAL ACCOUNTS 2020-21**

<b>Head of Service:</b>	Lee Duffy, Chief Finance Officer
<b>Wards affected:</b>	Nonsuch Ward;
<b>Appendices (attached):</b>	1 – Final 2020/21 Revenue Account 2 – Financial Position at 31 March 2021

### **Summary**

This item presents the Joint Management Committee's final accounts for the financial year 2020/21

### **Recommendation (s)**

#### **The Committee is asked to:**

- (1) Receive the final accounts for 2020/21**

## **1 Background**

- 1.1 This report presents the final accounts for the year ended 31 March 2021.

## **2 Revenue Account for 2020/21**

- 2.1 The final revenue account for the year ended 31 March 2021 is attached at Appendix 1, showing income and expenditure against budget. The financial position at 31 March 2021 is shown at Appendix 2.
- 2.2 Overall there was a net deficit of £1,681 on the revenue account for 2020/21.
- 2.3 Gross expenditure was £16,697 above budget, mainly due to:
  - 2.3.1 Additional expenditure of £5,879 within maintenance of grounds budgets for the litter bins replacement, which is funded by the repairs & renewals fund as agreed by the JMC on 22 June 2020.

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2.3.2 Maintenance of Roads costs exceeded the budget by £10,815, mainly as the Pathway between Nonsuch Mansion and Sparrow Farm Lodge posed a safety risk, with large cracks causing trip hazards to the public, which had to be remedied. Furthermore, with Mansion House becoming a vaccination centre, heavy road use required additional maintenance, although this was offset by a £4,000 contribution from the NHS.

2.3.3 Council Tax for London Road Lodge and Flat 3 Mansion House was £10,654 over budget. This is because the Revenue and Benefits department provided an amended council tax assessment for previous years, to reflect that the dwellings have remained empty, which incurs an increasing council tax premium liability each year. The JMC have agreed that Flat 3 can be let to the Council for temporary accommodation, and London Road Lodge is to be let commercially – these arrangements should mitigate the council tax charges going forward.

2.3.4 Cleaning costs for the estate exceeded the budget by £5,490. The frequency of cleaning has increased as Covid-19 Secure building risk assessments identified additional cleaning between occupants' use. The cleaning charges were incurred at:

- Mansion House
- Tractor shed & workshop
- Coach house & stable block
- The barn

2.4 Gross Income overachieved the budget by £15,016, mainly due to:

2.4.1 The JMC has received all income that has been budgeted for this year from Nursery Lodge and Bovingdons.

2.4.2 Memorial income has overachieved the budget by £4,458, following unusually high demand for memorial benches. To enquire about memorial benches, residents should contact Epsom & Ewell Borough Council's customer services team (<https://www.epsom-ewell.gov.uk/contactus>).

2.4.3 The JMC has received a goodwill payment of £4,000 from the NHS South West London CCG, for granting the use of Mansion House as a vaccination centre.

2.4.4 Although Commercial tenanted property insurance costs have increased to reflect market conditions, these have been fully recharged to tenants.

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2.4.5 A £2,937 donation has been received towards the installation of pinetum fencing, as reported to the JMC in February 2020.

2.4.6 Due to national lockdowns, the £2,000 budget for filming income was not achieved, and of the £8,000 budget for hire charges, £2,375 income was achieved. In line with the government's roadmap for easing lockdowns, the hire charges income is likely to further recover during 2021/22.

### **3 Nonsuch Reserves**

3.1 At 31 March 2021, the Repair and Renewals fund holds a balance of £37,106 following interest and a budgeted contribution of £572.

3.2 The working balance now stands at £83,620 following a contribution to the revenue account to cover the 2020/21 deficit of £1,681.

### **4 Risk Assessment**

Legal or other duties

4.1 Impact Assessment

4.2 The principal risks that the JMC manages are as follows:

4.2.1 Funding for repairs and maintenance, particularly at buildings and for potholes on roads.

4.2.2 Vacant properties / loss of rent

4.2.3 Lack of resource to fund management plan

4.2.4 The JMC mitigates these risks through the monitoring of buildings and roads by officers, and by managing relationships with tenants. The JMC also holds a working balance and a repairs and renewals reserve, which can be used to fund one-off, unexpected budget variances.

4.3 Crime & Disorder

4.3.1 None arising from the contents of this report.

4.4 Safeguarding

4.4.1 None arising from the contents of this report.

4.5 Dependencies

4.5.1 None arising from the contents of this report.

4.6 Other

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4.6.1 None arising from the contents of this report.

### 5 Financial Implications

- 5.1 Financial implications are set-out in the body of the report.
- 5.2 The £1,681 deficit seen in 2020/21 will be monitored to ensure overspending budgets are addressed in 2021/22.
- 5.3 A 2021/22 budget monitoring report will be prepared for the JMC later in the financial year.
- 5.4 The reserves now total £121,000 (compared to £122,000 at 31 March 2020). The reserves are required principally to cover any material one-off expenses such as unforeseen repairs and maintenance, or other annual variances against the revenue budget. The reserves can also assist with funding applications for grants. The level of reserves will continue to be monitored to ensure they remain sufficient to cover unforeseen expenditure and provide sufficient financial security.
- 5.5 **Section 151 Officer's comments:** Financial implications are set-out in the body of the report.

### 6 Legal Implications

- 6.1 There are no legal implications arising from this report.
- 6.2 **Monitoring Officer's comments:** None arising from the contents of this report.

### 7 Policies, Plans & Partnerships

- 7.1 **Council's Key Priorities:** The following Key Priorities are engaged: Effective Council, Green & Vibrant.
- 7.2 **Service Plans:** The matter is included within the current Service Delivery Plan.
- 7.3 **Climate & Environmental Impact of recommendations:** None.
- 7.4 **Sustainability Policy & Community Safety Implications:** None.
- 7.5 **Partnerships:** London Borough of Sutton and Epsom and Ewell Borough Council have shared responsibility for managing Nonsuch Park.

### 8 Background papers

- 8.1 The documents referred to in compiling this report are as follows:

**Previous reports:**

- NJMC Finance Report and Budget 2021/22 – 25 January 2021

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### **Other papers:**

- NJMC Final Accounts 2020-21 Appendix 1
- NJMC Final Accounts 2020-21 Appendix 2