

MID-YEAR BUDGET MONITORING REPORT

Head of Service:	Cagdas Canbolat, Director of Corporate Services and Section 151 Officer (Chief Finance Officer)
Report Author	Mitra Hagh-Shenas, Accountant
Wards affected:	Nonsuch Ward;
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	
Appendices (attached):	1. NJMC Mid-Year Budget Monitoring 2025/26

Summary

This report advises the Nonsuch Park Joint Management Committee of the mid-year financial position for 2025/26 and the forecast outturn.

Recommendation (s)

The Committee is asked to:

- (1) Note the mid-year 2025/26 financial position and forecast outturn.

1 Reason for Recommendation

- 1.1 To make the NJMC aware of the mid-year financial position for 2025/26 and the forecast outturn.

2 Background

- 2.1 The budget for the current financial year was agreed at Nonsuch Joint Management Committee meeting on 20th January 2025. The budget is set out at Appendix 1 in the standard NJMC accounts format.
- 2.2 The budget monitoring statement at Appendix 1 shows the income and expenditure from 1 April 2025 and provides a forecast outturn position for current year, in the standard NJMC accounts format.

3 Mid-Year Budget Monitoring

Nonsuch Park Joint Management Committee

13 October 2025

- 3.1 At the mid-year position, an unfavourable variance of £5,238 is forecast against the agreed net expenditure budget of £228,660. This deficit will be covered from reserves. Within the forecast there are a number of compensating variances as set out in the following paragraphs. The main reason for the forecast adverse variance is predominantly due to maintenance budgets as set out in the maintenance budget update below.
 - 3.1.1 The cost of memorial benches currently stands at £4,964 showing an overspend of £1,464. This is due to increased demand which has resulted in a correlating favourable income variance of £3,110.
 - 3.1.2 Filming income is forecast at £1,000 which is the current income received to date. With no initial budget set, the income received represents a favourable variance of £1,000. This income stream is variable as it depends on demand from production companies. Should opportunities arise to generate additional filming income, these will be explored as appropriate.
 - 3.1.3 Actual hiring income to date from events and fitness groups is £8,981. This figure includes one regular annual festival and some ad hoc bookings. One of the main regular festivals did not take place this year. Based on the current bookings, £4,000 additional income is anticipated to the end of March 2026. The forecast is £12,981 against an income budget of £15,000, showing an adverse variance of £2,019.

Maintenance Budgets Update

- 3.2 Building and maintenance budget for Nonsuch Grounds is set at £10,000. The forecast for the Grounds maintenance is £16,685 which is £6,685 higher than the budget, owing to the following:
 - 3.2.1 Repair of Sparrow Farm and London Road car park has been agreed in NJMC meeting on 24 March 2025 as part of the priority planned works in 25/26 and due to the dangerous potholes in the car park areas. Project budget is set at £10K and it is expected that budget will be fully utilised for the project.
 - 3.2.2 A grant application has been submitted to fund the installation of height restriction barriers at all Nonsuch car parks and if successful, a matching contribution of £5K is required.
 - 3.2.3 Other unplanned urgent ad hoc maintenance works in Nonsuch Grounds amounted to £1,685.
- 3.3 Building and maintenance budget for Nonsuch Mansion House is set at £102,240 including £12,240 in match funding provided by London Borough of Sutton. A total spend of £103,807 is forecast for Nonsuch Mansion House maintenance which is £1,567 higher than the budget. The adverse variance is mainly due to the following:

Nonsuch Park Joint Management Committee

13 October 2025

3.3.1 Maintenance of pathway between Sparrow Farm Lodge and Nonsuch Mansion has the highest priority on Nonsuch priority planned works due to the surface deterioration and potential risk to public safety. The maintenance budget for the project is set at £24,480 including £12,240 match funding from London Borough of Sutton. The actual project costs increased by £10K resulting in a total cost of £34,480. The additional £10K cost has not been matched by London Borough of Sutton.

3.3.2 Maintenance of the high-level roof above flats in Mansion House is forecast at £48,710 against a budget of £50K, showing a favourable variance of £1,290.

3.3.3 Flat 3 window repair has been completed at a cost of £8,374 representing £1,626 saving against the allocated budget of £10K.

3.3.4 The cost of the various repair and maintenance works completed in Mansion House amounts to £4,243 against a contingency budget of £9,760. This has resulted in a favourable variance of £5,517.

3.4 Members will receive a more comprehensive property maintenance update from the Senior Building Surveyor at the January committee.

4 Risk Assessment

Legal or other duties

4.1 Equality Impact Assessment

4.1.1 None arising from the contents of this report.

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

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

4.2.2 Properties becoming vacant, with the associated loss of rent and exposure to council tax;

4.2.3 Lack of resource to fund management plan;

4.2.4 The NJMC mitigates these risks through the monitoring of buildings and roads by officers, and by managing relationships with tenants. The NJMC 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.

Nonsuch Park Joint Management Committee

13 October 2025

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

4.6.1 None arising from the contents of this report.

5 Financial Implications

5.1 The balance of the repairs and renewals reserve as at 31st March 2025 stood at £28,560. It is forecast that this balance will increase at year end to £36,295, following a budgeted contribution into the reserve of £7,735. The NJMC also holds a working balance of £97,522 which is forecast to increase at year end to £100,019 owing to a budgeted contribution into the reserve of £7,735, partially offset by the forecast deficit of £5,238.

5.2 **Section 151 Officer's comments:** Financial implications are set out in the body of this report.

6 Legal Implications

6.1 **Legal Officer's comments:** None for the purposes of this report.

7 Policies, Plans & Partnerships

7.1 **Council's Key Priorities:** The following Key Priorities are engaged: Green & Vibrant, Effective Council.

7.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

7.3 **Climate & Environmental Impact of recommendations:** None arising from the contents of this report.

7.4 **Sustainability Policy & Community Safety Implications:** None arising from the contents of this report.

7.5 **Partnerships:** None arising from the contents of this report.

7.6 **Local Government Reorganisation Implications:** LGR introduces a significant degree of uncertainty and transition risk that must be carefully considered in the management of Nonsuch.

7.7 As the structure and governance of local authorities evolve, there may be changes to funding arrangements, asset ownership, delivery responsibilities, and strategic priorities.

Nonsuch Park Joint Management Committee

13 October 2025

8 Background papers

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

Previous reports:

- Finance Report and Budget 2025/26 - NJMC Committee 20 January 2025.

Other papers:

- None.