

Cobtree Manor Estate Financial Position

Final Decision-Maker	Cobtree Manor Estate Committee
Lead Head of Service	Director of Finance, Resources & Business Improvement – Mark Green
Lead Officer and Report Author	Paul Holland, Senior Finance Manager (Client)
Classification	Public
Wards affected	Boxley

Executive Summary

The report summarises the current financial position of the Estate covering the activities at the golf course, Kent Life, the Manor Park and the residential properties.

Purpose of Report

To update the Committee on the current financial position and any other relevant matters that may impact the financial position of the Trust.

This report makes the following recommendations to this Committee:

1. That the current financial position be noted.

Timetable

Meeting	Date
Cobtree Manor Estate Committee	26 July 2023

Cobtree Manor Estate Financial Position

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	The operation of the Estate directly supports the objects of the Trust as set out when the Council became the Corporate Trustee	Director of Finance, Resources & Business Improvement
Cross Cutting Objectives	The operation of the Estate supports the Council's strategic objective to ensure there are good leisure and cultural attractions in the Borough.	Director of Finance, Resources & Business Improvement
Risk Management	There is a potential reputational risk if the facilities are operated poorly. This is addressed in the annual risk management report.	Leisure Manager
Financial	There is a financial risk to the Trust if the operations cost more than predicted or fail to generate sufficient income to cover the costs of running the estate.	Senior Finance Manager (Client)
Staffing	There are no additional implications arising from this report.	Leisure Manager
Legal	<p>Under the Council's Constitution the Committee as Corporate Trustee is responsible for all matters relating to the Charity with the exception of daily management.</p> <p>Law applicable to charities in England and Wales requires the trustee to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. This update report assists in meeting those requirements</p> <p>There are no further implications arising from this report.</p>	Team Leader (Contentious & Corporate Governance)
Information Governance	The recommendations do not impact personal information (as defined in UK GDPR and Data Protection Act 2018) the Council processes.	Senior Information Governance Officer

Equalities	The recommendations do not propose a change in service therefore will not require an equalities impact assessment	Equalities and Communities Officer
Public Health	There are no additional implications arising from this report.	Public Health Officer
Crime and Disorder	There are no additional implications arising from this report.	Director of Finance, Resources & Business Improvement
Procurement	There are no additional implications arising from this report.	Director of Finance, Resources & Business Improvement
Biodiversity & Climate Change	The implications of this report on biodiversity and climate change have been considered and there are no implications on biodiversity and climate change. A pending decarbonisation study recommendations aims to support areas of the Cobtree Manor Estate to reduce costs from energy consumption, insulate, find low carbon heating solutions, and seek renewable energy options which will save costs in the longer term.	Biodiversity and Climate Change Manager

2. INTRODUCTION AND BACKGROUND

- 2.1 This is a regular update report on the financial position of the Estate, which enables the Committee to see how the various areas of activity are performing. As these are charitable funds there is a need for robust management and monitoring of the budget.

3. CURRENT FINANCIAL POSITION

- 3.1 The table below summarises the financial position of the Estate as at 31st March 2023. **Appendix 1** provides a more detailed breakdown of the figures.

	Budget for Year 2022/23	Actuals as at 31st March 2023	Variance: Underspend (+) Overspend (-)
Golf Course			
Expenditure	£48,860	£67,682	-£18,822
Income	-£139,350	-£173,891	£34,541
Net Expenditure (+)/Income (-)	-£90,490	-£106,209	£15,719
Manor Park			
Expenditure	£259,260	£229,212	£30,048
Income	-£189,080	-£184,887	-£4,193
Net Expenditure (+)/Income (-)	£70,180	£44,325	£25,855
Kent Life			
Expenditure	£29,890	£25,985	£3,905
Income	-£70,730	-£71,230	£500
Net Expenditure (+)/Income (-)	-£40,840	-£45,245	£4,405
Residential Properties			
Expenditure	£16,180	£8,359	£7,821
Income	-£30,000	-£34,349	£4,349
Net Expenditure (+)/Income (-)	-£13,820	-£25,990	£12,170
Operational Total	-£74,970	-£133,119	£58,149
Investment Income	-£40,000	-£53,671	£13,671
Interest Paid	£7,010	£12,113	-£5,103
Car Park Repayment	£62,360	£127,180	-£64,820
Total for the Year	-£45,600	-£47,497	£1,897
Net Expenditure (+)/Income (-)			

3.2 This is the draft outturn position for 2022/23 and shows a surplus of £133,119 for operational activities. This was £58,419 greater than budgeted for. There are no significant issues to report, but the following points should be noted:

- The golf course contract payment was received in full, against a prudent budget that had assumed that we may only receive 80% of the contracted sum. This means additional income of £34,591 was received.
- Car parking income was slightly down against the budgeted figure, but this is offset by additional income from the café and overall, the budgets for the Manor Park were underspent.

3.3 As there was a healthy bank balance towards the end of the year an additional repayment was made in respect of the car park construction costs that are being repaid to the Council. These payments had been deferred during Covid, and making this additional payment means that the loan will now be repaid a year earlier than was anticipated.

3.4 There are no issues to report in relation to the 2023/24 budget, and a more detailed report on the financial position will be brought to the next meeting of the Committee.

4. **AVAILABLE OPTIONS**

4.1 Section 3 - for noting only.

5. **PREFERRED OPTIONS AND REASONS FOR RECOMMENDATIONS**

5.1 Section 3 - for noting only.

6. **NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION**

6.1 Officers will continue to monitor the financial position and take appropriate action where necessary.

7. **REPORT APPENDICES**

- Appendix 1: Financial Position
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8. **BACKGROUND PAPERS**

None.