

Maidstone Borough Council

Appendix 1 – Second Quarter Budget Report

Housing & Community Cohesion Policy Advisory Committee



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A2) Revenue Budget: HCC PAC

A2.1 The table below provides a detailed summary of the budgeted net expenditure position for the services reporting directly into HCC PAC at the end of Quarter 2. The financial figures are presented on an accruals basis (i.e. expenditure for goods and services received, but not yet paid for, is included).

Budget Book Heading (Sub-totalled by Cabinet Member)	Approved Budget for Year	Approved Budget to 30 September 2024	Actual as at 30 September 2024	Variance as at 30 September 2024			Forecast March 2025	
	Net £000	Net £000	Net £000	Expenditure £000	Income £000	Net £000	Forecast Net £000	Forecast Variance £000
Central Services to the Public	317	160	148	13	-148	13	317	0
Community Development	0	0	-0	8	-388	0	0	0
Community Safety	110	-2	-5	3	-87	4	110	0
Corporate Management	122	120	115	5	-115	5	122	0
Management & Support	2,142	1,040	958	79	-1,114	82	2,142	0
Emergency Planning	25	15	10	5	-10	5	25	0
Regulatory Services	37	18	45	-24	-49	-27	97	-60
Community Cohesion and Safety	2,752	1,351	1,269	87	-1,910	82	2,812	-60
Management & Support	1,433	-363	-439	30	-4,289	76	1,433	0
Homelessness	1,531	538	915	-280	-3,687	-377	1,921	-390
Housing Advice	16	13	10	3	-10	3	16	0
Housing Strategy	13	7	4	4	-4	4	13	0
Other Council Properties	-12	-10	-7	-54	-118	-3	-12	0
Private Sector Housing Renewal	-51	-51	-69	16	-67	18	-51	0
Housing and Homelessness	2,930	135	414	-281	-8,175	-279	3,320	-390
Totals	5,682	1,485	1,683	-194	-10,085	-197	6,132	-450

A3) HCC Revenue Budget: Significant Variances

A3.1 Within the headline figures, there are a number of both adverse and favourable net expenditure variances for individual cost centres. It is important that the implications of variances are considered at an early stage, so that contingency plans can be put in place and, if necessary, be used to inform future financial planning. Variances will be reported to each of the Policy Advisory Committees on a quarterly basis throughout 2024/25.

Housing & Community Cohesion	Year End Forecast Variance £000
<i>Regulatory Services</i>	
Dog Control – There has been a high demand so far this year, and there is a reliance on one supplier to provide the service. A service plan is being drawn up by the budget manager to see whether this service can be carried out in house or partnered with other authorities.	-60
<i>Homelessness</i>	
Homeless Temporary Accommodation - This continues to be a significant issue as the demand for the service continues to be high. 60% of the variance is driven by emergency bed spaces for rough sleepers, with the remainder being driven by nightly paid accommodation, combined with the rental income target not being achieved. The programme to acquire more of our own houses to deal with the demand is continuing with a number of new properties being purchased this year, with others likely to follow.	-360

B1) Capital Budget 2024/25 (@ 2nd Quarter 2024/25)

Capital Programme Heading (Sub-totalled by Cabinet Member)	Approved Budget	Carry Forward of unused budget from 23/24	Adjusted Estimate 2024/25	Actual to September 2024	Budget Remaining	Q3 Profile	Q4 Profile	Projected Total Expenditure	Projected Slippage to 2025/26
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Private Rented Sector Housing	21,065	3,956	25,021	245	24,775	250	250	745	24,275
Housing Programme	31,096	1,514	32,610	4,202	28,408	10,744	5,984	20,930	11,680
Other Property - Community and Commercial	1,809	494	2,303		2,303	325		325	1,978
Temporary Accommodation	20,000	3,251	23,251	5,302	17,948	1,850	1,850	9,002	14,248
Housing - Disabled Facilities Grants Funding	800		800	683	117	350	400	1,433	-633
(All Cabinet Member for Housing & Homelessness)									
Total	74,770	9,214	83,984	10,433	73,550	13,519	8,484	32,436	51,548

B2) Capital Budget Variances (@ 2nd Quarter 2024/25)

Housing and Community Cohesion	Projected Slippage to 2025/26 £000
Private Rented Sector Housing/Housing Programme - A number of schemes are at various stages of development at present. Some schemes will also contain elements of both private rented and affordable housing so the costs may change depending on the mix at the sites where this happens. Some significant schemes are taking longer to develop than had been anticipated when the programme for this year was agreed, which is the main reason for the large underspend this year. However planning permission has now been granted for the development of the Former Royal Mail Sorting Office site, which is one the largest schemes within this budget.	35,955
Other Property – Community & Commercial - These schemes are being developed, but they are taking longer than had been anticipated. Any unused budget will be rolled forward to 2025/26 to allow them to be completed.	1,978
Temporary Accommodation - There have been more acquisitions this year, and the team will continue to seek suitable properties, and any unused budget will be rolled forward to 2025/26 to allow these to be completed. Current market conditions are making it more difficult to secure properties, so there is likely to be a significant underspend this year.	14,248
Housing – Disabled Facilities Grant Funding - The approved budget of £0.8m is based on previous levels of activity. However, we are forecasting more expenditure than the budget this year, but this will be covered by an increase in the Better Care Funding that we receive. The actual grant award for 2024/25 is £1.644m.	-633