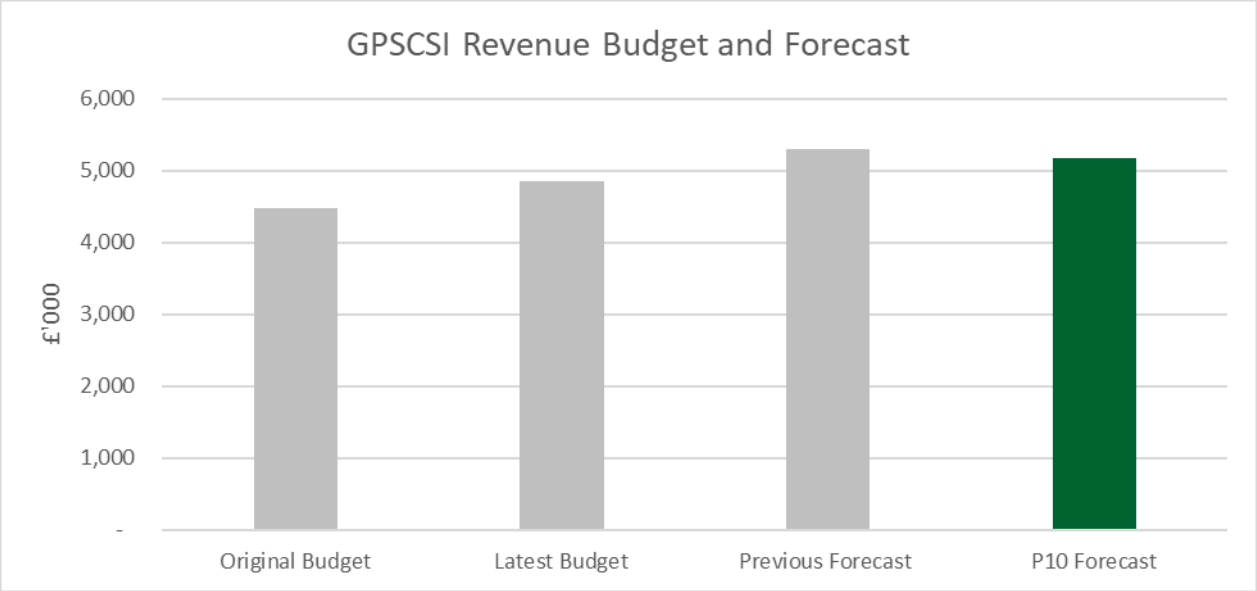
Policy and Resources Committee Detailed Monitoring Report

1. This appendix sets out the detailed financial monitoring position for budgets within the scope of the Policy and Resources (P&R) Committee for the 2024/25 financial year. The forecast is based on the position as at Period 10 which covers the period from 1 December 2024 to 31 January 2025.

Revenue

2. The previous forecast reported at Period 8 was net expenditure of £5.753m. This was a variation to budget of £0.220m. The latest forecast position at Period 10 is £5.798. This is an unfavourable variance of £0.045m. The detailed revenue budgets and MTFP forecast is set out in Annex A.



Service Area	Original Budget £000	Original Budget Plus 2023/24 Carry Forwards £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Variation to Previous Forecast £000	Variation to Latest Budget £000
Resources and Leader	6,989	7,130	7,716	7,895	7,851	(44)	136
Garages and Shops	(1,300)	(1,300)	(1,277)	(1,237)	(1,237)	0	40
Investment Properties	(950)	(950)	(950)	(950)	(950)	0	0
Vacancy Provision	(180)	(180)	(180)	(180)	0	180	180
Salary Contingency	712	712	225	225	134	(90)	(90)
Total	**5,270**	**5,411**	**5,533**	**5,753**	**5,798**	**45**	**265**

3. Annex B sets out the main variations to budget.

Income Streams

4. The key income streams are detailed in Annex E. All are currently on target to achieve budget income levels in 2024/25.

Capital Investment Programme

5. The latest capital investment budget for 2024/25 is £11.090m. A variation of £0.033m is reported.

6. Detailed Capital budgets and explanation of key variations are set out in Annex C and Annex D respectively.

Staff Vacancy Monitoring

7. A major risk of non-delivery of service is where key staff leave the Council's employment and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post.

8. The following table sets out the vacancies by service as at 31 January 2025.

Department	Job Title	Comments	Total
Revenues & Benefits	Trainee Systems and Subsidy Officer	Recently advertised	1.00
	Revenus & Benefits Data Analysis Officer	Not yet advertised	1.00
Legal & Committee	Committee & Electoral Services Manager	Covered by interim	1.00
	Pricipal Lawyer (Criminal Litigation)	Covered by interim	1.00
Total P&R			**4.00**

Annex A
P&R Committee Medium Term Revenue Budget Service

Policy & Resources											
Resources	**Original Budget 2024/25**	**Original Budget Plus 2023/24 Carry Forwards**	**Latest Budget 2024/25**	**Previous Forecast 2024/25**	**Spend to Date**	**Latest Forecast 2024/25**	**Variance @ P10**	**Forecast 2025/26**	**Forecast 2026/27**	**Forecast 2027/28**	**Officer Comments**
	£	£	£	£	£	£	£	£	£	£	
Corporate Management	150,680	150,680	230,680	230,680	(77,309)	230,680	0	341,741	341,741	341,741	Budget is currently forecast to be spent
Major Incident Planning	113,107	113,107	115,848	115,848	96,136	121,631	5,783	118,836	119,641	120,472	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
UK Shared Prosperity Fund	0	0	0	0	(323,427)	0	0	0	0	0	Budget is currently forecast to be spent
West Herts Crematorium	0	0	0	0	1,578,491	0	0	0	0	0	All spend will be recharged to West Herts Crematorium
Miscellaneous Income & Expend	(341,500)	(341,500)	(341,500)	(341,500)	85,611	(333,500)	8,000	(1,224,500)	(1,141,500)	(1,141,500)	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Non Distributed Costs	57,000	57,000	57,000	57,000	3,470	57,000	0	59,000	59,000	59,000	Budget is currently forecast to be spent
Director Of Finance	128,735	128,735	134,173	134,173	106,061	135,291	1,118	140,418	140,417	140,417	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Miscellaneous Properties	(77,208)	(77,208)	339	339	(32,274)	10,339	10,000	(76,958)	(76,958)	(76,958)	Increased budget required for Repairs, Alterations, Maintenance of £10,000 due to Urgent Health and Safety at Temporary Accommodation premises
Office Services	192,810	192,810	202,810	192,810	161,259	192,810	0	190,810	190,810	190,810	Budget is currently forecast to be spent
Asset Management - Property Services	798,627	798,627	806,694	840,894	606,650	857,852	16,958	971,951	916,016	916,016	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Finance Services	440,080	440,080	451,170	451,170	420,730	448,832	(2,338)	454,868	458,392	460,044	Increased budget of £5,000 required for subscriptions due to additional one off support for VAT advice. Variance includes revised employee estimates which takes into account vacancies and changes in pay elements and reduction in Shared Service income due to revised employee estimates.
Council Tax Collection	329,467	329,467	341,465	341,700	277,555	297,177	(44,523)	348,753	350,023	350,496	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements and reduction in Shared Service income due to revised employee estimates.
Benefits & Allowances	681,913	681,913	706,144	706,144	769,901	733,210	27,066	723,791	726,782	728,372	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements and increase in Shared Service income due to revised employee estimates.
NNDR	60,005	60,005	61,370	61,370	44,060	61,370	0	62,213	62,214	62,214	Budget is currently forecast to be spent
Revs & Bens Management	41,970	41,970	43,029	43,029	40,764	43,029	0	43,659	43,660	43,660	Budget is currently forecast to be spent
Fraud	86,746	86,746	88,916	89,266	87,468	88,136	(1,130)	90,706	90,706	90,706	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Garages & Shops Maintenance	(1,300,150)	(1,300,150)	(1,276,650)	(1,236,650)	(1,077,347)	(1,236,650)	0	(1,372,320)	(1,372,320)	(1,372,320)	Budget is currently forecast to be spent
Chief Executive	213,754	313,754	297,976	297,976	178,538	297,976	0	200,340	200,340	200,340	Budget is currently forecast to be spent

P&R Committee Medium Term Revenue Budget Service cont.

Resources	Original Budget 2024/25	Original Budget Plus 2023/24 Carry Forwards	Latest Budget 2024/25	Previous Forecast 2024/25	Spend to Date	Latest Forecast 2024/25	Variance @ P10	Forecast 2025/26	Forecast 2026/27	Forecast 2027/28	Officer Comments
	£	£	£	£	£	£	£	£	£	£	
Investment Properties	(950,499)	(950,499)	(950,499)	(950,499)	(824,570)	(950,499)	0	(982,225)	(982,225)	(982,225)	Budget is currently forecast to be spent
Performance Mgt & Scrutiny	53,849	53,849	75,998	75,998	50,421	63,090	(12,908)	79,684	81,707	82,553	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Debt Recovery	226,406	226,406	234,168	234,168	126,495	201,155	(33,013)	236,156	238,052	238,526	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements and reduction in Shared Service income due to revised employee estimates.
Associate Director Strategy, Partnerships & Housing	109,178	109,178	113,011	113,011	93,816	113,011	0	118,697	118,697	118,697	Budget is currently forecast to be spent
Three Rivers House	359,260	359,260	340,898	340,898	227,158	289,898	(51,000)	340,898	340,898	340,898	Additional rental income from DH Solicitors and back dated rent increase from the Police
Basing House	(10,140)	(10,140)	(10,140)	(10,140)	(10,516)	(10,140)	0	(10,140)	(10,140)	(10,140)	Budget is currently forecast to be spent
Oxhey Drive	10,250	10,250	10,250	9,770	9,926	9,770	0	10,250	10,250	10,250	Budget is currently forecast to be spent
Wimbledon	(200,000)	(200,000)	(200,000)	(200,000)	(472,055)	(200,000)	0	(500,000)	(500,000)	(500,000)	Budget is currently forecast to be spent
Officers' Standby	6,140	6,140	6,140	6,140	6,140	6,140	0	6,140	6,140	6,140	Budget is currently forecast to be spent
Vacancy Provision	(180,000)	(180,000)	(180,000)	(180,000)	0	0	180,000	(180,000)	(180,000)	(180,000)	Vacancy Saving Achieved
Finance Client	14,898	14,898	15,633	15,633	54,123	15,633	0	15,998	16,016	16,016	Budget is currently forecast to be spent
Business App Maintenance	257,875	257,875	257,875	257,875	240,148	257,875	0	257,875	260,875	260,875	Budget is currently forecast to be spent
ICT Client	683,377	683,377	763,377	802,587	611,054	802,587	0	862,308	863,443	864,577	Budget is currently forecast to be spent
Internal Audit Client	55,968	55,968	55,968	55,968	59,252	55,968	0	55,968	55,968	55,968	Budget is currently forecast to be spent
Council Tax Client	(126,879)	(126,879)	(126,879)	(126,879)	24,037	(126,879)	0	(126,879)	(126,879)	(126,879)	Budget is currently forecast to be spent
Benefits Client	(470,660)	(470,660)	(470,660)	(470,660)	2,694,490	(470,660)	0	(470,660)	(470,660)	(470,660)	This holds the housing benefits payments and recovery from DWP and further grants from DWP relating to the provision of benefits. There is timing difference between payments made to claimants and income received from Government.
Nndr Cost Of Collection	(107,090)	(107,090)	(107,090)	(107,090)	299,650	(107,090)	0	(107,090)	(107,090)	(107,090)	This is received at year end
Fraud Client	2,690	2,690	2,690	2,690	2,018	2,690	0	2,690	2,690	2,690	Budget is currently forecast to be spent
Insurances	373,220	373,220	542,520	542,520	545,258	542,520	0	542,520	542,520	542,520	Budget is currently forecast to be spent
Debt Recovery Client Acc	(6,140)	(6,140)	(6,140)	(6,140)	(750)	(6,140)	0	(6,140)	(6,140)	(6,140)	Budget is currently forecast to be spent
Benefits New Burden	0	0	0	0	(12,520)	0	0	0	0	0	Budget is currently forecast to be spent
Benefits DHP	0	0	0	0	(42,563)	0	0	0	0	0	Actioned at year end
Benefits Non Hra	1,020	1,020	1,020	1,020	(357,730)	1,020	0	1,020	1,020	1,020	Actioned at year end
HR Client	334,113	334,113	361,518	361,518	306,764	361,518	0	375,171	376,392	377,603	Budget is currently forecast to be spent
Contingency	712,285	712,285	224,665	224,665	0	134,221	(90,444)	471,651	700,545	940,967	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Total	**2,725,157**	**2,825,157**	**2,873,787**	**2,977,302**	**6,576,382**	**2,990,871**	**13,569**	**2,067,200**	**2,341,043**	**2,589,676**	

P&R Committee Medium Term Revenue Budget Service cont.

Leader	Original Budget 2024/25	Original Budget Plus 2023/24 Carry Forwards	Latest Budget 2024/25	Previous Forecast 2024/25	Spend to Date	Latest Forecast 2024/25	Variance @ P10	Forecast 2025/26	Forecast 2026/27	Forecast 2027/28	Officer Comments
	£	£	£	£	£	£	£	£	£	£	
Register Of Electors	36,800	36,800	36,800	36,800	26,898	42,570	5,770	36,800	36,800	36,800	Increased budget required for Printing & Stationery of £5,300 due to timing of Household Notification Letter exercise. Reduction in income of £470 for Publications and Minutes due to reduced demand for electoral registers
District Elections	76,320	76,320	76,320	151,970	139,378	151,970	0	76,320	76,320	76,320	Budget is currently forecast to be spent
Customer Service Centre	949,303	949,303	975,816	975,816	769,860	925,111	(50,705)	1,014,348	1,023,355	1,029,314	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Democratic Representation	321,516	321,516	335,951	343,551	290,469	342,948	(603)	341,951	341,951	341,951	Full budget not required this financial year for LAF Administration Costs £200, Subsistence £400 and General Advertising £1,500. Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Customer Contact Programme	6,000	47,055	47,055	47,055	35,653	47,055	0	68,453	68,453	68,453	Budget is currently forecast to be spent
Customer Experience	95,468	95,468	97,889	97,889	81,665	97,889	0	103,464	103,464	103,464	Budget is currently forecast to be spent
Communication	324,697	324,697	335,626	335,626	268,060	335,626	0	378,971	432,573	432,573	Budget is currently forecast to be spent
Legal Practice	402,049	402,049	424,475	456,475	385,305	463,604	7,129	457,870	458,580	459,304	Increased budget required for Professional Fees - Consultancy of £3,000 due to extra consultancy advice received. Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Committee Administration	207,249	207,249	180,556	181,556	201,675	259,223	77,667	185,754	187,786	187,786	Full Youth Council budget of £2.887 not required this financial year, offset against increased Printing & Stationary costs of £750, Legal advise of £500 and one-off IT Support for a meeting of £500. Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Elections & Electoral Regn	125,815	125,815	148,837	148,837	137,558	141,325	(7,512)	153,595	155,627	155,627	Increased budget of £900 required for licensing costs for Scholfield's Election Law. Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.
Parish Elections	0	0	0	0	3,748	0	0	0	0	0	Invoices to be raised for costs of parish elections
County Elections	0	0	0	0	21,263	0	0	0	0	0	This spend is in relation to the 2025 County Elections and will be adjusted as part of year end processes
Parliamentary Elections	0	0	0	0	67,961	0	0	0	0	0	The council is preparing its government spending returns, which will be completed by 31 March and adjusted for as part of year end processes
Referendums	0	0	0	0	0	0	0	0	0	0	
Police Commissioner Election	0	0	0	0	(8,462)	0	0	0	0	0	Settlement awaited for 2020 and 2021 PCC claims from government and sign off of settlement for 2024.
Total	**2,545,217**	**2,586,272**	**2,659,325**	**2,775,575**	**2,421,030**	**2,807,321**	**31,746**	**2,817,526**	**2,884,909**	**2,891,592**	
Total Policy and Resources	**5,270,374**	**5,411,429**	**5,533,112**	**5,752,877**	**8,997,412**	**5,772,192**	**19,315**	**4,884,726**	**5,225,952**	**5,481,268**	

Annex B
P&R Committee Explanations of revenue supplementary estimates, variances to be managed and virements reported this Period

Variances

Policy and Resources			
Description	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2024/25 £**
Major Incident Planning	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	5,783
Miscellaneous Income & Expenditure	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	8,000
Director of Finance	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	1,118
Miscellaneous Properties	Premises	Increased budget required for Repairs, Alterations, Maintenance of £10,000 due to Urgent Health and Safety at Temporary Accommodation premises	10,000
Asset Management - Property	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	16,958
Finance Services	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(18,347)
	Supplies and Services	Increased budget of £5,000 required for subscription due to additional one off support for VAT advice	5,000
	Income	Reduction in Shared Service income due to revised employee estimates which takes into account vacancies and changes in pay elements.	11,009
Council Tax Collection	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(114,167)
	Income	Reduction in Shared Service income due to revised employee estimates which takes into account vacancies and changes in pay elements.	69,644
Benefits & Allowances	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	62,941
	Income	Increase in Shared Service income due to revised employee estimates which takes into account vacancies and changes in pay elements.	(35,875)
Fraud	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(1,130)
Performance Mgt & Scrutiny	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(12,908)
Debt Recovery	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(84,650)
	Income	Reduction in Shared Service income due to revised employee estimates which takes into account vacancies and changes in pay elements.	51,637
Three Rivers House	Income	Additional rental income from DH Solicitors and back dated rent increase from the Police	(51,000)
Other Expenditure	Vacancy Saving	Vacancy Saving Achieved	180,000
Contingency	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(90,444)
Total Resources			**13,569**

Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2024/25 £
Register of Electors	Supplies and Services	Increased budget required for Printing & Stationery of £5,300 due to timing of Household Notification Letter exercise	5,300
	Income	Reduction in income of £470 for Publications and Minutes due to reduced demand for electoral registers	470
Customer Service Centre	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(50,705)
Democratic Representation	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	1,497
	Supplies and Services	Full budget not required this financial year for LAF Administration Costs £200, Subsistence £400 and General Advertising £1,500	(2,100)
Legal	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	4,129
	Supplies and Services	Increased budget required for Professional Fees - Consultancy of £3,000 due to extra consultancy advice received.	3,000
Committee Administration	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	78,804
	Supplies and Services	Full Youth Council budget of £2.887 not required this financial year, offset against increased Printing & Stationary costs of £750, Legal advise of £500 and one-off IT Support for a meeting of £500	(1,137)
Elections & Electoral Regn	Employees	Variance includes revised employee estimates which takes into account vacancies and changes in pay elements.	(8,412)
	Supplies and Services	Increased budget required for licensing costs for Scholfield's Election Law	900
Total Leader			**31,746**
Total Policy and Resources			**45,315**

Annex C
P&R Medium term capital investment programme

Policy & Resources													
Leader & Resources	**Original Budget 2024/25 £**	**Original Budgets Plus 2023/24 Rephasing £**	**Latest Budget 2024/25 £**	**P10 Spend To Date £**	**Forecast Outturn 2024/25 £**	**Variance £**	**Latest Budget 2025/26 £**	**Proposed 2025/26 £**	**Latest Budget 2026/27 £**	**Proposed 2026/27 £**	**Latest Budget 2027/28 £**	**Proposed 2027/28 £**	**Comments**
Professional Fees-Internal	157,590	157,590	157,590	0	157,590	0	157,590	157,590	157,590	157,590	157,590	157,590	Budget not required this year
Election Equipment	6,000	6,000	6,000	0	0	(6,000)	6,000	6,000	6,000	6,000	6,000	6,000	Budget not required this financial year
Street Lighting	30,000	81,985	81,985	82,733	81,985	0	0	0	0	0	0	0	Project complete
Members' IT Equipment	0	0	0	0	0	0	0	0	48,780	48,780	0	0	
Rickmansworth Work Hub	3,200	3,200	3,200	0	3,200	0	0	0	0	0	0	0	Budget is currently forecast to be spent
ICT-Managed Project Costs	337,551	337,551	337,551	123,160	337,551	0	60,000	60,000	60,000	60,000	60,000	60,000	Budget is currently forecast to be spent
ShS-Hardware Replace Prog	0	0	0	0	0	0	40,000	40,000	40,000	40,000	40,000	40,000	
Garage Improvements	150,000	148,410	148,410	83,374	148,410	0	150,000	150,000	150,000	150,000	150,000	150,000	Budget is currently forecast to be spent
ICT Website Development	0	14,870	14,870	3,850	14,870	0	0	0	0	0	0	0	Budget is currently forecast to be spent
ICT Hardware Replacement Prog	114,824	114,824	124,824	0	124,824	0	45,000	45,000	45,000	45,000	45,000	45,000	Budget is currently forecast to be spent
TRH Whole Life Costing	335,000	427,427	327,427	174,183	327,427	0	270,000	270,000	170,000	170,000	170,000	170,000	Planned works - Corporate corridor and East side toilets - currently preparing tenders- May run over to early spring 2025
Basing House-Whole Life Costing	75,000	75,000	10,000	2,086	2,086	(7,914)	60,000	67,914	60,000	60,000	60,000	60,000	Budget rephased from 2024/25 to 2025/26 as fire door inspection scheduled work unlikely to happen this financial year
Business Application Upgrade	40,000	40,000	40,000	0	40,000	0	90,000	90,000	90,000	90,000	90,000	90,000	Budget is currently forecast to be spent
Three Rivers House Transformation	0	15,585	15,585	3,173	15,585	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Sub-total Leader & Resources	**1,249,165**	**1,422,442**	**1,267,442**	**472,559**	**1,253,528**	**(13,914)**	**878,590**	**886,504**	**827,370**	**827,370**	**778,590**	**778,590**	
Major Projects	**Original Budget 2024/25 £**	**Original Budgets Plus 2023/24 Rephasing £**	**Latest Budget 2024/25 £**	**P10 Spend To Date £**	**Forecast Outturn 2024/25 £**	**Variance £**	**Latest Budget 2025/26 £**	**Proposed 2025/26 £**	**Latest Budget 2026/27 £**	**Proposed 2026/27 £**	**Latest Budget 2027/28 £**	**Proposed 2027/28 £**	**Comments**
Property Investment Board	0	0	0	44,711	46,635	46,635	0	0	0	0	0	0	Budget required for the purchase of the Red Cross Centre in Barton Way and the abortive costs at Summerhouse Way
Temporary Accommodation - All Sites	0	0	65,000	0	65,000	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Local Authority Housing Fund	0	5,845,025	9,758,225	4,036,872	9,758,225	0	0	0	0	0	0	0	Budget is currently forecast to be spent
South Oxhey Parking	0	0	0	0	0	0	500,000	500,000	0	0	0	0	
Sub-total Major Projects	**0**	**5,845,025**	**9,823,225**	**4,081,583**	**9,869,860**	**46,635**	**500,000**	**500,000**	**0**	**0**	**0**	**0**	
Total Policy & Resources	**1,249,165**	**7,267,467**	**11,090,667**	**4,554,142**	**11,123,388**	**32,721**	**1,378,590**	**1,386,504**	**827,370**	**827,370**	**778,590**	**778,590**	
Total Capital Programme	**5,377,028**	**12,903,916**	**20,158,031**	**8,130,616**	**19,894,272**	**(263,759)**	**5,174,990**	**5,522,046**	**4,332,370**	**4,332,370**	**4,293,590**	**4,293,590**	

Annex D
P&R Explanations of capital variances reported this Period

Description	Details of Outturn Variances to Latest Approved Budget	2024/25 £	2025/26 £	2026/27 £	2027/28 £
Policy & Resources					
Election Equipment	Budget not required this financial year	(6,000)	0	0	0
Basing House-Whole Life Costing	Budget rephased from 2024/25 to 2025/26 as fire door inspection scheduled work unlikely to happen this financial year	(7,914)	7,914	0	0
Property Investment Board	Budget required for the purchase of the Red Cross Centre in Barton Way and the abortive costs at Summerhouse Way	46,635	0	0	0
Total Policy & Resources		**32,721**	**7,914**	**0**	**0**

Annex E
P&R Key Income Streams

Garages and Shops									
Garages	**Month**	**2021/22**		**2022/23**		**2023/24**		**2024/25**	
Rent		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(67,120)	18%	(76,062)	17%	(79,962)	18%	(84,907)	8%
	May	(84,598)	18%	(74,883)	17%	(70,669)	16%	(90,903)	7%
	June	(67,303)	18%	(75,841)	16%	(80,973)	16%	(89,983)	8%
	July	(68,901)	17%	(76,597)	16%	(82,085)	14%	(94,267)	8%
	August	(85,572)	17%	(72,188)	16%	(81,588)	14%	(89,655)	7%
	September	(66,891)	18%	(74,631)	16%	(81,247)	14%	(90,008)	7%
	October	(67,979)	17%	(75,002)	16%	(82,104)	14%	(93,797)	6%
	November	(86,494)	16%	(73,282)	15%	(80,289)	14%	(89,644)	7%
	December	(69,289)	17%	(74,000)	16%	(82,367)	11%	(90,244)	7%
	January	(87,711)	17%	(75,231)	16%	(80,210)	9%	(91,618)	6%
	February	(69,601)	16%	(74,914)	18%	(81,581)	9%		
	March	(69,067)	17%	(72,721)	17%	(80,968)	8%		
	Total	**(890,526)**		**(895,352)**		**(964,043)**		**(905,026)**	

Comments: The original budget for 2024/25 is £1,107,950. Officers are now predicting income of £1,084,450 due to the redevelopment of 3 sites. Lower level applied to those in the more difficult to let areas. There are currently 1,056 rentable garages. The void percentage is based on the rentable stock only.

Shops	**Month**	**2021/22**		**2022/23**		**2023/24**		**2024/25**	
Rent		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(46,828)	n/a	(46,495)	n/a	(39,495)	n/a	(35,353)	n/a
	May	0	n/a	0	n/a	0	n/a	0	n/a
	June	(30,853)	n/a	(37,853)	n/a	(37,853)	n/a	(37,463)	n/a
	July	(15,250)	n/a	(8,250)	n/a	(8,250)	n/a	(4,890)	n/a
	August	0	n/a	0	n/a	0	n/a	0	n/a
	September	(38,245)	n/a	(38,244)	n/a	(31,244)	n/a	(37,870)	n/a
	October	(8,250)	n/a	(8,250)	n/a	(14,773)	n/a	(4,500)	n/a
	November	0	n/a	0	n/a	0	n/a	0	n/a
	December	(37,853)	n/a	(37,853)	n/a	(37,853)	n/a	(40,376)	n/a
	January	(8,250)	n/a	(8,250)	n/a	(8,250)	n/a	(21,750)	n/a
	February	0	n/a	0	n/a	0	n/a		
	March	0	n/a	(7,000)	n/a	(7,017)	n/a		
	Total	**(185,528)**		**(192,195)**	**0**	**(184,735)**	**0**	**(182,201)**	**0**

Comments: The original 2024/25 budget is £210,000. Officers are now predicting income of £170,000 due to a tenant at commercial units in Furtherfield going into liquidation. There are 20 shops in the district which are predominantly let as self repairing leases. Each shop rent is negotiated at the best market rate taking into consideration local factors regarding usage,