

Statement of Financial Activities	EPPING FOREST						
	Total	Unrestricted	Restricted	Total	Unrestricted	Restricted	Unrestricted
	2025-26	2025-26	2025/26	2026-27	2026-27	2026-27	2026-27
	FY Original Budget £000	FY Original Budget £000	FY Original Budget £000	FY Budget £000	FY Budget £000	FY Budget £000	Budget Variance F / (A) £000
Income							
City's Estate Grant Funding							
Core Grant (Local Risk)							
Core Grant	3,620	3,620	0	4,100	4,100	0	480
Pay Settlement Adjustment	0	0	0	0	0	0	0
Total Core Grant	3,620	3,620	0	4,100	4,100	0	480
Additional Grant							
Operational - Surveyors Works	2,220	2,220	0	3,275	3,275	0	1,055
Operational - Corporate Recharges & Support Services	2,357	2,357	0	2,116	2,116	0	(241)
Operational - Central Risk - Expenditure	0	0	0	20	20	0	20
Total Additional Grant	4,577	4,577	0	5,411	5,411	0	834
Capital and Projects							
Capital (Restricted)	0	0	0	0	0	0	0
Other Projects (Restricted)	0	0	0	10	0	10	0
Total Capital and Projects	0	0	0	10	0	10	0
Total City's Estate Grant Funding	8,197	8,197	0	9,521	9,511	10	1,314
Self-Generated Income							
Fundraising	770	40	730	20	20	0	(20)
Trading	2,050	2,050	0	1,934	1,934	0	(116)
Learning Income	0	0	0	0	0	0	0
Other Income	18	18	0	22	22	0	4
Total Self-Generated Income	2,838	2,108	730	1,976	1,976	0	(132)
Total Income	11,035	10,305	730	11,497	11,487	10	1,182
Expenditure							
Local Risk Expenditure							
Direct Employees	4,641	4,641	0	4,909	4,909	0	(268)
Indirect Employee Costs	41	41	0	91	91	0	(50)
Fundraising	1	1	0	13	13	0	(12)
Direct Trading	6	6	0	147	147	0	(141)
Learning Expenditure	0	0	0	0	0	0	0
Premises	517	517	0	427	427	0	90
Conservation and Ecology	1,003	273	730	231	196	35	77
Access, Safety & Visitor Management	7	7	0	33	33	0	(26)
Transport	163	163	0	208	208	0	(45)
Equipment, Furniture and Materials	345	345	0	174	164	10	181
Supplies and Services	76	76	0	94	94	0	(18)
Total Local Risk Expenditure	6,800	6,071	730	6,327	6,282	45	(211)
Central Risk Expenditure							
External Audit / Accreditation	0	0	0	0	0	0	0
Insurance	0	0	0	20	20	0	(20)
Other	0	0	0	0	0	0	0
Total Central Risk Expenditure	0	0	0	20	20	0	(20)
City Surveyors Works - Repairs and Maintenance							
Cyclical Works Programme (planned / backlog)	1,769	1,769	0	2,808	2,808	0	(1,039)
Repairs and Maintenance (reactive)	451	451	0	467	467	0	(16)
Total City Surveyors Works	2,220	2,220	0	3,275	3,275	0	(1,055)
Total Operational Expenditure (Before Recharges)	9,020	8,291	730	9,578	9,533	45	(1,286)
Surplus / (Deficit) (Before Recharges)	2,015	2,015	0	1,919	1,954	(35)	(105)
Total Corporate Recharges & Support Services	2,357	2,357	0	2,116	2,116	0	241
Total Operational Expenditure (After Recharges)	11,377	10,648	730	11,694	11,649	45	136
Surplus / (Deficit) (After Recharges)	(342)	(342)	0	(197)	(162)	(35)	180
Central Risk - Depreciation	607	607	0	541	541	0	66
Surplus / (Deficit) After Depreciation	(949)	(949)	0	(760)	(703)	(35)	246
Restricted Capital Expenditure	0	0	0	0	0	0	0
Restricted Expenditure from Reserves (not analysed above)	0	0	0	0	0	0	0
Transfer (to) / from Fixed Asset fund	607	607	0	541	541	0	
Transfer (to) / from Unrestricted Reserves	92	92	0	162	162	0	(70)
Transfer (to) / from Restricted Reserves	0	0	0	35	0	35	0
Surplus / (Deficit) After Transfer to / (from) Reserves	(250)	(250)	0	0	0	0	250
Total Revenue Expenditure	11,377	10,648	730	11,694	11,649	45	(1,001)
Total Capital Expenditure	0	0	0	0	0	0	0
Total Expenditure	11,377	10,648	730	11,694	11,649	45	(1,001)

APPENDIX 1

Notes

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Notes

1 £480k increase in core grant from City's Estate compared with 2025/26. This is explained by an inflationary uplift to operational budgets as well as funding provided for cost of living pay rises to staff and the transfer of support services staff from the Directorate.

2 £1.055m increase in City's Estate funding for works relating to the City Surveyor. This is primarily explained by additional expenditure incurred on the Cyclical Works Programme (CWP) to meet the backlog of works for projects falling under the CWP managed by the City Surveyor.

3 £116k reduction in trading income projected for 2026/27 as a result of a decrease in the amount budgeted for rental income. This can be explained by the 2025/26 budget including one-off income relating to pipeline works. The 2026/27 budget for rental income has been reviewed and takes into account the charity's current levels of rental income with the shortfall also offset by additional rental income generated from other properties.

4 Increase in employment expenditure partly explained by the transfer of support service posts whose costs were previously met by the Directorate. The increase can also be explained by cost of living pay rises to staff and increases in employer's national insurance.

5 £50k additional indirect employment costs largely attributable to an increased need for staff training including mandatory courses such as health and safety. The extra costs are also explained by a need for recruitment costs.

6 Direct trading costs are estimated to increase by £141k compared with the 2025/26 budget. This is explained by the purchase of items for sale such as branded products at the Visitor Centre as well as additional merchandise, equipment and materials due to be purchased for sale at Chingford Golf Course in 2026/27.

7 £90k saving in premises costs budgeted for 2026/27. This is largely explained by a reduction in costs for repairs and maintenance expenditure with the majority of works at Epping Forest being covered by budgets under the control of the City Surveyor.

8 £77k reduction in costs met by the charity's unrestricted reserves for conservation and ecology compared with 2025/26. This is partly explained by additional works in 2026/27 being funded by the charity's designated grazing reserve.

9 The draft SOFA currently shows a £181k reduction in the total costs of equipment, furniture and materials. This is partly explained by items falling under direct trading in the 2026/27 budget such as purchases for the Visitor Centre and Chingford Course, having been categorised under this budget line in previous years.

10 £66k reduced depreciation costs compared with the 2025/26 budget. This is explained by reduced capital charges for vehicles, plant and infrastructure assets with some assets falling under these categories now having been fully depreciated.

11 The charity has budgeted to use part of its current level of unrestricted reserves during 2026/27. This is required in order to fund increased levels of expenditure in 2026/27 whilst remaining within the core grant of £4.1m due to be provided from City's Estate. The level of reserves required in 2026/27 will be kept under review by the charity as the year progresses.