

Appendix 2 - Comparison between 2025/26 Revenue Outturn and Budget – Epping Forest

	Original Budget £000	Final Budget £000	Revenue Outturn £000	(Better)/ Worse £000	Note
LOCAL RISK					
Executive Director Environment					
Gross Expenditure	6,592	7,025	7,969	944	1
Gross Income	(2,964)	(2,964)	(3,908)	(944)	2
Total Local Risk Net Expenditure (Executive Director Environment)	3,628	4,061	4,061	0	
City Surveyor					
City Surveyors Repairs and Maintenance	451	451	408	(43)	3
Cyclical Works Programme (CWP)	1,769	1,545	1,639	94	
Total City Surveyor Local Risk	2,220	1,996	2,047	51	
TOTAL LOCAL RISK	5,848	6,057	6,108	51	
CENTRAL RISK					
TOTAL CENTRAL RISK	589	681	655	(26)	
RECHARGES					
Insurance	80	80	106	26	4
Support Services	633	633	633	0	
Surveyor's Employee Recharges	307	307	307	0	
IT Recharges	367	367	367	0	
Recharges Within Fund (Directorate, Democratic Core, and Learning)	1,012	853	787	(66)	
Recharges Across Fund					
Woodredon & Warlies	(61)	(62)	(23)	39	
Structural Maintenance	19	19	31	12	
TOTAL RECHARGES	2,357	2,197	2,208	11	
TOTAL NET EXPENDITURE	8,794	8,935	8,971	36	

Reasons for Significant Variations

1. The charity's total local risk gross expenditure budget was overspent by £944k compared with the final budget for 2025/26. This is attributable to the following:
 - £991k comprising unbudgeted transfers to reserves. This included a £422k transfer to the charity's unrestricted free reserves as a result of a surplus on the overall local risk budget for 2025/26. This was in addition to other transfers to the charity's designated and restricted funds taking place including surplus grant monies from the Countryside Stewardship Scheme (CSS) of £448k being transferred to the charity's CSS restricted reserve;
 - £214k additional expenditure on fees and services explained by professional fees incurred in relation to the letting of Loughton Golf Course and Clays Lane as well as costs undertaken to support tree safety and traffic management work;

- £82k overspend on transport related expenditure largely relating to additional costs incurred on vehicle repair costs to service the charity's existing fleet as well as the purchase of vehicles for use at Epping Forest;
- £66k extra expenditure on equipment, furniture and materials following the purchase of new equipment and machinery during 2025/26;
- £66k additional costs incurred on communications related expenditure partly explained by the purchase of new radios;
- £36k overspend on other supplies and services costs including additional printing and publishing costs incurred during 2025/26;
- £28k increased premises expenditure partly explained by additional water usage at Chingford Golf Course during the summer months; and
- (£539k) savings in employment costs attributable to vacant posts at Epping Forest during 2025/26.

2. Epping Forest's total gross income 2025/26 was (£944k) greater than the final budget for the year which is explained by the following:

- (£376k) extra income from government grants largely relating to income from CSS monies for 2025/26 being greater than budgeted as a result of additional work being carried out during 2025/26;
- (£348k) additional income from other grants and contributions largely explained by amounts received from local authorities from the Strategic Access Management and Monitoring Strategy (SAMMS) to mitigate the impact of developments around Epping Forest. Please note that these monies are ringfenced in a separate restricted reserve of the charity;
- (£166k) increased income generated from car parking This is partly explained by increased enforcement taking place from Automatic Number Plate Recognition (ANPR);
- (£113k) extra income received in golfing fees compared with budget attributable to increased usage of Chingford Golf Course; and
- £59k reduced income from other budget headings. This can partly be explained by income from rents and wayleaves and recharges to capital projects being less than originally anticipated.

3. £94k was incurred in additional expenditure on the CWP compared with budget as a result of the re-phasing of projects falling under the CWP. Expenditure was incurred on a range of projects falling under the CWP during 2025/26 as part of the backlog of works managed by the City Surveyor. This included works undertaken in relation to the refurbishment of lodges at Epping Forest as well as works taking place at both The Temple and Great Gregories.

4. £66k underspend in recharges from the Natural Environment Directorate explained by the Directorate being underspent overall for 2025/26 resulting in reduced recharges to the charity.