

**COMMERCIAL AND REGULATORY SERVICES  
ESTIMATES 2019/20**

	2017/18	2018/19		2019/20		
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure
	£000's	£000's	£000's	£000's	£000's	£000's
Emergency Planning & Other	57	92	77	78	-	78
Environmental Health	924	986	759	846	(28)	818
Land & Property	(1,081)	(4,873)	(5,756)	333	(6,631)	(6,298)
North Weald Centre	206	116	67	1,010	(914)	96
Private Sector Housing	450	654	419	1,257	(742)	516
Regulatory Services	373	313	227	1,113	(840)	274
<b>Grand Total</b>	<b>929</b>	<b>(2,712)</b>	<b>(4,207)</b>	<b>4,638</b>	<b>(9,154)</b>	<b>(4,516)</b>
Commercial & Reg Support Services	534	359	523	403	(20)	383
Internally Recharged	(534)	(359)	(10)	(9)		(9)
	<b>929</b>	<b>(2,712)</b>	<b>(3,693)</b>	<b>5,032</b>	<b>(9,174)</b>	<b>(4,142)</b>
Continuing Services Budget	2,298	(1,007)	(2,619)			(3,861)
Continuing Services Budget - Growth			100			208
Continuing Services Budget - Savings	(1,503)	(1,786)	(1,367)			(484)
<b>Total Continuing Services Budget</b>	<b>(1,503)</b>	<b>(1,786)</b>	<b>(1,267)</b>			<b>(276)</b>
District Development Fund - Expenditure	238	81	275			32
District Development Fund - Savings	(104)		(82)			(37)
Invest to Save						
<b>Total District Development Fund / Invest to Save</b>	<b>134</b>	<b>81</b>	<b>193</b>			<b>(5)</b>
<b>Directorate Total</b>	<b>929</b>	<b>(2,712)</b>	<b>(3,693)</b>			<b>(4,142)</b>

## Commercial & Regulatory Services

### CSB Growth & Development Fund Items

		Original Estimate 2018/19 £000's	Probable Outturn 2018/19 £000's	Original Estimate 2019/20 £000's
<b>CSB Growth Items</b>				
Land & Property	Epping Forest Shopping Park	(1,562)	(1,043)	(163)
Land & Property	Broadway Gate Development	(50)	(53)	(159)
Land & Property	Rental Income Shops	(61)	(61)	(21)
Building Control	Fee income		(35)	(15)
Building Control	Additional staffing costs		12	50
North Weald Airfield	Additional Rental Income	(113)	(84)	(88)
North Weald Airfield	Loss of Market Rents	-	88	158
North Weald Airfield	Aviation Income	-	(20)	(4)
Various headings	Salary Savings from People Strategy		(71)	(34)
		<b>(1,786)</b>	<b>(1,267)</b>	<b>(276)</b>
<b>Development Fund Items</b>				
Land & Property	Epping Forest Shopping Park - Empty Rates	81	90	-
Land & Property	St Johns Road Costs		50	32
North Weald Airfield	Short-term Lease Rentals	-	(35)	(32)
North Weald Airfield	Casual Rents	-	(8)	-
Private Sector Housing	HMO income	-	(39)	(5)
Support Services	Agency costs		135	
		<b>81</b>	<b>193</b>	<b>(5)</b>

**COMMERCIAL AND REGULATORY SERVICES  
ESTIMATES 2019/20  
EMERGENCY PLANNING AND HEALTH AND SAFETY**

	2017/18	2018/19		2019/20			
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000's	£000's	£000's	£000's	£000's	£000's	
Emergency Planning	57	92	77	78	-	78	This service is provided to assist the emergency services and other authorities in the event of a major incident as well as the planning for the possibility of such event occurring. The officer also provides Health & Safety advice/training for the Council.
<b>Grand Total</b>	<b>57</b>	<b>92</b>	<b>77</b>	<b>78</b>	<b>-</b>	<b>78</b>	

**COMMERCIAL AND REGULATORY SERVICES  
ESTIMATES 2019/20  
ENVIRONMENTAL HEALTH**

	2017/18	2018/19		2019/20			
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000's	£000's	£000's	£000's	£000's	£000's	
Animal Welfare Service	63	91	44	83	(14)	69	The Animal Welfare Service is being carried out by LB Waltham Forest therefore achieving savings in this area since October 2015. However, the element for stray dogs is still the responsibility for the Council.
Food Inspection	263	268	203	220	(2)	218	This service area provides food safety advice to businesses throughout the district and also Food Hygiene Courses to assist in attaining the highest levels of food safety certification.
Industrial Activities - Regulated	21	20	14	27	(12)	15	Certain premises require special environmental licences to operate and hence the income and expenditure remains similar.
Inspection Of Workplaces	141	147	106	116	-	116	Various workplaces within the district are prone to health issues such as smoking in confined spaces and it is the responsibility of this section to inspect and advise workplace management of the issues arising.
Pest Control	59	83	46	46	-	46	Pest control services are no longer provided by the Council but advice and contacts for service providers are still made to residents.
Pollution Control	182	185	148	155	-	155	Monitoring of pollution and enforcement action taken against polluter in respect of air quality and noise are carried out by Environmental Health staff and accounted for here.
Public Conveniences	196	193	197	199	(1)	198	This budget relates to the running cost of two permanent buildings at Bakers Lane Epping and High Street Chipping Ongar, and Automatic Public Conveniences at various locations throughout the District.
<b>Grand Total</b>	<b>924</b>	<b>986</b>	<b>759</b>	<b>846</b>	<b>(28)</b>	<b>818</b>	

**COMMERCIAL AND REGULATORY SERVICES**  
**ESTIMATES 2019/20**  
**LAND AND PROPERTY**

	2017/18	2018/19		2019/20			
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000's	£000's	£000's	£000's	£000's	£000's	
Asset Rationalisation	109	12	61	45	-	45	Current costs allocated to this budget relate to the Business Rates and security costs of the St Johns Road site and are being funded from the District Development Fund.
Brooker Rd Industrial Estate	(506)	(506)	(543)	8	(563)	(556)	A rent review of one unit within this estate has increased net income by 7%.
Business Premises	(1,622)	(1,843)	(2,063)	210	(2,540)	(2,330)	The Estates and Valuation Service are now more pro-active in negotiating rent reviews thus increasing revenue to the Council, some have been offset by an increase in the Building Maintenance recharge.
David Lloyd Centre	(151)	(194)	(195)	-	(195)	(195)	A new lease was entered into by both parties in 2016/17 giving stability of income to the Council, with regular rent reviews every 5 years.
Epping Forest Shopping Park	1,926	(1,620)	(2,234)	1	(2,498)	(2,497)	All units are now let with the final business entering into an agreement on 18 September 2019.
General Improvement Areas	10	12	11	39	-	39	This budget relates to the designated general improvement areas in Albert Road, Buckhurst Hill and Woollard Street, Waltham Abbey, and consists of Building Maintenance recharges only.
Greenyards, Waltham Abbey	(15)	(14)	(15)	-	(15)	(15)	This relates to a Health Centre at Greenyard, Waltham Abbey.
Langston Rd Industrial Estate	(119)	(114)	(142)	-	(142)	(142)	This is rental income from the Prospect Business park and the units within the Seedbed Centre which are ancillary to the Shopping Park.
Oakwood Hill Plots	(515)	(409)	(436)	1	(437)	(435)	Rental income is being maintained within this area and with management charges being retained in Support Services sees an increase in net income.
Oakwood Hill Units	(198)	(192)	(195)	29	(236)	(207)	Rental income is increasing due to renewal of leases and rent review periods.
Wayleaves	1	(4)	(4)	-	(4)	(4)	Businesses and general public wishing to cross certain pieces of land owned by the Council are subject to a "Wayleave" charge.
<b>Grand Total</b>	<b>(1,081)</b>	<b>(4,873)</b>	<b>(5,756)</b>	<b>333</b>	<b>(6,631)</b>	<b>(6,298)</b>	

**COMMERCIAL AND REGULATORY SERVICES  
ESTIMATES 2019/20  
NORTH WEALD AIRFIELD**

	2017/18	2018/19		2019/20			
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000's	£000's	£000's	£000's	£000's	£000's	
North Weald Airfield	206	116	67	934	(837)	96	Planned maintenance items from the Facilities Management team are causing fluctuations on premises related expenditure and a fall in Market Rent income from January 2019 sees Net Expenditure increase from probable outturn to original 2019/20
<b>Grand Total</b>	<b>206</b>	<b>116</b>	<b>67</b>	<b>934</b>	<b>(837)</b>	<b>96</b>	

**COMMERCIAL AND REGULATORY SERVICES**  
**ESTIMATES 2019/20**  
**PRIVATE SECTOR HOUSING**

	2017/18	2018/19		2019/20			
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000's	£000's	£000's	£000's	£000's	£000's	
Care And Repair	100	98	45	154	(92)	62	This service provides support to vulnerable owner occupiers applying for grants and loans under the various schemes available. In 2019/20 the team is at full establishment having had a vacancy during 2018/19.
Private Housing Grants	4	182	92	762	(630)	132	Many of the Grants previously available have been replaced by loans except those for Disabled Facilities. There is no time limit for repayment and the debt is recorded with the Land Registry, with the Council receiving repayment when the property changes hands. Indications suggest a similar level of funding is to continue into 2018/19. Though the Council has been provided with additional one off funding of £92,000 in 2018/19 to help with rising demand.
Private Sector Housing Matters	333	360	282	341	(19)	322	This relates to all other private sector housing issues.
Traveller Matters	14	14	-	-	-	-	This budget relates to staff time spent dealing with matters relating to the Travelling Community.
<b>Grand Total</b>	<b>450</b>	<b>654</b>	<b>419</b>	<b>1,257</b>	<b>(742)</b>	<b>516</b>	



**COMMERCIAL AND REGULATORY SERVICES**  
**ESTIMATES 2019/20**  
**REGULATORY SERVICES**

	2017/18	2018/19		2019/20			
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000's	£000's	£000's	£000's	£000's	£000's	
Building Control	39	-	-	552	(550)	2	The Building Control chargeable activities relate mainly to checking of plans in accordance with work deposited under section 16 of the Building Act 1984, and site inspections in accordance with the regulations. Uncertainty in the housing market is having a positive effect on the Building Control fees which is reflected in the budgets. With the growth in income comes an additional workload and additional resources to cope with this increase have been made.
Building Control Non Fee	190	183	192	215	-	215	The Building Control non fee earning budget relates to aspects of the service which are not chargeable activities. Non-chargeable activities are listed in the Building Regulations 2010.
Licensing & Registrations	67	75	11	143	(114)	29	Modest rises in income have seen the amount of officer time increasing in this area to cope with the additional queries.
Public Hire Licensing	76	55	24	203	(175)	28	Income here is fairly static and like Licensing Registrations this budget also shows a deficit.
<b>Grand Total</b>	<b>373</b>	<b>313</b>	<b>227</b>	<b>1,113</b>	<b>(840)</b>	<b>274</b>	

**COMMERCIAL AND REGULATORY SERVICES  
ESTIMATES 2019/20  
SUPPORT SERVICES**

	2017/18	2018/19		2019/20			
	Actuals	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000's	£000's	£000's	£000's	£000's	£000's	
Estates & Valuation	534	359	523	403	(20)	374	The increase in estimates from Original 2018/19 to Probable Outturn is due to the level of agency staff employed to cover until more permanent staff are employed this is expected during 2019/20.
<b>Grand Total</b>	<b>534</b>	<b>359</b>	<b>523</b>	<b>403</b>	<b>(20)</b>	<b>374</b>	

**COMMERCIAL AND REGULATORY SERVICES**  
**SUBJECTIVE ANALYSIS 2019/20**

	Employee Expenses	Premises Related Expenses	Transport Related Expenses	Supplies And Services	Contracted Services	Support Services	Asset Charges	Internal Recharges		Misc Income	Governmen t Contributio ns	Other Contributio ns	Fees & Charges		
<b>Emergency Planning &amp; Other</b>	<b>59,870</b>		<b>3,100</b>	<b>10,010</b>		<b>5,360</b>			<b>78,340</b>						<b>78,340</b>
Emergency Planning	59,870		3,100	10,010		5,360			78,340						78,340
<b>Environmental Health</b>	<b>498,800</b>	<b>190,980</b>	<b>17,600</b>	<b>22,310</b>	<b>26,880</b>	<b>84,970</b>	<b>4,110</b>		<b>845,650</b>	<b>(100)</b>			<b>(27,550)</b>	<b>(27,650)</b>	<b>818,000</b>
Animal Welfare Service	39,900		1,640	5,680	26,880	8,660			82,760				(13,550)	(13,550)	69,210
Food Inspection	174,120		6,250	8,500		30,670			219,540				(1,500)	(1,500)	218,040
Inspection Of Workplaces	95,070		3,420	1,140		16,750			116,380						116,380
Pest Control	37,710		1,350	260		6,650			45,970						45,970
Pollution Control	130,010		4,150	4,090		17,100			155,350						155,350
Public Conveniences		190,980		2,500		1,270	4,110		198,860	(100)			(500)	(600)	198,260
Industrial Activities - Regulated	21,990		790	140		3,870			26,790				(12,000)	(12,000)	14,790
<b>Land &amp; Property</b>	<b>16,250</b>	<b>271,370</b>	<b>590</b>	<b>13,080</b>		<b>11,030</b>	<b>20,730</b>		<b>333,050</b>	<b>-</b>		<b>-</b>	<b>(6,631,300)</b>	<b>(6,631,300)</b>	<b>(6,298,250)</b>
Asset Rationalisation	-	44,890		-		-			44,890						44,890
Brooker Rd Industrial Estate		6,040		1,500		-			7,540				(563,460)	(563,460)	(555,920)
Business Premises	16,250	151,170	590	10,650		11,030	20,730		210,420				(2,540,450)	(2,540,450)	(2,330,030)
David Lloyd Centre						-			-				(195,000)	(195,000)	(195,000)
Epping Forest Shopping Park		-		930		-	-		930	-		-	(2,498,100)	(2,498,100)	(2,497,170)
General Improvement Areas		39,020							39,020						39,020
Greenyards, Waltham Abbey						-			-				(15,000)	(15,000)	(15,000)
Langston Rd Industrial Estate				-		-			-				(142,400)	(142,400)	(142,400)
Oakwood Hill Plots		1,460				-			1,460				(436,580)	(436,580)	(435,120)
Oakwood Hill Units		28,790		-		-			28,790				(236,110)	(236,110)	(207,320)
Wayleaves						-			-				(4,200)	(4,200)	(4,200)
<b>North Weald Centre</b>	<b>465,770</b>	<b>297,970</b>	<b>27,980</b>	<b>50,190</b>		<b>59,550</b>	<b>34,370</b>	<b>(2,000)</b>	<b>933,830</b>	<b>-</b>			<b>(837,480)</b>	<b>(837,480)</b>	<b>96,350</b>
North Weald Airfield	465,770	297,970	27,980	50,190		59,550	34,370	(2,000)	933,830	-			(837,480)	(837,480)	96,350
<b>Private Sector Housing</b>	<b>541,660</b>	<b>2,000</b>	<b>19,450</b>	<b>606,320</b>	<b>17,800</b>	<b>110,010</b>		<b>(40,000)</b>	<b>1,257,240</b>		<b>(602,400)</b>	<b>(61,970)</b>	<b>(77,200)</b>	<b>(741,570)</b>	<b>515,670</b>
Care And Repair	137,930	2,000	4,400	5,020	17,800	27,130		(40,000)	154,280			(61,970)	(30,200)	(92,170)	62,110
Private Housing Grants	131,530	-	4,200	600,120		25,870			761,720		(600,000)	-	(30,000)	(630,000)	131,720
Private Sector Housing Matters	272,170		10,850	1,180		57,000			341,200		(2,400)		(17,000)	(19,400)	321,800
Traveller Matters	30		-	-		10			40						40
<b>Regulatory Services</b>	<b>901,810</b>		<b>32,890</b>	<b>22,630</b>		<b>155,940</b>			<b>1,113,270</b>	<b>-</b>			<b>(839,680)</b>	<b>(839,680)</b>	<b>273,590</b>
Building Control	456,870		15,790	12,650		66,740			552,050	-			(550,000)	(550,000)	2,050
Building Control Non Fee	180,510		6,240	1,560		26,330			214,640						214,640
Licensing & Registrations	109,620		4,640	380		28,830			143,470				(114,230)	(114,230)	29,240
Public Hire Licensing	154,810		6,220	8,040		34,040			203,110				(175,450)	(175,450)	27,660
<b>Commercial &amp; Reg Support Services</b>	<b>309,490</b>		<b>3,750</b>	<b>26,270</b>		<b>63,690</b>		<b>(9,280)</b>	<b>393,920</b>				<b>(20,000)</b>	<b>(20,000)</b>	<b>373,920</b>
Estates & Valuation	309,490		3,750	26,270		63,690		(9,280)	393,920				(20,000)	(20,000)	373,920
<b>Grand Total</b>	<b>2,793,650</b>	<b>762,320</b>	<b>105,360</b>	<b>750,810</b>	<b>44,680</b>	<b>490,550</b>	<b>59,210</b>	<b>(51,280)</b>	<b>4,955,300</b>	<b>(100)</b>	<b>(602,400)</b>	<b>(61,970)</b>	<b>(8,433,210)</b>	<b>(9,097,680)</b>	<b>(4,142,380)</b>