

**Public Document Pack
SOUTHEND-ON-SEA BOROUGH COUNCIL**

Place Scrutiny Committee

Date: Monday, 30th November, 2015

Time: 6.30 pm

Place: Committee Room 1 - Civic Suite, Victoria Avenue

Contact: Tim Row

Email: committeesection@southend.gov.uk

A G E N D A

- 1 Apologies for Absence**
- 2 Declarations of Interest**
- 3 Questions from Members of the Public**
- 4 Minutes of the Meeting held on Monday, 12th October, 2015**
- 5 International Marketing**

ITEMS CALLED-IN/REFERRED DIRECT FROM CABINET
Tuesday 10th November 2015

- 6 Monthly Performance Report**

Members are reminded to bring with them the most recent MPR for period end August 2015, circulated on 30th September 2015. An Exceptions Report will be circulated shortly and copies will be available at the meeting.

Comments/questions should be made at the appropriate Scrutiny Committee relevant to the subject matter.

- 7 Beecroft Building**
Minute 413 – Cabinet Agenda item 19 refers
Called in by Councillors J L Lamb and A E Holland

PRE-CABINET SCRUTINY ITEMS

None

ITEMS CALLED-IN FROM THE FORWARD PLAN

None

OTHER SCRUTINY MATTERS

- 8 In-depth Scrutiny Project - 20mph in Residential Streets**
Update

To: Chairman & Members of the Place Scrutiny Committee:

Councillor Habermel (Chairman)

Councillors Evans (Vice-Chairman), Assenheim, Aylen, Callaghan, Courtenay, Cox, Crystall, J Garston, Jarvis, Kenyon, McMahon, Mulroney, Phillips, Robertson, Ward, Ware-Lane and Willis

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MONTHLY PERFORMANCE REPORT

September 2015

Contents

Section 1 Pages 1-4	2015-16 Exceptions – Current Month’s Performance Current Month’s performance information for indicators rated Red or Amber
Section 2 Pages 5-8	2015-16 Corporate Performance Indicators Performance Information for all Corporate Priority Indicators
Section 3 Pages 9-16	Detail of Indicators Rated Red or Amber Performance detail for indicators rated Red or Amber
Section 4 Pages 17-42	Budget Management Statements Budget monitor and forecast by Portfolio
Section 5 Pages 43-61	Capital Expenditure Summary of Capital Expenditure

Key to Columns and symbols used in report

Column Heading	Description
Minimise, Maximise or Goldilocks	Indicates whether a higher or lower number is better: Minimise = lower is better, maximise = higher is better, Goldilocks = just right (neither too high or too low)
Latest Month	The latest month for which performance information is available
Month's Value	Performance to date for the latest month
Month's Target	Target to date for the latest month
Annual Target 2014/15	Annual target for 2015/16
<u>Outcome</u>	<p>Symbol based on a traffic light system; Red, Amber, Green indicating whether an indicator's performance has achieved the annual target. Symbols used and their meaning are:</p> <p> = at risk of missing target</p> <p> = some slippage against target, but still expected to meet year-end target (31/03/2016)</p> <p> = on course to achieve target</p>
Comment	Commentary for indicators not on track providing reasons for low performance and identifying initiatives planned to bring performance back on track
Better or worse than last year	<p>Symbol indicating whether performance for the Latest Month is better or worse than the same month in the previous year. Symbols and their meanings are:</p> <p> = Latest Month's performance is better than the same month last year</p> <p> = Latest Month's performance is worse than the same month last year</p> <p> = Data not available for current or previous year</p>

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Published by the Policy & Partnerships Team

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Section 1: 2015-2016 Exceptions - Current Month Performance



Comments on Indicators rated Red or Amber

Expected Outcome At risk of missing target
Responsible OUs People



MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
CP 3.1	Proportion of older people 65 and over who were still at home 91 days after discharge from hospital to rehab/rehab [Cumulative]	Aim to Maximise	September 2015	79.8%	86%	86%			For September, 95 people from 119 were still at home after 3 months of starting reablement. Year to date, 781 people started reablement, of which 642 (82.2%) were at home 3 months later. A detailed review has commenced jointly with the Southend Clinical Commissioning Group in preparation for re-commissioning reablement services next year.	People Scrutiny



Expected Outcome At risk of missing target
Responsible OUs Place

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
CP 1.1	Score against 10 BCS crimes; Theft of vehicle, theft from vehicle, vehicle interference, domestic burglary, theft of cycle, theft from person, criminal damage, common assault, woundings, robbery. [Cumulative]	Aim to Minimise	September 2015	4187	3773	7389			Southend Community Safety Partnership continues to monitor closely the current performance on crime figures. The majority of the increase in reported crime is within the category 'violence without injury' – typically common assault, harassment and threat offences. A large proportion of these offences have been reported following domestic abuse incidents, which is encouraging as we know that this is traditionally a crime type that is under-reported. Also within this crime category is a change in national crime recording rules which means that Malicious Communications is now recorded as a crime. About 70 such offences have been recorded this year that would not have been recorded last year.	Policy & Resources Scrutiny



MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
									The CSP has commissioned a detailed crime strategic intelligence assessment for the Borough, which should provide a broader picture and assist in addressing the priorities for crime and disorder over the coming year.	

Expected Outcome Some slippage against target
Responsible OUs People



MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
CP 1.3	The percentage of children reported to the police as having run away that receive an independent return to home interview [Cumulative]	Aim to Maximise	September 2015	77.27%	85%	85%			<p>From 1st April to 30th September, 73 children have been reported missing a total of 154 times. Of the 154 episodes,</p> <ul style="list-style-type: none"> . 119 successful visits . 4 had visits but the child wasn't seen . 8 were refused . 7 were unable to take place . 16 outstanding <p>In September, 14 children went missing a total of 30 times. Out of the 30 missing episodes, 15 had successful visits and 2 was unable to take place (Essex will conduct one of the RHIs). Visits remain outstanding for 13 missing episodes which are accounted for by 3 children. Of these 3 children, 2 are LAC; one in Southend and one in Kent, the third child is open to Essex and placed in Southend.</p>	People Scrutiny



MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
CP 1.4	Rate of children subject to a Child Protection Plan per 10,000 (not including temps) [Monthly Snapshot]	Goldilocks	September 2015	47.1	37.8-45.2	37.8-45.2			The rate of children subject to a child protection plan has increased in September - following two months of lower than average numbers. There has been a higher than average number of initial child protection plans made, and whilst there was also a higher than average number of child protection plans discontinued, the overall result was an increase in rate. Work continues to scrutinise implementation of child protections plans to ensure that risks are reduced in an effective and timely way.	People Scrutiny

Expected Outcome Some slippage against target
Responsible OUs Place

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
CP 2.3	Percentage of household waste sent for reuse, recycling and composting [Cumulative]	Aim to Maximise	September 2015	51.49%	54.00%	54.00%			The delayed commissioning status at the partnerships Mechanical Biological Treatment Plant means residual waste has not been processed to extract recycling. There is also a general rise in waste.	Place Scrutiny

Expected Outcome Some slippage against target
Responsible OUs Public Health

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
CP 3.4	Public Health Responsibility Deal [Cumulative]	Aim to Maximise	September 2015	13	20	40			We have had one business sign up to Public Health Responsibility Deal in September. The new Business Engagement officer commenced their role on 5th October and their work plan includes targets and monthly trajectories to ensure delivery of the annual target.	People Scrutiny

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Comment - explanation of current performance, actions to improve performance and anticipated future performance	Scrutiny Committee
CP 3.5	Number of people successfully completing 4 week stop smoking course [Cumulative]	Aim to Maximise	September 2015	383	530	1,300			The new Tobacco Control Strategy will be considered at Cabinet on 10 th November. As part of our Stoptober activity over 1000 free lung tests were carried out. The national Stoptober road show visited Southend at the end of September - as at the 23 rd October over 200 smokers have set a quit date making it our best month to date. We continue to monitor the use of electronic cigarettes as smokers are accessing this product without the benefit of clinical and behavioural support to become totally smoke free.	People Scrutiny

Section 2: 2015-2016 Corporate Performance Indicators



Performance Data Expected Outcome: At risk of missing target 2 On course to achieve target 21 Some slippage against target 5

Priority • Create a safe environment across the town for residents, workers and visitors. • Work with Essex Police and other partners to tackle crime.
• Look after and safeguard our children and vulnerable adults.

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Managed By	Scrutiny Committee
CP 1.1	Score against 10 BCS crimes; Theft of vehicle, theft from vehicle, vehicle interference, domestic burglary, theft of cycle, theft from person, criminal damage, common assault, woundings, robbery. [Cumulative]	Aim to Minimise	September 2015	4187	3773	7389			Dipti Patel	Policy & Resources Scrutiny
CP 1.2	Adults in contact with secondary mental health services who are in stable accommodation (ASCOF 1H)	Aim to Maximise	September 2015	68.8%	66%	66%			Sharon Houlden	People Scrutiny
CP 1.3	The percentage of children reported to the police as having run away that receive an independent return to home interview [Cumulative]	Aim to Maximise	September 2015	77.27%	85%	85%			John O'Loughlin	People Scrutiny
CP 1.4	Rate of children subject to a Child Protection Plan per 10,000 (not including temps) [Monthly Snapshot]	Goldilocks	September 2015	47.1	37.8-45.2	37.8-45.2			John O'Loughlin	People Scrutiny
CP 1.5	Rate of Looked After Children per 10,000 [Monthly Snapshot]	Goldilocks	September 2015	62.5	54.4-65	54.4-65			John O'Loughlin	People Scrutiny

Priority • Promote the use of green technology and initiatives to benefit the local economy and environment. • Encourage and enforce high standards of environmental stewardship.

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Managed By	Scrutiny Committee
CP 2.1	Number of reported missed collections per 100,000 [Monthly Snapshot]	Aim to Minimise	September 2015	30	45	45	✓	↑	Dipti Patel	Place Scrutiny
CP 2.2	% acceptable standard of cleanliness: litter [Cumulative]	Aim to Maximise	September 2015	99%	90%	90%	✓	↑	Dipti Patel	Place Scrutiny
CP 2.3	Percentage of household waste sent for reuse, recycling and composting [Cumulative]	Aim to Maximise	September 2015	51.49%	54.00%	54.00%	⚠	↑	Dipti Patel	Place Scrutiny

Priority • Promote healthy and active lifestyles for all. • Work with the public and private rented sectors to provide good quality housing. • Enable the planning and development of quality, affordable housing.

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Managed By	Scrutiny Committee
CP 3.1	Proportion of older people 65 and over who were still at home 91 days after discharge from hospital to rehab/rehab [Cumulative]	Aim to Maximise	September 2015	79.8%	86%	86%	✗	↓	Sharon Houlden	People Scrutiny
CP 3.2	Delayed transfers of care from hospital (social care) [Cumulative]	Aim to Minimise	September 2015	5	12	24	✓	↑	Sharon Houlden	People Scrutiny
CP 3.3	Number of attendances at council run or affiliated arts and sports events and facilities [Cumulative]	Aim to Maximise	September 2015	1,674,170	1,714,500	3,429,000	✓	?	Nick Harris	Place Scrutiny
CP 3.4	Public Health Responsibility Deal [Cumulative]	Aim to Maximise	September 2015	13	20	40	⚠	↓	James Williams	People Scrutiny
CP 3.5	Number of people successfully completing 4 week stop smoking course [Cumulative]	Aim to Maximise	September 2015	383	530	1,300	⚠	↓	Liesel Park	People Scrutiny
CP 3.6	Take up of the NHS Health Check programme - by those eligible [Cumulative]	Aim to Maximise	September 2015	3,735	2,632	5,673	✓	↑	Margaret Gray	People Scrutiny
CP 3.7	Number of new affordable homes acquired	Aim to Maximise	September 2015	0	0	70	✓	—	Sharon Houlden	People Scrutiny

Priority • Ensure residents have access to high quality education to enable them to be lifelong learners and have fulfilling employment. • Improve the life chances of our residents, especially our vulnerable children & adults, by working to reduce inequalities and social deprivation across our communities. • Ensure the town is 'open for businesses' and that new, developing and existing enterprise is nurtured and support. • Ensure continued regeneration of the town through a culture led agenda.

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Managed By	Scrutiny Committee
CP 4.1	Proportion of appropriate people using social care who receive direct payments [Monthly Snapshot]	Aim to Maximise	September 2015	34.3%	21%	21%	✓	↑	Sharon Houlden	People Scrutiny
CP 4.2	Proportion of adults with learning disabilities in paid employment [Monthly Snapshot]	Aim to Maximise	September 2015	11.6%	10%	10%	✓	↑	Sharon Houlden	People Scrutiny
CP 4.3	% of Council Tax for 2015/16 collected in year [Cumulative]	Aim to Maximise	September 2015	52.80%	52.60%	97.00%	✓	↑	Joe Chesterton	Policy & Resources Scrutiny
CP 4.4	% of Non-Domestic Rates for 2015/16 collected in year [Cumulative]	Aim to Maximise	September 2015	55.20%	55.10%	97.60%	✓	↑	Joe Chesterton	Policy & Resources Scrutiny
CP 4.5	Major planning applications determined in 13 weeks [Cumulative]	Aim to Maximise	September 2015	85.71%	79.00%	79.00%	✓	▬	Peter Geraghty	Place Scrutiny
CP 4.6	Minor planning applications determined in 8 weeks [Cumulative]	Aim to Maximise	September 2015	94.59%	84.00%	84.00%	✓	↑	Peter Geraghty	Place Scrutiny
CP 4.7	Other planning applications determined in 8 weeks [Cumulative]	Aim to Maximise	September 2015	91.17%	90.00%	90.00%	✓	↓	Peter Geraghty	Place Scrutiny
CP 4.8	Current Rent Arrears as % of rent due	Aim to Minimise	September 2015	1.43%	1.77%	1.77%	✓	↑	Sharon Houlden	Policy and Resources Scrutiny
CP 4.9	The % of children in good or outstanding Schools [Monthly Snapshot]	Aim to Maximise	September 2015	81.62%	75%	75%	✓	↑	Heather Tomlinson	People Scrutiny


Priority • Work with & listen to our communities & partners to achieve better outcomes for all • Enable communities to be self-sufficient & foster pride in the town • Promote & lead an entrepreneurial, creative & innovative approach to the development of our town

MPR Code	Short Name	Minimise or Maximise	Latest Month	Month's Value	Month's Target	Annual Target 2015/16	Expected Outcome	Better or worse than last year	Managed By	Scrutiny Committee
CP 5.1	Number of volunteers hours delivered within cultural services [Cumulative]	Aim to Maximise	September 2015	6,710	6,500	12,000	✓	↑	Nick Harris	Place Scrutiny
CP 5.2	Govmetric Measurement of Satisfaction (3 Channels - Phones, Face 2 Face & Web) [Cumulative]	Aim to Maximise	September 2015	92.30%	80.00%	80.00%	✓	↑	Nick Corrigan	Policy & Resources Scrutiny
CP 5.3	Number of payments made online [Cumulative]	Aim to Maximise	September 2015	30,557	24,996	50,000	✓	↑	Joanna Ruffle	Policy & Resources Scrutiny
CP 5.4	Working days lost per FTE due to sickness - excluding school staff [Cumulative]	Aim to Minimise	September 2015	2.98	3.01	7.20	✓	↑	Joanna Ruffle	Policy & Resources Scrutiny

Section 3: Detail of indicators rated Red or Amber

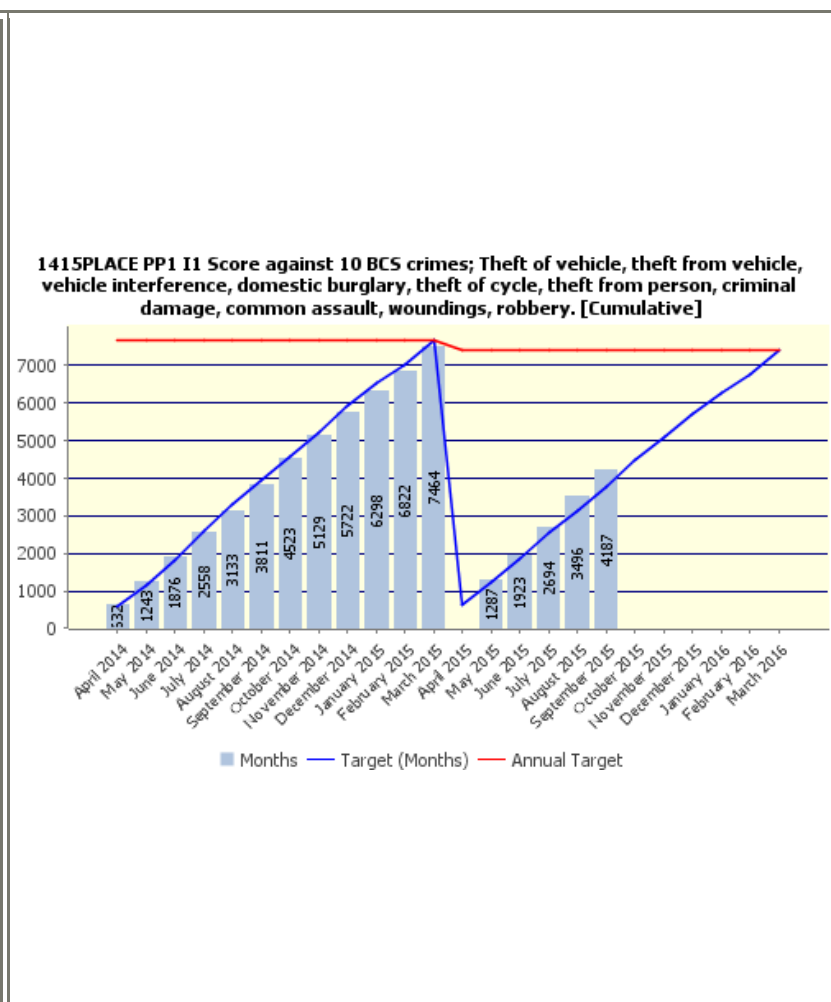
Priority • Create a safe environment across the town for residents, workers and visitors. • Work with Essex Police and other partners to tackle crime. • Look after and safeguard our children and vulnerable adults.

Expected Outcome: At risk of missing target 1 Some slippage against target 2


CP 1.1	Score against 10 BCS crimes; Theft of vehicle, theft from vehicle, vehicle interference, domestic burglary, theft of cycle, theft from person, criminal damage, common assault, woundings, robbery. [Cumulative]		
Expected Outcome		Format	Aim to Minimise
Managed By	Dipti Patel		
Year Introduced	2007		




Date Range 1		
	Value	Target
April 2014	632	570
May 2014	1243	1149
June 2014	1876	1821
July 2014	2558	2602
August 2014	3133	3301
September 2014	3811	3942
October 2014	4523	4552
November 2014	5129	5201
December 2014	5722	5926
January 2015	6298	6531
February 2015	6822	7006
March 2015	7464	7629
April 2015	N/A	626
May 2015	1287	1231
June 2015	1923	1857
July 2015	2694	2532
August 2015	3496	3102
September 2015	4187	3773
October 2015		4478
November 2015		5078
December 2015		5665
January 2016		6235
February 2016		6754
March 2016		7389



Southend Community Safety Partnership continues to monitor closely the current performance on crime figures. The majority of the increase in reported crime is within the category 'violence without injury' – typically common assault, harassment and threat offences. A large proportion of these offences have been reported following domestic abuse incidents, which is encouraging as we know that this is traditionally a crime type that is under-reported. Also within this crime category is a change in national crime recording rules which means that Malicious Communications is now recorded as a crime. About 70 such offences have been recorded this year that would not have been recorded last year. The CSP has commissioned a detailed crime strategic intelligence assessment for the Borough, which should provide a broader picture and assist in addressing the priorities for crime and disorder over the coming year.

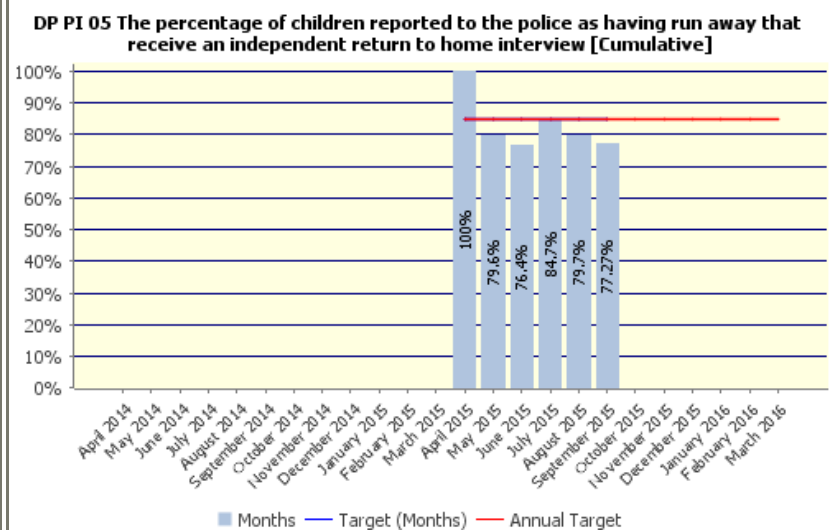
CP 1.3	The percentage of children reported to the police as having run away that receive an independent return to home interview [Cumulative]		
Expected Outcome		Format	Aim to Maximise
Managed By	John O'Loughlin		
Year Introduced	2013		

September 2015 result



Percentage
0%
76.5%
80.75%
77.27%
100%


Date Range 1		
	Value	Target
April 2014		
May 2014		
June 2014		
July 2014		
August 2014		
September 2014		
October 2014		
November 2014		
December 2014		
January 2015		
February 2015		
March 2015		
April 2015	100%	85%
May 2015	79.6%	85%
June 2015	76.4%	85%
July 2015	84.7%	85%
August 2015	79.7%	85%
September 2015	77.27%	85%
October 2015		
November 2015		
December 2015		
January 2016		
February 2016		
March 2016		



From 1st April to 30th September, 73 children have been reported missing a total of 154 times. Of the 154 episodes,

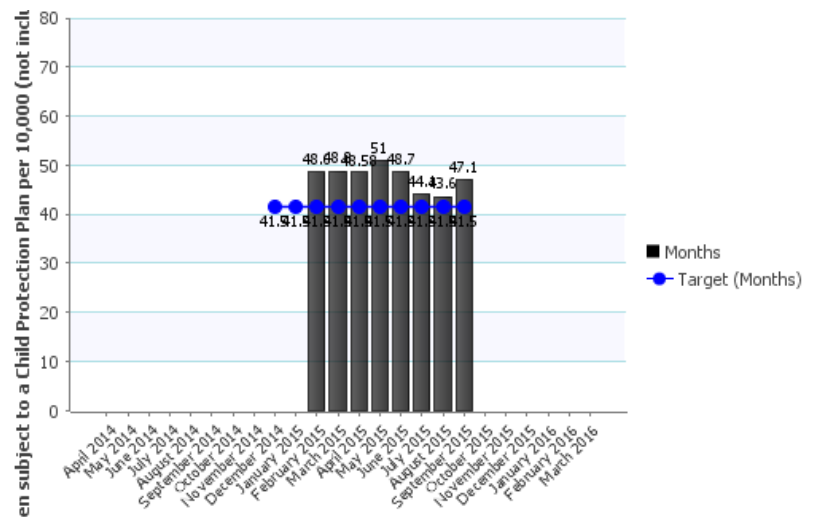
- . 119 successful visits
- . 4 had visits but the child wasn't seen
- . 8 were refused
- . 7 were unable to take place
- . 16 outstanding

In September, 14 children went missing a total of 30 times. Out of the 30 missing episodes, 15 had successful visits and 2 was unable to take place (Essex will conduct one of the RHIs). Visits remain outstanding for 13 missing episodes which are accounted for by 3 children. Of these 3 children, 2 are LAC; one in Southend and one in Kent, the third child is open to Essex and placed in Southend.

CP 1.4	Rate of children subject to a Child Protection Plan per 10,000 (not including temps) [Monthly Snapshot]		
Expected Outcome		Format	Goldilocks
Managed By	John O'Loughlin		
Year Introduced			




Date Range 1		
	Value	Target
April 2014		
May 2014		
June 2014		
July 2014		
August 2014		
September 2014		
October 2014		
November 2014		
December 2014		41.5
January 2015		41.5
February 2015	48.6	41.5
March 2015	48.8	41.5
April 2015	48.58	41.5
May 2015	51	41.5
June 2015	48.7	41.5
July 2015	44.1	41.5
August 2015	43.6	41.5
September 2015	47.1	41.5
October 2015		
November 2015		
December 2015		
January 2016		
February 2016		
March 2016		



The rate of children subject to a child protection plan has increased in September - following two months of lower than average numbers. There has been a higher than average number of initial child protection plans made, and whilst there was also a higher than average number of child protection plans discontinued, the overall result was an increase in rate. Work continues to scrutinise implementation of child protections plans to ensure that risks are reduced in an effective and timely way.

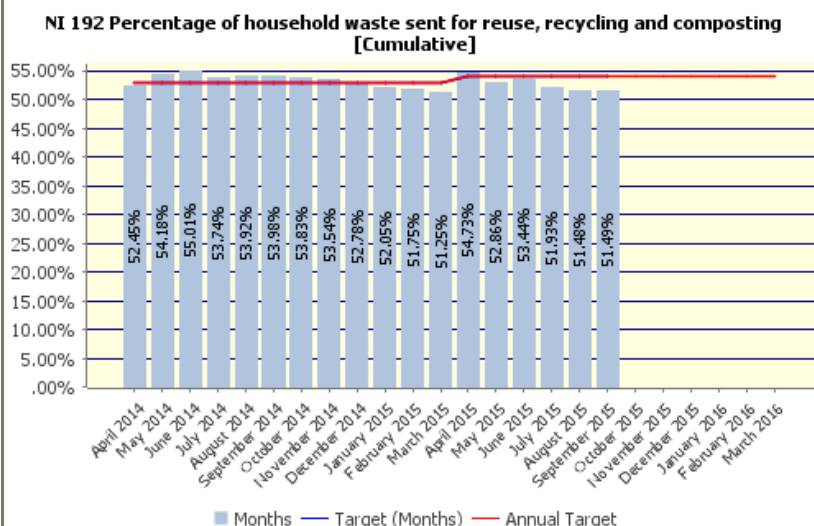
Priority • Promote the use of green technology and initiatives to benefit the local economy and environment. • Encourage and enforce high standards of environmental stewardship.

Expected Outcome: Some slippage against target 1

CP 2.3	Percentage of household waste sent for reuse, recycling and composting [Cumulative]		
Expected Outcome		Format	Aim to Maximise
Managed By	Dipti Patel		
Year Introduced	2008		




Date Range 1		
	Value	Target
April 2014	52.45%	53.00%
May 2014	54.18%	53.00%
June 2014	55.01%	53.00%
July 2014	53.74%	53.00%
August 2014	53.92%	53.00%
September 2014	53.98%	53.00%
October 2014	53.83%	53.00%
November 2014	53.54%	53.00%
December 2014	52.78%	53.00%
January 2015	52.05%	53.00%
February 2015	51.75%	53.00%
March 2015	51.25%	53.00%
April 2015	54.73%	54.00%
May 2015	52.86%	54.00%
June 2015	53.44%	54.00%
July 2015	51.93%	54.00%
August 2015	51.48%	54.00%
September 2015	51.49%	54.00%
October 2015		
November 2015		
December 2015		
January 2016		
February 2016		
March 2016		



The delayed commissioning status at the partnerships Mechanical Biological Treatment Plant means residual waste has not been processed to extract recycling. There is also a general rise in waste.

Priority • Promote healthy and active lifestyles for all. • Work with the public and private rented sectors to provide good quality housing. • Enable the planning and development of quality, affordable housing.

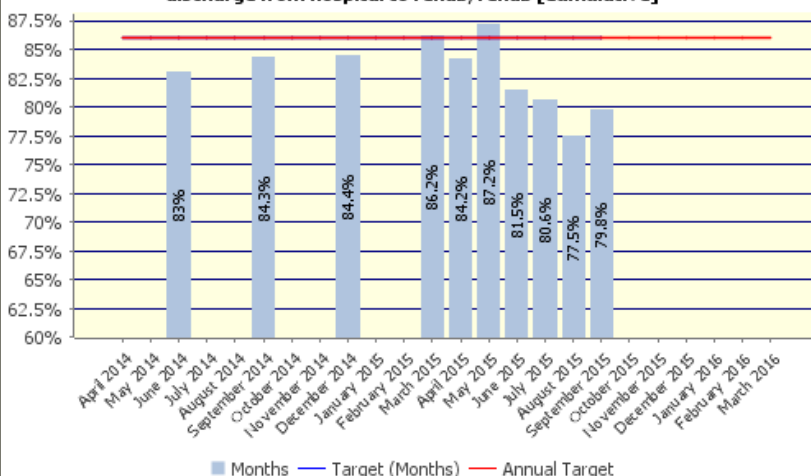
Expected Outcome: At risk of missing target 1 Some slippage against target 2

CP 3.1	Proportion of older people 65 and over who were still at home 91 days after discharge from hospital to rehab/rehab [Cumulative]		
Expected Outcome		Format	Aim to Maximise
Managed By	Sharon Houlden		
Year Introduced			





Date Range 1		
	Value	Target
April 2014		86%
May 2014	N/A	86%
June 2014	83%	86%
July 2014	N/A	86%
August 2014	N/A	86%
September 2014	84.3%	86%
October 2014	N/A	86%
November 2014	N/A	86%
December 2014	84.4%	86%
January 2015	N/A	86%
February 2015	N/A	86%
March 2015	86.2%	86%
April 2015	84.2%	86%
May 2015	87.2%	86%
June 2015	81.5%	86%
July 2015	80.6%	86%
August 2015	77.5%	86%
September 2015	79.8%	86%
October 2015		
November 2015		
December 2015		
January 2016		
February 2016		
March 2016		

ACS SC 12 Proportion of older people 65 and over who were still at home 91 days after discharge from hospital to rehab/rehab [Cumulative]

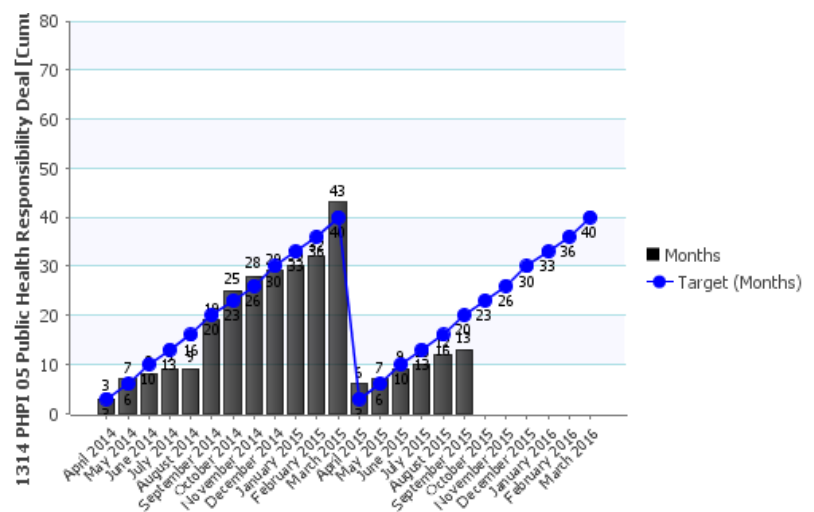


For September, 95 people from 119 were still at home after 3 months of starting reablement. Year to date, 781 people started reablement, of which 642 (82.2%) were at home 3 months later. A detailed review has commenced jointly with the Southend Clinical Commissioning Group in preparation for re-commissioning reablement services next year.



CP 3.4	Public Health Responsibility Deal [Cumulative]			<div>September 2015 result</div> 
Expected Outcome		Format	Aim to Maximise	
Managed By	James Williams			
Year Introduced				



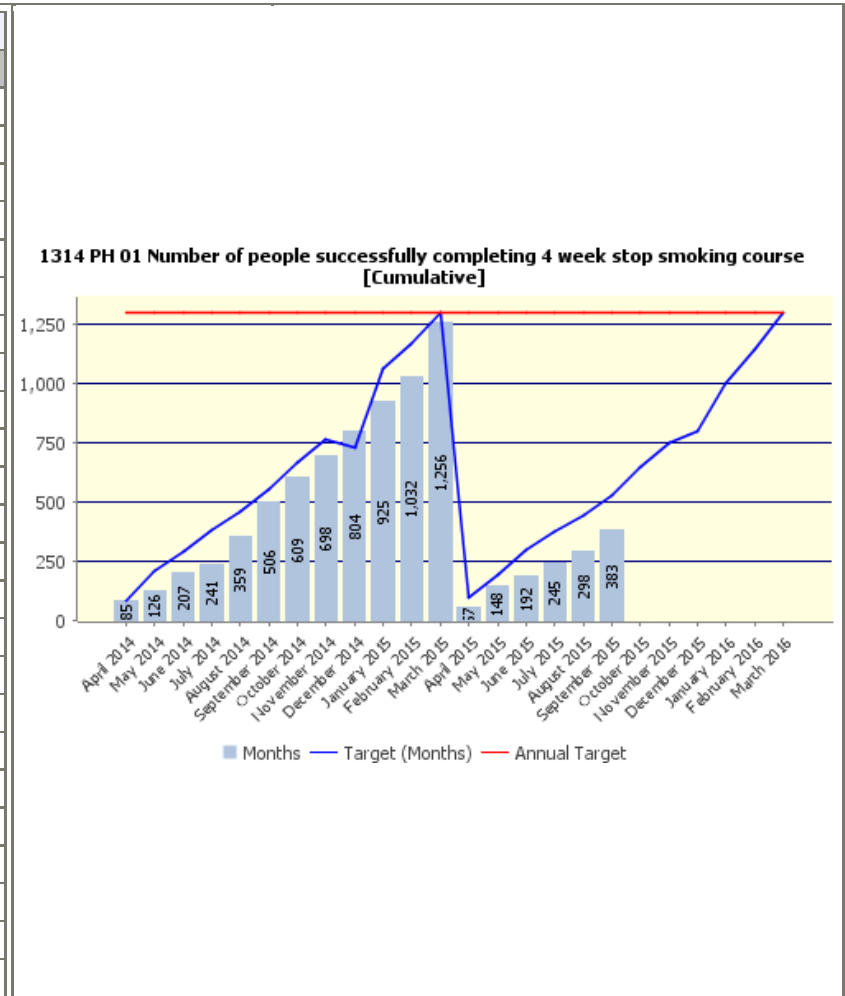
Date Range 1		
	Value	Target
April 2014	3	3
May 2014	7	6
June 2014	8	10
July 2014	9	13
August 2014	9	16
September 2014	19	20
October 2014	25	23
November 2014	28	26
December 2014	29	30
January 2015	30	33
February 2015	32	36
March 2015	43	40
April 2015	6	3
May 2015	7	6
June 2015	9	10
July 2015	10	13
August 2015	12	16
September 2015	13	20
October 2015		23
November 2015		26
December 2015		30
January 2016		33
February 2016		36
March 2016		40



We have had on business sign up to Public Health Responsibility Deal in September. The new Business Engagement officer commenced their role on 5th October and their work plan includes targets and monthly trajectories to ensure delivery of the annual target.

CP 3.5	Number of people successfully completing 4 week stop smoking course [Cumulative]			<p>September 2015 result</p> 
Expected Outcome		Format	Aim to Maximise	
Managed By	Liesel Park			
Year Introduced				

Date Range 1		
	Value	Target
April 2014	85	89
May 2014	126	208
June 2014	207	297
July 2014	241	383
August 2014	359	464
September 2014	506	558
October 2014	609	672
November 2014	698	769
December 2014	804	729
January 2015	925	1,068
February 2015	1,032	1,171
March 2015	1,256	1,300
April 2015	57	100
May 2015	148	200
June 2015	192	300
July 2015	245	380
August 2015	298	450
September 2015	383	530
October 2015		650
November 2015		750
December 2015		800
January 2016		1,000
February 2016		1,150
March 2016		1,300



The new Tobacco Control Strategy will be considered at Cabinet on 10th November. As part of our Stoptober activity over 1000 free lung tests were carried out. The national Stoptober road show visited Southend at the end of September - as at the 23rd October over 200 smokers have set a quit date making it our best month to date. We continue to monitor the use of electronic cigarettes as smokers are accessing this product without the benefit of clinical and behavioural support to become totally smoke free.

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Revenue Budget Monitoring 2015/16

Period 6

**as at 30 September 2015
Portfolio Summary**

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1. Commentary

This report outlines the budget monitoring position for the General Fund and Housing Revenue Account for 2015/16, based on the views of the Directors and their Management Teams, in light of expenditure and income to 30 September 2015.

The starting point for the budget monitoring is the original budget as agreed by Council in February 2015. Therefore, the full cost budget is being monitored, including fully allocated Management, Administrative and Technical Services (MATS) and capital financing costs. As at the end of July, corporate savings of £35,000 have still to be allocated to service departments and this will be done in the coming months as the detailed allocations are finalised by directors.

2. Overall Budget Performance – General Fund

A variation to the overall Council budget of a £421,000 underspend is currently being forecast for the year-end. Within this position there is a projected overspend of £185,000 in Council departmental spending. This position reflects the budget pressures some services are reporting, offset by some significant one-off underspends as shown in the detail in section 3 on service variances. Without these one-off underspends, pressures would still exist in the Council base budget. The departmental position is then mainly offset by £606,000 in non-service areas.

General Fund Portfolio Forecast Comparison 2015/16 at 30 September 2015 - Period 6

Portfolio	Latest Budget 2015/16 £000	Projected Outturn 2015/16 £000	September Forecast Variance £000	August Forecast Variance £000
Health & Adult Social Care	41,686	42,164	478	429
Children & Learning	34,035	34,154	119	103
Leader	4,314	4,422	108	97
Enterprise, Tourism & Economic Development	14,113	13,808	(305)	(260)
Community & Organisational Development	2,823	2,632	(191)	(121)
Public Protection, Waste & Transport	25,460	25,410	(50)	5
Housing, Planning & Regulatory Services	12,583	12,609	26	26
Total Portfolio	135,014	135,199	185	279
Non-Service Areas	(8,920)	(9,476)	(606)	(606)
Net Expenditure / (Income)	126,094	125,723	(421)	(327)

Where Portfolios are forecasting an overspend by the end of the year, the relevant Director has been advised that appropriate action plans must be in place to address any projected overspend position so that a balanced budget is produced by the year end.

3. Service Variances (£185,000 forecast overspend)

The key variances are as shown in the following table:-

Portfolio	Unfavourable £(000)	Favourable £(000)	Net £(000)
<u>Health and Adult Social care</u>			
Additional income from court of protection		(34)	
Anticipated pressure on staffing vacancy factor	24		
People with a Learning Disability - Lower than estimated homecare and residential care placements		(625)	
People with Mental Health Needs - Higher than estimated residential care placements, direct payment packages and supported living	1,052		
Physical and Sensory Impairment - Higher than estimated residential care placements.	266		
Older People - Reduced residential care packages partly offset by higher than estimated homecare and direct payment packages		(205)	
Minor Variances			
	1,342	(864)	478
<u>Children & Learning</u>			
Connexions Service - income shortfall	20		
Legal charges for children in care - high case load	95		
Children's Placements -high cost children with disabilities	175		
Children's Placements - current cohort of LAC		(321)	
Additional spend on qualified social workers	285		
Internal Fostering underspend and in year savings on		(180)	
Agency spend on Independent Reviewing Officers	80		
Staffing synergies in Early Years teams		(30)	
Secure Youth Remand	25		
Agency cover for Educational Psychologist	25		
Home to School Education Transport		(50)	
Minor Variances		(5)	
	705	(586)	119
<u>Leader</u>			
Underspend on Asset Management Professional Fees			
Overspend on cleaning costs and Civic Campus	50		
Treasury Management cost in relation to LED street lighting project	79		
Council Tax Court Costs raised		(100)	
Reduction in Property and Regeneration contract income	100		
Member Conference Expenses		(16)	
Minor Variances		(5)	
	229	(121)	108

Portfolio (Cont.)			
<u>Enterprise, Tourism & Economic Development</u>			
Leisure contract saving		(300)	
Lower than expected Arts Grants	10		
Cliff lift maintenance	10		
Museums staffing	10		
Grounds maintenance staffing overspend	50		
Grounds maintenance income		(20)	
Economic development funded by grant		(40)	
High Street market income		(15)	
Advertising and marketing		(20)	
SMAC income and instructor recruitment issues	10		
	90	(395)	(305)
<u>Community Development</u>			
Bereavement Services Income		(80)	
Change to the Collection Fund Accounting Treatment of Discretionary Relief in the Voluntary Sector		(131)	
Additional overtime and agency costs in Benefits team	90		
Staff Vacancies in Customer Service team		(15)	
Staff Vacancies in Information, Comms & Technology		(55)	
	90	(281)	(191)
<u>Public Protection, Waste & Transport</u>			
Car parking income		(100)	
Structural maintenance contractor costs	200		
Street works permit income		(150)	
	200	(250)	(50)
<u>Regulatory Services</u>			
Animal Warden contractors	26		
	26	0	26
Total	2,682	(2,497)	185

4. Non Service Variances (£606,000 forecast underspend)

Borrowing repayments - principal (£101K)

This provision is forecast to be underspent against budget at the year-end as the financing charges for 2015/16 are affected by the financing of the 2014/15 capital programme, as no borrowing was undertaken in that year.

HRA item 8 debit charge (£185K)

Interest receivable on the HRA's internal borrowing is expected to be higher than estimated in the budget.

Appropriations from Reserves (£320K)

There is forecast to be £320,000 appropriations from reserves at the year-end; £300K from the Adults Social Care reserve and £20K from the SEN reform grants reserve.

5. Appropriations to / from Earmarked Reserves

Net appropriations from Earmarked Reserves totalling £1,889,000 were agreed by Council when setting the 2015/16 budget in February 2015. The current outturn position allows for further in-year appropriations from/(to) reserves, totalling £2,234,340. Total net appropriations from reserves for 2015/16 will therefore equal £4,123,340.

- £ 415,100 from the Business Transformation Reserve to enable the progression of various projects,
 - £ 227,900 of Social Work Training grants and the Practice Learning Fund,
 - £ 145,600 from the Adoption Reform grant reserve,
 - £1,401,090 from the Public Health Grant
 - (£ 275,350) to the Supporting People reserve
 - £ 300,000 from the Adults Social Care reserve
 - £ 20,000 from the SEN Reform Grant reserve
- £2,234,340**

Planned appropriations from Earmarked Reserves which will also be carried out later in the year for specific purposes are;

- £200,000 from the School Improvement Reserve
- £100,000 from the Early Years Reserve
- £293,000 from the single homeless & rough sleeper Grant
- £593,000

6. Revenue Contributions to Capital Outlay (RCCO)

The original budget for 2015/16 included planned revenue contributions for capital investments, via the use of Earmarked Reserves, of £3,090,000.

7. Performance against Budget savings targets for 2014/15

As part of setting the Council budget for 2015/16, a schedule of Departmental and Corporate savings was approved totalling £10.5 million. These are required to achieve a balanced budget.

A monthly exercise is in place to monitor the progress of the delivery of these savings.

The latest position is that the majority of savings reported on are on track for full delivery by the year end. Where savings are not being achieved then the relevant Directors are identifying alternative measures to achieve full savings as required.

A detailed breakdown, by RAG status, of the Departmental Savings is shown below:

	Red £000	Amber £000	Green £000	Original Savings Total £000	Projected Outturn £000	Forecast Variance £000
Department						
Corporate Services	35	665	767	1,467	1,403	(64)
People	0	1,935	4,530	6,465	6,360	(105)
Place	40	930	1,598	2,568	2,506	(62)
Total	75	3,530	6,895	10,500	10,269	(231)

Although the current forecast is showing a shortfall of £231,000 against the required savings total of £10.5 million, it is currently expected that the total savings will be delivered in full as part of each Department's overall budget total by the end of the financial year either by finding alternative savings or ensuring amber and red savings are delivered in full.

8. Budget Virements

In line with the new financial procedure rules approved by Council on 23rd July, all virements over £50,000 between portfolio services or between pay and non-pay budgets are to be approved by Cabinet.

Below is a table showing the virements which fall within these parameters from 1st August 2015.

	DR £	CR £
Virements up to 31/07/2015	950	(950)
Virements over £50,000 in reported period	169	(169)
Virements over £50,000 in previous periods	-	-
Total in period virements over £50,000	1,119	(1,119)
Virements approved under delegated authority	147	(147)
Total virements	1,266	(1,266)

The virements for Cabinet approval this period are for £169,000 transferring Best Interest Assessors budget to employee lines.

9. Overall Budget Performance – Housing Revenue Account (HRA)

The HRA budget was approved by Council on 26th February 2015 and anticipated that £2,721,000 would be appropriated to earmarked reserves in 2015/16.

The closing HRA balance as at 31st March 2015 was £3,502,000.

The current forecast is projecting an overspend on capital financing charges of £185,000 because the interest payable on the HRA's internal borrowing is higher than estimated in the budget, and a pressure of £71,000 relating to the residential security patrol services at Victoria ward. There is also a projected higher than expected rental income of £300,000 and £30,000 fees and charges due to a lower number of void properties than estimated in the budget. It is proposed that the net underspend of £114,000 be transferred to the HRA Capital Investment Reserve, therefore leaving the main revenue reserve unchanged.

General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Portfolio Holder Summary

Portfolio	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
Health & Adult Social Care	73,831	(33,702)	40,129	1,557	41,686	42,164	478	20,729	20,978	249
Children & Learning	141,833	(108,356)	33,477	558	34,035	34,154	119	14,071	14,197	126
Leader	20,753	(16,655)	4,098	216	4,314	4,422	108	287	(128)	(415)
Enterprise, Tourism & Economic Development	18,953	(5,009)	13,944	169	14,113	13,808	(305)	7,360	7,186	(174)
Community & Organisational Development	116,541	(113,928)	2,613	210	2,823	2,632	(191)	1,539	1,139	(400)
Public Protection, Waste & Transport	37,593	(12,357)	25,236	224	25,460	25,410	(50)	12,527	12,193	(334)
Housing, Planning & Regulatory Services	14,968	(2,222)	12,746	(163)	12,583	12,609	26	6,233	6,245	12
Portfolio Net Expenditure	424,472	(292,229)	132,243	2,771	135,014	135,199	185	62,746	61,810	(936)
Reversal of Depreciation	(26,976)	6,994	(19,982)	0	(19,982)	(19,982)	0	(9,765)	(9,765)	0
Levies	550	0	550	0	550	550	0	254	249	(5)
Financing Costs	20,050	(3,988)	16,062	(48)	16,014	15,728	(286)	6,753	6,567	(186)
Contingency	4,825	0	4,825	(809)	4,016	4,066	0	1,859	0	(1,859)
Pensions Upfront Funding	(4,782)	0	(4,782)	0	(4,782)	(4,782)	0	0	0	0
Miscellaneous Income	0	0	0	0	0	0	0	0	299	299
Sub Total	(6,333)	3,006	(3,327)	(857)	(4,184)	(4,420)	(286)	(899)	(2,650)	(1,751)
Net Operating Expenditure	418,139	(289,223)	128,916	1,914	130,830	130,779	(101)	61,847	59,160	(2,687)
General Grants	0	(3,973)	(3,973)	0	(3,973)	(3,973)	0	(2,011)	(1,963)	48
Corporate Savings	(50)	0	(50)	0	(50)	(50)	0	0	0	0
Revenue Contribution to Capital	3,090	0	3,090	0	3,090	3,090	0	1,545	0	(1,545)
Contribution to / (from) Earmarked	(1,889)	0	(1,889)	(1,914)	(3,803)	(4,123)	(320)	(1,694)	(396)	1,298
Contribution to / (from) General Reserves	0	0	0	0	0	421	421	0	0	0
Net Expenditure / (Income)	419,290	(293,196)	126,094	0	126,094	126,144	0	59,687	56,801	(2,886)

Use of General Reserves				
Balance as at 1 April 2015	11,000		11,000	0
Use in Year	0	0	0	421
Balance as at 31 March 2016	11,000	0	11,000	421

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Health and Adult Social Care
Portfolio Holder - Cllr J Moyies**

Service	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
a Adult Support Services and Management	498	(507)	(9)	0	(9)	(9)	0	(3)	46	49
b Commissioning Team	2,063	(2,062)	1	(40)	(39)	(73)	(34)	(18)	(39)	(21)
c Strategy & Development	1,878	(1,934)	(56)	(14)	(70)	(46)	24	(25)	(81)	(56)
d People with a Learning Disability	16,712	(1,734)	14,978	56	15,034	14,409	(625)	7,532	7,156	(376)
e People with Mental Health Needs	3,105	(165)	2,940	45	2,985	4,037	1,052	1,496	2,132	636
f Older People	31,999	(14,581)	17,418	294	17,712	17,507	(205)	8,102	8,068	(34)
g Other Community Services	3,226	(2,880)	346	(19)	327	327	0	994	992	(2)
h People with a Physical or Sensory Impairment	4,595	(552)	4,043	(6)	4,037	4,303	266	1,971	2,287	316
i Service Strategy & Regulation	328	(107)	221	0	221	221	0	57	151	94
j Drug and Alcohol Action Team	2,717	(2,548)	169	323	492	492	0	248	247	(1)
k Young Persons Drug and Alcohol Team	301	(263)	38	5	43	43	0	(110)	(102)	8
l Public Health	6,409	(6,369)	40	913	953	953	0	485	121	(364)
Total Net Budget for Portfolio	73,831	(33,702)	40,129	1,557	41,686	42,164	478	20,729	20,978	249

Virements

£000

Transfer from earmarked reserves
Allocation from Contingency
In year virements

1,295
297
(35)

1,557

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Health and Adult Social Care
Portfolio Holder - Cllr J Moyies**

Forecast Outturn Variance	Year to Date Variance
a.	
b. Additional income from court of protection.	
c.	
d. Forecast underspend because of lower than projected residential care placements and direct payments.	Forecast underspend because of lower than projected residential care placements and direct payments.
e. Overspend as a result of higher than estimated residential care placements, direct payments and supported living.	Overspend as a result of higher than estimated residential care placements, direct payments and supported living.
f. Reduced residential care placements offset by higher homecare and direct payment packages. Because of the volatility of this budget, the forecast variance may suddenly change over the year.	
g.	
h. Higher than estimated residential care placements and supported living.	Higher than estimated residential care placements and supported living.
i.	
j.	
k.	
l.	Underspend to date due to vacancies in the Public health team and some delays in starting a number of projects.

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Children and Learning
Portfolio Holder - Cllr A P Jones**

Service	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
a Childrens Commissioning	1,093	(558)	535	(34)	501	496	(5)	265	277	12
b Children with Special Needs	2,171	(777)	1,394	320	1,714	1,984	270	856	1,019	163
c Early Years Development and Child Care Partnership	11,089	(9,623)	1,466	1	1,467	1,437	(30)	674	658	(16)
d Children Fieldwork Services	4,887	0	4,887	0	4,887	5,172	285	2,445	2,591	146
e Children Fostering and Adoption	7,182	(208)	6,974	194	7,168	6,988	(180)	3,585	3,473	(112)
f Youth Service	1,813	(390)	1,423	0	1,423	1,443	20	640	650	10
g Age 14 to 19 Learning and Development	0	0	0	0	0	0	0	0	1	1
h Other Education	577	(524)	53	0	53	53	0	26	18	(8)
i Schools Retained Budgets	0	0	0	0	0	0	0	0	0	0
j Private Voluntary Independent	4,465	(160)	4,305	0	4,305	3,984	(321)	2,153	2,026	(127)
k Schools Delegated Budgets	71,093	(71,093)	0	0	0	0	0	(620)	(620)	0
l Children Specialist Commissioning	1,201	(59)	1,142	76	1,218	1,298	80	609	619	10
m Children Specialist Projects	219	(216)	3	1	4	4	0	2	43	41
n School Support and Preventative Services	32,969	(23,616)	9,353	0	9,353	9,328	(25)	2,677	2,677	0
o Youth Offending Service	3,074	(1,132)	1,942	0	1,942	1,967	25	759	765	6
Total Net Budget for Portfolio	141,833	(108,356)	33,477	558	34,035	34,154	119	14,071	14,197	126

Virements

£000

Transfer from earmarked reserves
Allocation from Contingency
In year virements

374
151
33

558

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Children and Learning
Portfolio Holder - Cllr A P Jones**

Forecast Outturn Variance	Year to Date Variance
a. Probable underspend on the School Admissions service with changing management arrangements.	
b. Current cohort includes 3 high cost LDD placements. Overspend also due to costs of legal representation in child protection cases and direct payments.	Current cohort includes 3 high cost LDD placements. Overspend also due to costs of legal representation in child protection cases and direct payments.
c. Cost pressure of £100K from delayed saving on management of Children's Centres will be contained for one year by drawing down on reserves earmarked for this purpose. Some underspend on staffing due to synergies with 'A Better Start' project.	
d. Overspend due to cost of Agency Social Workers in frontline child protection roles in Care Management and First Contact teams.	
e. Forecast for current cohort of fostering places, indicates £180K underspend.	Underspend to date broadly in line with annual forecast.
f. Projected shortfall on traded service income and staffing restructure as service adapts to meet current year savings target.	
g.	
h.	
i.	
j. Current cohort of PVI placements is forecast to underspend but this budget remains volatile and susceptible to sudden changes in demand from high cost placements.	Current cohort have cost less than budget to date, but do not yet include any Secure Accommodation placements.
k.	
l. Agency spending on Independent Reviewing Officers.	
m.	
n. Home to School Transport forecast indicates an underspend in line with last year following review of procedures and contracts. This offsets an overspend caused by an interim agency Education Psychologist. Earmarked reserves to be used for specific targeted school improvement actions in year.	Earmarked reserves to be drawn down for specific targeted school improvement actions. SEN and SEND grants will continue to be used to support the work required following the ECHP reforms.
o. 5 Young people currently in remand so costs are likely to exceed the grant and reserves available by £50k. Vacant post in the Youth Offending Service offsets this overspend.	

General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Leader
Portfolio Holder - Cllr R Woodley

Service	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
a Accounts Payable	194	(154)	40	0	40	40	0	23	16	(7)
b Accounts Receivable	274	(282)	(8)	0	(8)	(8)	0	(4)	(11)	(7)
c Accountancy	2,616	(2,834)	(218)	0	(218)	(218)	0	(96)	(140)	(44)
d Asset Management	429	(428)	1	15	16	11	(5)	16	(12)	(28)
e Internal Audit & Corporate Fraud	855	(907)	(52)	0	(52)	(52)	0	(24)	(27)	(3)
f Buildings Management	2,843	(2,873)	(30)	(129)	(159)	(109)	50	125	151	26
g Administration & Support	549	(550)	(1)	0	(1)	(1)	0	0	(28)	(28)
h Community Centres and Club 60	63	(1)	62	0	62	62	0	31	31	0
i Corporate and Industrial Estates	921	(2,350)	(1,429)	0	(1,429)	(1,429)	0	(708)	(717)	(9)
j Corporate and Non Distributable Costs	3,354	(172)	3,182	1	3,183	3,262	79	(796)	(1,129)	(333)
k Corporate Subscriptions	73	0	73	0	73	73	0	36	28	(8)
l Council Tax Admin	1,413	(471)	942	50	992	892	(100)	504	288	(216)
m Emergency Planning	102	0	102	0	102	102	0	51	53	2
n Democratic Services Support	458	0	458	0	458	449	(9)	231	219	(12)
o Media And Communication	0	0	0	0	0	0	0	0	0	0
p Member Expenses	732	0	732	0	732	716	(16)	367	347	(20)
q Department of Corporate Services	1,053	(1,053)	0	10	10	24	14	13	36	23
r Elections and Electoral Registration	394	0	394	25	419	419	0	280	265	(15)
s Strategy & Performance	895	(966)	(71)	9	(62)	(62)	0	(42)	(66)	(24)
t Programme Office	340	(341)	(1)	0	(1)	(6)	(5)	0	(10)	(10)
u Information and Governance	0	0	0	0	0	0	0	0	0	0
v Insurance	195	(241)	(46)	0	(46)	(46)	0	19	14	(5)
w Local Land Charges	255	(319)	(64)	1	(63)	(63)	0	(3)	(62)	(59)
x Legal Services	1,105	(1,131)	(26)	15	(11)	(11)	0	3	(1)	(4)
y Non Domestic Rates Collection	360	(302)	58	0	58	58	0	36	44	8
z Payroll	0	0	0	0	0	0	0	0	0	0
aa Corporate Procurement	705	(705)	0	89	89	89	0	58	(8)	(66)
ab Property Management & Maintenance	575	(575)	0	130	130	230	100	167	591	424
Total Net Budget for Portfolio	20,753	(16,655)	4,098	216	4,314	4,422	108	287	(128)	(415)

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Leader
Portfolio Holder - Cllr R Woodley**

Virements	£000
Transfer from earmarked reserves	139
Allocation from Contingency	85
In year virements	(8)
	216

Forecast Outturn Variance	Year to Date Variance
a.	
b.	
c.	Underspend due to staff vacancies. More income has been raised than profiled to date in the budget
d. Excess of income on the EPAM System	An underspend on professional fees may be offset by further valuation fees. Income is currently exceeding the profiled budget
e.	
f. Cleaning costs are expected to exceed budget by the end of the year	An overspend on Electricity costs is being offset by an underspend on the costs of Gas. The overspend on Cleaning costs is being partially offset by an underspend on Furniture
g.	Vacancies and vacant hours
h.	
i.	
j. One-off Treasury Management Fees	Current underspend on Salary costs, Pension Backfunding and Corporate Subscriptions. Due to the ad-hoc and high value nature of expenditure for Corporate Initiatives and Pension Backfunding, it is not possible to accurately profile the budget
k.	
l. More court costs relating to Council Tax have been raised to date than anticipated in the budget	More court costs relating to Council Tax have been raised than anticipated although this is likely to result in a high provision for Bad Debt at the end of the year. The higher income is offsetting a pressure on Council Tax employee costs due to agency staffing

Forecast Outturn Variance		Year to Date Variance
m.		
n.	Expected underspend on the Members' scrutiny budget	Lower than budgeted national insurance & transport expenses and a general underspend across Supplies and Services
o.		
p.	Based on an analysis of expenditure in previous years, there is expected to be an underspend on the budget for conferences	Current underspend on Members' national insurance, hospitality and conference budgets
q.	Final employee settlement payment following long term sickness, overtime and agency expenditure for P.A. support and costs associated with the staff induction video	Employee costs, staff induction video, advertising audit and training are all contributing to a budget overspend
r.		Grant income received is not yet fully spent
s.		A current underspend on employee budget in the PEC team is being partially offset by Agency costs. There is an underspend across Supplies and Services compared to the profiled budgets
t.	Underspend on employee costs	An underspend in salary budgets is being partially offset by higher than expected agency costs in the Programme Office. Printing costs have reduced since the completion of the New Ways of Working project
u.		
v.		
w.		Income is currently exceeding the profiled budget but due to the unpredictable nature of the income/expenditure it may level out by the year-end
x.		
y.		
z.		
aa.		
ab.	Income shortfall due to the termination of a contract with Seevic.	Capitalisation of salaries information currently not available.

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Enterprise, Tourism & Economic Development
Portfolio Holder - Cllr G Longley**

Service	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
a Arts Development	516	(205)	311	3	314	324	10	160	197	37
b Amenity Services Organisation	3,005	(2,389)	616	30	646	676	30	369	480	111
c Economic Development	483	(112)	371	90	461	421	(40)	261	100	(161)
d Culture Management	135	(6)	129	0	129	129	0	65	67	2
e Library Service	3,509	(387)	3,122	0	3,122	3,122	0	1,710	1,701	(9)
f Museums And Art Gallery	1,168	(92)	1,076	45	1,121	1,141	20	608	613	5
g Parks And Amenities Management	4,458	(663)	3,795	(30)	3,765	3,765	0	1,829	1,755	(74)
h Climate Change	218	0	218	0	218	218	0	109	100	(9)
i Resort Services Pier and Foreshore and Southend Marine Activity Centre	3,130	(947)	2,183	0	2,183	2,193	10	1,140	1,163	23
j Sports Development	277	(134)	143	30	173	173	0	77	71	(6)
k Sport and Leisure Facilities	836	0	836	0	836	536	(300)	418	360	(58)
l Southend Theatres	582	(16)	566	0	566	566	0	296	281	(15)
m Support to Mayor	211	0	211	0	211	211	0	113	108	(5)
n Town Centre	124	(48)	76	1	77	62	(15)	58	72	14
o Tourism	301	(10)	291	0	291	271	(20)	147	118	(29)
Total Net Budget for Portfolio	18,953	(5,009)	13,944	169	14,113	13,808	(305)	7,360	7,186	(174)

Virements

Transfer from earmarked reserves
Allocation from Contingency
In year virements

£000

31

0

138

169

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Enterprise, Tourism & Economic Development
Portfolio Holder - Cllr G Longley**

Forecast Outturn Variance	Year to date Variance
a. Focal Point Gallery grant less than anticipated.	Exhibition expenditure.
b. Additional employee costs within the service.	Staff costs greater in the summer season. Inventory purchased in bulk.
c. Some service functions are being funded by grant this year leaving an underspend within the section.	Grant funding received in advance of project commencement.
d.	
e.	
f. Annual servicing of the Cliff lift and peak relief staff costs.	
g.	Grant funding for the Belfair's Woodland Centre project to be spent and a current underspend on third party payments.
h.	
i. SMAC income shortfall.	
j.	
k. Saving achieved from the new Leisure Management Contract.	Saving achieved from the new Leisure Management Contract.
l.	
m.	
n. Market income expected to be greater than targeted.	
o. Full budget not committed for the year.	

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Community & Organisational Development
Portfolio Holder - Cllr I Gilbert**

Service	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
a Closed Circuit Television	403	(18)	385	92	477	477	0	236	251	15
b Cemeteries and Crematorium	1,437	(2,044)	(607)	0	(607)	(687)	(80)	(259)	(424)	(165)
c Community Safety	356	(41)	315	(93)	222	222	0	92	52	(40)
d Customer Services Centre	1,922	(1,968)	(46)	49	3	(12)	(15)	4	(71)	(75)
e Council Tax Benefit	0	0	0	0	0	0	0	0	(32)	(32)
f Dial A Ride	103	(17)	86	(1)	85	85	0	42	37	(5)
Housing Benefit and Council Tax Benefit Admin	2,830	(1,285)	1,545	(300)	1,245	1,335	90	606	684	78
g Rent Benefit Payments	98,947	(99,050)	(103)	300	197	197	0	99	169	70
i Partnership Team	327	0	327	10	337	337	0	173	154	(19)
j Registration of Births Deaths and Marriages	470	(323)	147	1	148	148	0	74	44	(30)
k Support To Voluntary Sector	913	0	913	0	913	782	(131)	394	387	(7)
l Human Resources	1,936	(1,946)	(10)	39	29	29	0	192	171	(21)
m Information Comms & Technology	5,064	(5,450)	(386)	100	(286)	(341)	(55)	(165)	(322)	(157)
n People & Organisational Development	449	(455)	(6)	11	5	5	0	7	9	2
o Transport Management	209	(209)	0	29	29	29	0	15	(2)	(17)
p Tickfield Training Centre	366	(349)	17	0	17	17	0	24	22	(2)
q Vehicle Fleet	809	(773)	36	(27)	9	9	0	5	10	5
Total Net Budget for Portfolio	116,541	(113,928)	2,613	210	2,823	2,632	(191)	1,539	1,139	(400)

Virements

£000

Transfer from earmarked reserves
Allocation from Contingency
In year virements

190
100
(80)

210

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Community & Organisational Development
Portfolio Holder - Cllr I Gilbert**

Forecast Outturn Variance	Year to Date Variance
a. Income for burials and cremations is expected to exceed budget	Income for burials and cremations is exceeding the profiled budget
b. Crematorium income is expected to exceed budget	Cemetery and Crematorium income are both currently exceeding the profiled budget
c.	
d. In year vacancies	In year additional computer costs are reducing the underspend on employee budgets
e.	Overpayments repaid relating to prior years
f.	
g. Budget pressure on employees budget due to agency staff and overtime	Overtime and agency costs
h.	Monitored position at Period 6
i.	The supplies and services budget is not currently being spent in line with the profiling
j.	Income is currently exceeding expectation however this is expected to come in line with budget by year-end due to less demand in the winter period
k. There is an expected underspend in the Voluntary Sector premises costs due to a change in the accounting treatment of business rates. Additionally there should be a saving on employee budgets due to a member of staff now working part-time	
l.	Income currently exceeding profiled budget, which is helping to offset an overspend in staffing costs (overtime and agency)
m. Vacancies.	Staffing vacancies, higher than profiled income and lower than profiled corporate IT application costs are creating an underspend against the year to date budget
n.	
o.	Vacancies are being offset by higher than profiled transport costs and lower than expected income for the time of year
p.	
q.	

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Public Protection, Waste & Transport
Portfolio Holder - Cllr M Terry**

Service	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
a Bridges and Structural Engineering	392	0	392	0	392	392	0	196	180	(16)
b Concessionary Fares	3,489	0	3,489	0	3,489	3,489	0	1,749	1,775	26
c Decriminalised Parking	1,965	(1,601)	364	50	414	414	0	177	91	(86)
d Enterprise Tourism and Environment Central Pool	1,858	(1,925)	(67)	0	(67)	(67)	0	(30)	(53)	(23)
e Flood and Sea Defence	874	(63)	811	0	811	811	0	407	225	(182)
f Highways Maintenance	10,296	(2,232)	8,064	0	8,064	8,114	50	4,010	4,075	65
g Car Parking Management	1,437	(5,647)	(4,210)	1	(4,209)	(4,309)	(100)	(2,318)	(2,400)	(82)
h Passenger Transport	389	(61)	328	0	328	328	0	185	187	2
i Public Conveniences	661	0	661	0	661	661	0	355	351	(4)
j Road Safety and School Crossing	365	(60)	305	0	305	305	0	124	131	7
k Regional And Local Town Plan	1,669	(752)	917	0	917	917	0	461	441	(20)
l Traffic and Parking Management	786	(5)	781	0	781	781	0	402	368	(34)
m Waste Collection	3,860	0	3,860	40	3,900	3,900	0	1,945	2,236	291
n Waste Disposal	4,019	0	4,019	96	4,115	4,115	0	2,052	1,618	(434)
o Environmental Care	652	(4)	648	0	648	648	0	328	337	9
p Civic Amenity Sites	654	0	654	14	668	668	0	343	336	(7)
q Waste Management	2,034	0	2,034	0	2,034	2,034	0	1,016	1,067	51
r Cleansing	2,193	(7)	2,186	23	2,209	2,209	0	1,125	1,228	103
Total Net Budget for Portfolio	37,593	(12,357)	25,236	224	25,460	25,410	(50)	12,527	12,193	(334)

Virements

Transfer from earmarked reserves
Allocation from Contingency
In year virements

£000

50
173
1

224

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Public Protection, Waste & Transport
Portfolio Holder - Cllr M Terry**

Forecast Outturn Variance	Year to Date Variance
a.	
b.	
c.	
d.	
e.	Contractor costs to be incurred later in the year.
f. Contractor overspend is being partially offset by streetwork permit income.	Contractor overspend is being partially offset by streetwork permit income.
g. Car park income is exceeding expectations.	Car park income is exceeding expectations.
h.	
i.	
j.	
k.	
l.	
m.	Savings for new contract to be reprofiled into the 2 nd half of the year.
n.	Penalty costs received from contractor due to not achieving contracted recycling rates.
o.	
p.	
q.	
r.	Savings for new contract to be reprofiled into the 2 nd half of the year.

**General Fund Forecast 2015/16
at 30 September 2015 - Period 6
Housing, Planning & Regulatory Services
Portfolio Holder - Cllr D Norman**

Service	Gross Expend £000	Gross Income £000	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000	Budget to Date £000	Spend to Date £000	To Date Variance £000
a Building Control	593	(389)	204	0	204	204	0	141	114	(27)
b Development Control	1,022	(509)	513	0	513	513	0	284	223	(61)
c Regulatory Business	661	(11)	650	121	771	771	0	390	394	4
d Regulatory Licensing	632	(474)	158	20	178	204	26	(40)	21	61
e Regulatory Management	239	0	239	(155)	84	84	0	42	(1)	(43)
f Regulatory Protection	335	(62)	273	46	319	319	0	131	125	(6)
g Strategic Planning	398	0	398	0	398	398	0	225	232	7
h Strategy & Planning for Housing	0	0	0	0	0	0	0	0	0	0
i Private Sector Housing	5,866	(338)	5,528	81	5,609	5,609	0	2,804	2,793	(11)
j Housing Needs & Homelessness	1,449	(439)	1,010	0	1,010	1,010	0	507	553	46
k Supporting People	3,773	0	3,773	(276)	3,497	3,497	0	1,749	1,723	(26)
l Queensway Regeneration Project	0	0	0	0	0	0	0	0	68	68
Total Net Budget for Portfolio	14,968	(2,222)	12,746	(163)	12,583	12,609	26	6,233	6,245	12

Virements

Transfer from/(to) earmarked reserves
Allocation from Contingency
In year virements

£000

(164)

0

1

(163)

Forecast Outturn Variance	Year to date Variance
a.	
b.	Vacant posts within Development Control.
c.	
d. Saving not achieved regarding contractor costs.	
e.	
f.	
g.	
h.	
i.	
j.	
k.	
l.	

Housing Revenue Account Forecast 2015/16
at 30 September 2015 - Period 6
Corporate Director - Simon Leftley

Description	Original Budget £000	Virement £000	Latest Budget £000	Expected Outturn £000	Forecast Variance £000
a Employees	279	0	279	279	0
b Premises (Excluding Repairs)	673	0	673	633	(40)
c Repairs	5,236	0	5,236	5,236	0
d Supplies & Services	66	0	66	137	71
e Management Fee	9,264	0	9,264	9,264	0
f MATS	956	0	956	956	0
g Provision for Bad Debts	361	0	361	361	0
h Capital Financing Charges	13,770	0	13,770	13,955	185
Expenditure	30,605	0	30,605	30,822	216
i Fees & Charges	(3,789)	0	(3,789)	(3,819)	(30)
j Rents	(26,877)	0	(26,877)	(27,177)	(300)
k Other	(227)	0	(227)	(227)	0
l Interest	(90)	0	(90)	(90)	0
m Recharges	(530)	0	(530)	(530)	0
Income	(31,513)	0	(31,513)	(31,843)	(330)
n Appropriation to Earmarked reserves	2,721	0	2,721	2,835	114
o Statutory Mitigation on Capital Financing	(1,813)	0	(1,813)	(1,813)	0
Net Expenditure / (Income)	0	0	0	0	0

Budget to Date £000	Spend to Date £000	To Date Variance £000
140	143	3
100	60	(40)
2,819	2,819	0
33	55	22
4,988	4,988	0
478	478	0
0	0	0
6,616	6,724	108
15,175	15,268	93
(1,882)	(1,988)	(106)
(13,008)	(13,255)	(247)
(214)	(214)	(1)
(45)	(45)	0
(265)	(213)	52
(15,414)	(15,715)	(302)
0	0	0
(1,360)	(1,360)	0
(1,599)	(1,807)	(209)

Use of Reserves					
Balance as at 1 April 2014	3,502	0	3,502	3,502	0
Use in Year	(0)	0	(0)	(0)	(0)
Balance as at 31 March 2015	3,502	0	3,502	3,502	(0)

Housing Revenue Account Forecast 2015/16
at 30 September 2015 - Period 6
Corporate Director - Simon Leftley

Forecast Outturn Variance	Year to Date Variance
a.	
b. Forecast underspend on void sheltered accommodation council tax bills.	
c.	
d. Overspend due to the cost of patrol services at Victoria ward.	
e.	
f.	
g.	
h. Interest payable on the HRA's internal borrowing is higher than estimated in the budget.	Interest payable on the HRA's internal borrowing is higher than estimated in the budget.
i. Higher than estimated service charges because of a lower number of void properties than estimated in the budget.	Higher than estimated service charges because of a lower number of void properties than estimated in the budget.
j. Higher than estimated rental income because of a lower number of void properties than estimated in the budge. There is also higher rental income because all new and transferring tenancies are being let at formula rent.	Higher than estimated rental income because of a lower number of void properties than estimated in the budge. There is also higher rental income because all new and transferring tenancies are being let at formula rent.
k.	
l.	
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**Capital Programme Budget
Monitoring 2015/16**

Period 6

**as at 30th September 2015
Departmental Summary**

Capital Programme Monitoring Report – September 2015

1. Overall Budget Performance

The revised Capital budget for the 2015/16 financial year is £63.257million which includes all changes agreed at June and September Cabinet. Actual capital spend at 30th September is £16.128million representing approximately 25% of the revised budget. This is shown in Appendix 1. (Outstanding creditors totalling £0.838million have been removed from this figure).

The expenditure to date has been projected to year end and the outturn position is forecast to reflect the Project Manager's realistic expectation. This is broken down by Department as follows:

Department	Revised Budget 2015/16 £'000	Actual 2015/16 £'000	Expected outturn 2015/16 £'000	Latest Expected Variance to Revised Budget 2015/16 £'000	Previous Expected Variance to Revised Budget 2015/16 £'000
Corporate Services	10,141	1,415	5,063	(5,078)	(4,713)
People	15,880	5,959	12,083	(3,797)	(64)
Place	26,890	5,566	24,125	(2,765)	(1,352)
Housing Revenue Account (HRA)	10,346	3,188	9,645	(701)	-
Total	63,257	16,128	50,916	(12,341)	(6,129)

The capital programme is expected to be financed as follows:

Department	External Funding			Total Budget £'000
	Council Budget £'000	Grant Budget £'000	Developer & Other Contributions £'000	
Corporate Services	10,074	67	-	10,141
People	3,373	12,507	-	15,880
Place	15,160	9,740	1,990	26,890
Housing Revenue Account (HRA)	10,232	-	114	10,346
Total	38,839	22,314	2,104	63,257

The funding mix for the total programme could change depending on how much grant and external contributions are received by the Council by the end of the year.

The grants and external contributions position to 30th September is as follows:

Department	Grant Budget £'000	Developer & Other Contributions Budget £'000	Total external funding budget £'000	External funding received £'000	External funding outstanding £'000
Corporate Services	67	-	67	67	-
People	12,507	-	12,507	9,958	2,549
Place	9,740	1,990	11,730	7,787	3,943
Housing Revenue Account (HRA)	-	114	114	35	79
Total	22,314	2,104	24,418	17,847	6,571

2. Department Budget Performance

Department for Corporate Services

The revised capital budget for the Department for Corporate Services is £10.141million. The budget is distributed across various scheme areas as follows:

Department for Corporate Services	Revised Budget 2015/16 £'000	Actual 2015/16 £'000	Expected outturn 2015/16 £'000	Latest Forecast Variance to Year End 2015/16 £'000	Previous Forecast Variance to Year End 2015/16 £'000
Accommodation Strategy - Main	179	135	179	-	-
Accommodation strategy - CCTV	1	1	1	-	-
Civic Centre – Server Room	83	-	-	(83)	-
Tickfield	84	59	84	-	-
Asset Management (Property)	4,040	511	1,439	(2,601)	(2,713)
Cemeteries & Crematorium	2,360	71	360	(2,000)	(2,000)
ICT Programme	3,339	638	2,945	(394)	-
Subtotal	10,086	1,415	5,008	(5,078)	(4,713)
Priority Works (see table)	55	-	55	-	-
Total	10,141	1,415	5,063	(5,078)	(4,713)

Priority Works	£'000
Budget available	1,000
Less budget allocated to agreed schemes	(945)
Remaining budget	55

Actual spend at 30th September stands at £1.415million. This represents 14% of the total available budget.

Accommodation Strategy - Main

As part of the refurbishment of Civic 2, it was originally decided to give the toilets a minor refresh. However the toilets proved to be in a worse condition than realised so it was agreed to undertake a full refurbishment which is now underway. £75k has been allocated

for the refurbishment of the toilets and for the creation of a first aid room on the lower ground floor of Civic 1. The first aid room has now been completed and the works to the Civic 2 toilets commenced on 28th September. All works will be completed by the end of November.

Civic Centre – Server Room

The final Server Room works have been amalgamated with other ICT schemes and the £83k budget will be transferred over to ICT at November Cabinet to cover part of the forecast overspend on the Core Infrastructure budget.

Tickfield

All building works have now been completed at Tickfield. The final delivery of furniture and signage is still outstanding.

Asset Management (Property)

The development agreement for the Airport Business Park site has now been signed. The rugby pitch and infrastructure works are due to start during Easter 2016. It is estimated that £556k budget will be required during 2015/16 with the remaining £2.3m to be included as a carry forward request in the report to November Cabinet.

The £109k budget for the second phase of the new beach huts will be included in the report to November cabinet as a carry forward request. This is because the project is currently on hold until 2016/17.

Works on the refurbishment of Thorpe Hall Avenue toilets are currently at planning stage and they are on track to complete before the end of the financial year.

Various projects within the Victoria Avenue Improvement scheme are currently being considered and costed. It is estimated that only £40k will be required in 2015/16 for feasibility work on the East and Library car parks and the remaining £190k will be included as a carry forward request in the report to November Cabinet.

The Brunel Road Redevelopment scheme is currently under consideration due to viability therefore the £2k budget will be included as a carry forward request in the report to November Cabinet.

Cemeteries and Crematorium

The £10k budget for essential Crematorium equipment has been allocated for a replacement fire alarm system in the Crematorium. This is currently with the Property Services team who are carrying out a survey for the tender specification.

The work on the cremator to fully reline the hot bricks is now complete and all invoices have now been paid. This scheme has underspent by £4k which will be used to cover the overspend on the west chapel pipe organ refurbishment.

The legal negotiating process for the purchase of the new burial ground is on-going. It is estimated that only £279k of the budget will be spent in 2015/16 therefore a carry forward request of £2.0 million will be included in the report to November Cabinet as a carry forward request.

The west chapel pipe organ refurbishment is complete and has been reinstalled in the West Chapel. The works came in at £4k over budget but there is an under-spend on the reline of the crematorium to cover this.

ICT

My Southend went live on 22nd September as part of the Citizen Account scheme.

Friars and Thorpedene libraries have been replaced by the new Hub Library located in Shoebury Youth Centre and the availability of wireless is part of the new build. Wireless has now been finalised and handed over at Leigh Library. Other libraries are yet to determine their final requirements therefore £17k of the budget will be included as a carry forward request in the report to November Cabinet.

The budget on the Vehicle Tracking and Performance System scheme has been allocated to fund the Dial a Ride replacement system. The system has now been procured and the system data is currently being input in preparation for go-live anticipated for early November.

Works have begun on the Wireless Borough/City Deal to implement WiFi in areas of the town with high footfall and to develop greater social inclusion. The contract is now out to tender with a closing date at the end of October. The remaining budget of £371k will be included in the report to November Cabinet as a carry forward request as the works are not expected to begin until 2016/17.

The final works on the new server room are taking place as part of the ICT Core Infrastructure scheme and the £83k budget will be transferred at November Cabinet to cover the forecast spend. A further £660k accelerated delivery request will be included to cover further planned works on this scheme.

The Re-provision of Care First scheme will continue into the next financial year and £470k of the 2015/16 budget will be included as a carry forward request in the report to November Cabinet.

Final projects for the Capita One Enhancements and Developments are still to be discussed and agreed with Childrens Services and progress is not expected until 2016/17. A carry forward request of £32k will therefore be included in the report to November Cabinet to continue the project in 2016/17.

The ICT Enterprise Agreement has provided some management software called Microsoft System Centre which is currently in the process of being tested. The payment arrangements as part of the agreement cover numerous financial years therefore a carry forward request of £154k is required in the report to November Cabinet to continue the support.

The E-Procurement System project is currently with procurement and no action is expected in 2015/16. The full budget of £53k will be included as a carry forward request in the report to November Cabinet.

The new Cash Receipting System went live to S-cloud on 10th August however there is further work to carry out to resolve printing and Citrix issues. A carry forward request of £15k will be included in the report to November Cabinet to continue the works to the system.

The systems on the Pier are currently being upgraded and the plan for 2015/16 is to spend £155k on CCTV/Public Safety systems and Symology. The remaining £25k will be included in the report to November Cabinet as a carry forward request.

Priority Works

The Priority works provision budget currently has £55k remaining unallocated.

Summary

Carry forward requests to be included in the report to November Cabinet are Pier ICT Improvement Programme for £25k, Capita One Enhancements for £32k, ICT Enterprise Agreement for £154k, ICT E-Procurement System for £53k, Libraries Wireless Project for £17k, Replacement and Enhancement of Cash Receipting System for £15k, Wireless Borough City Deal for £371k, Southend Airport Business Park for £2.3m, Brunel Road Redevelopment for £2k, New Beach Huts phase two for £109k, Victoria Avenue Improvements for £190k, Re-provision of Carefirst for £470k and the New Burial Ground for £2.0 million.

An accelerated delivery request of £660k on the ICT Core Infrastructure scheme will also be included in the report to November Cabinet.

£83k will be transferred from the Server Room to ICT at November Cabinet.

Department for People

The revised Department for People budget totals £15.880million.

Department for People	Revised Budget 2015/16 £'000	Actual 2015/16 £'000	Expected outturn 2015/16 £'000	Latest Expected Variance to Year End 2015/16 £'000	Previous Expected Variance to Year End 2015/16 £'000
Adult Social Care	2,698	137	1,029	(1,669)	-
General Fund Housing	2,926	523	1,606	(1,320)	-
Children & Learning Other	180	4	116	(64)	(64)
Condition Schemes	1,381	665	1,137	(244)	-
Devolved Formula Capital	310	297	310	-	-
Primary School Places	8,385	4,333	7,885	(500)	-
Total	15,880	5,959	12,083	(3,797)	(64)

Actual spend at 30th September stands at £5.959million. This represents 38% of the total available budget.

Adult Social Care

The Adult Social Care budget consists of the Community Capacity grant which includes £172k for the Care Act capital scheme. The remainder of the Community Capacity grant will be spent on major adaptations that will enable vulnerable individuals to remain in their own homes and to assist in avoiding delayed discharges from hospital. £420k of this budget is estimated to be spent in 2015/16 therefore the remaining budget of £269k will be included in the November Cabinet report as a carry forward request.

The budget for Mental Health has now been allocated to be spent on crisis provision, enabling mental wellbeing and a community recovery college in 2015/16.

Adult Social Care also includes a £165k grant from the Department of Health for Transforming Care Housing. Plans are underway to redesign the support given to people with Learning Disabilities, Autism and Aspergers.

The feasibility study for the Viking Day Service Provision is underway. The remainder of the project is not expected to commence in 2015/16 therefore budget totalling £1.4m will be included as a carry forward request in the report to November Cabinet.

General Fund Housing

A thorough review of how the Disabled Facilities service is delivered is currently being undertaken and a report on the outcome will be published in the autumn. Only £900k of the 2015/16 budget is forecast to be spent therefore a carry forward request of £129k will be included in the report to November Cabinet.

The Private Sector Renewal scheme is in place to ensure that the private sector stock is kept in a good condition. It is expected that £500k will be required in 2015/16 therefore the

remaining budget of £744k will be included as a carry forward request in the report to November Cabinet.

The Empty Dwellings Management scheme is currently concentrating on bringing more empty homes back into use. It is not expected that the full budget will be required in 2015/16 therefore a carry forward request of £338k will be included in the report to November Cabinet.

The Private Sector Housing Works in Default Enforcement budget is on-going and only £60k will be required to cover enforcements in 2015/16 therefore a carry forward request of £90k will be included in the report to November Cabinet.

The £19k budget for Choice Based Lettings is no longer required and will be removed in the report to November cabinet.

Children & Learning Other Schemes

The Short Breaks for Disabled Children scheme has only spent £4k to date and no more is expected for 2015/16. A carry forward request of £64k will be included in the report to November Cabinet.

Retentions of £80k are being held against projects at Hinguar Primary and Kingsdown Special Schools and will be paid once outstanding snagging and defects works are completed and fully signed off. This figure is included in the creditors shown above.

Condition Schemes

A budget of £1.381m has been allocated to address larger conditions in schools where the cost is over the schools capabilities to fund. Of this amount, £229k is for projects started in 2014/15. Most of these works have been undertaken over the summer holidays to minimise disruption to the schools.

Retentions of £28k are being held for works completed in 2014/15 at eight primary schools. This figure is included in the creditors shown above.

The scheme to rewire Prince Avenue Primary School is ahead of schedule and the main works will be taking place in 2015/16. An accelerated delivery request of £81k will be in the report to November Cabinet to fund the additional works taking place.

Condition schemes at Edwards Hall and Futures Community College are progressing but they are expected to continue into 2016/17. Carry forward requests of £58k and £12k will be included in the report to November Cabinet.

The budgets for Shoebury Youth Centre, Chase High Boilers, Temple Sutton Underpinning and West Leigh Junior Gables totalling £135k are to be removed from the capital programme in the report to November Cabinet as these schemes have now finished. The £10k grant funding on the Shoebury Youth Centre will be transferred to the Library Review scheme in Culture to replace part of the borrowing to fund the new library in Shoeburyness.

The £120k budget on the Youth Service Review scheme is to be transferred to the Library Review project in Culture in the report to November Cabinet. This is to support works on the new Library in Shoeburyness.

Devolved Formula Capital

This is an annual devolution of dedicated capital grant to all maintained schools. The grant for 2015/16 is £310k.

Primary School Places

Capital expansions, both permanent and temporary are on-going to supply primary places to meet significant increased demands. In 2015/16, spend of £8.385m is programmed. This covers large, multi-year projects at St Helen's Catholic Primary, Sacred Heart Catholic Primary, Hamstel Infant and Juniors, The Federation of Greenways Schools, Darlington Primary, St Mary's Prittlewell C of E Primary and Porters Grange Primary Schools.

The contractors are on site at St Helens and a carry forward request of £500k will be in the report to November Cabinet to meet contract milestones in 2016/17.

A further £79k is also being held as retention payments against works completed in 2014/15 on smaller expansion projects. This figure is included in the creditors shown above.

Summary

Carry forward requests to be included in the report to November Cabinet include Viking Day Service Provision for £1.4m, Empty Dwellings Management for £338k, Works in Default Enforcement for £90k, Community Capacity for £269k, Disabled Facilities for £129k, Private Sector Renewal for £744k, Edwards Hall Roof for £58k, Futures Heating and Pipe Ducts for £12k, St Helens for £500k and Short Breaks for Disabled Children for £64k.

An accelerated delivery request for Prince Avenue Rewire for £81k will also be included in the report.

£120k will be transferred from Youth Service Review to the Library Review Scheme in Culture.

£19k budget for Choice Based Lettings, £10k for Shoebury Youth Centre, £34k for Temple Sutton Underpinning, £70k for West Leigh Gables and £21k for Chase High Boilers will be removed from the capital programme.

Department for Place

The revised capital budget for the Department for Place is £26.890million. This includes all changes approved at June and September Cabinet. The budget is distributed across various scheme areas as follows:

Department for Place	Revised Budget 2015/16 £'000	Actual 2015/16 £'000	Expected outturn 2015/16 £'000	Latest Expected Variance to Year End 2015/16 £'000	Previous Expected Variance to Year End 2015/16 £'000
Culture	3,748	1,622	3,517	(231)	-
Enterprise, Tourism & Regeneration	3,972	62	2,993	(979)	(948)
Coastal Defence	2,606	587	1,733	(873)	-
Highways and Infrastructure	4,847	509	4,847	-	-
Parking Management	550	98	550	-	-
Section 38 & 106 Agreements	1,690	94	1,038	(652)	(404)
Local Transport Plan	2,794	1,134	2,794	-	-
Local Growth Fund	2,420	189	2,420	-	-
Transport	814	387	784	(30)	-
Waste	597	565	597	-	-
Energy Saving Projects	2,852	319	2,852	-	-
Total	26,890	5,566	24,125	(2,765)	(1,352)

Actual spend at 30th September stands at £5.566million. This represents 21% of the total available budget.

Culture

The drainage works at Belfairs Golf Course are now complete. Other drainage works at Belfairs Park and Southchurch Park are on site and nearing completion.

New external funding totalling £260k from Sport England to part fund the Belfairs Swim Centre Health and Safety works will be added to the capital programme in the report to November Cabinet. The project is now complete and this grant will fund works already carried out.

Works to replace the floor in the auditorium at the Cliffs Pavilion are now complete. External works above the Maritime Room are on-going with a scheduled completion date of March 2016. A specification for tender for the under-croft piping replacement is currently being drawn up with a proposal to go out during November.

Works have now commenced on the Hard Surface Path Improvements in the Parks with a newly appointed contractor. Subject to weather conditions, the works should complete within the current financial year.

The Library Review was partly used to fund the new Shoeburyness Library which opened on 14th September. A programme of works is currently being developed for improvements at Leigh, Westcliff and Kent Elms Libraries to utilise the remainder of the budget. A carry forward request of £130k will be included in the report to November Cabinet to continue these works.

New external funding for £10k from Cory Environmental will be added to the capital programme in the report to November Cabinet to fund works on the Milton Gardens Children's Multi Play Unit.

Scheduled Ancient Monument Consent has now been received for the works to Priory Park Water Main. A start date has been proposed for 26th October.

The publication date for the research on the Prittlewell Prince is later than anticipated therefore the full budget of £38k will be included in the report to November Cabinet as a carry forward request.

Works are progressing on the refurbishment of the war memorials within the Borough. The works on the Cenotaph have been completed and the refurbishment of the Victory Sports Ground gates commenced on 31st August. Future works are scheduled for the St Erkenwalds Memorial at Sutton Road Cemetery and the Priory Park War Memorial.

Plans are being made for the use of the Pump Priming Budget for 2016/17 and budget of £333k will be included in the November Cabinet report as a carry forward request.

Enterprise, Tourism & Regeneration

The Regeneration projects include all the work currently taking place on Southend Pier and the City Deal Incubation Centre as well as the Coastal Communities Fund.

Tenders for the concrete and structural repairs needed on the pier have come in over budget and are currently being value engineered to propose a way forward.

A technical issue with the repair of the Prince George Extension on the pier has caused delays and it is likely that a carry forward request will be required once more detail is known for the costs involved in 2015/16.

The timeframe for spend on the Coastal Communities Fund has been extended by the Big Lottery and CLG. Negotiations are continuing with the Yacht club to enable delivery of the lagoon and costs of enabling works are being explored. It is estimated that around £200k will be spent in 2015/16 with the remaining £948k to be included as a carry forward request at November Cabinet.

The works for emergency maintenance on Pier Hill lifts are now complete and there is a forecast under-spend of £4k once the final invoices have come in. This will be removed from the capital programme in the report to November Cabinet.

The £27k budget on Western Esplanade Cliffs Stabilisation is no longer required and the full budget will be transferred to cover the over-spend on the Coastal Defence Storm Damage scheme. This will be included in the report to November Cabinet.

Coastal Defence

Works for the cliff stabilisation at Clifton Drive commenced on 12th April and are progressing well.

A grant from DeFRA is in the process of being claimed for improving resilience to private properties. The budget for this was originally set at £1.5m but it is expected that only £600k will be spent therefore £900k will be removed from the budget in the report to November Cabinet.

The £27k over-spend relates to the Coastal Defence Storm Damage scheme and a transfer from Western Esplanade Cliffs stabilisation will be used to cover this.

Highways and Infrastructure

Plans for 2015/16 are currently in hand and implementation works have commenced for the Highways Planned Maintenance schemes. These will continue on a phased basis for the remainder of the financial year.

Further discussions have taken place with Network Rail about moving the fence separating the Cinder Path from Essex Thameside Rail Link. Once the estimate has been received from the contractor, works can be programmed to coincide with the next appropriate rail possession. Resurfacing of the widened Cinder Path can then commence. It is anticipated that works will commence after Christmas with the associated resurfacing works planned before the end of the financial year. The programme is dependent on a suitable quote being received from the contractor.

The revised Street Lighting budget is a multi-million pound, multi-year scheme to be part funded by the Challenge fund from the Department for Transport. Surveys have commenced to prepare for the cast iron replacements and the sleeve manufacturer has started measuring the concrete columns so that materials can be ordered. The contractor is currently working in Eastwood to fit sleeves to concrete columns where LED lanterns have been fitted previously. This work will continue for the remainder of the year.

Parking Management

Works to the Civic Centre North car park are well underway and expected to complete during October. Any surplus funding will be utilised for works on the Library car park and works to improve the other Borough car parks.

Section 38 and Section 106 Schemes

There are a number of S38 and S106 schemes all at various stages. The larger schemes include works to Fossetts Farm Bridleway and North Shoebury Road.

Schemes totalling £604k have been identified as delayed until 2016/17 therefore a carry forward required will be included in the report to November Cabinet. £61k of additional S106 funds and the removal of £109k S106 funds will also be included in this report.

Local Transport Plans (LTP Schemes)

Various schemes are now underway for Better Networks and Better Sustainable Transport. A few delays are currently being experienced in the works for Better Operations of Traffic Control Systems and the Highways team are currently working to resolve this.

Programmed resurfacing works have now commenced and are set to continue for the remainder of the summer months.

Local Growth Fund

The A127 Growth Corridor projects will support the predicted growth associated with London Southend Airport and the Joint Area Action Plan (JAAP) proposals developed by

Southend, Rochford and Essex County Councils to release land and create 7,380 high value jobs on new business. The improvement will also support background growth of Southend and Rochford.

The business cases for A127 Kent Elms and Bridge and Highway Maintenance have been approved by South East Local Enterprise Partnership Individual Technical Evaluator to draw down 2015/16 funding. Further work is underway to support the business cases for 2016/17 onwards. 2015/16 works for Kent Elms will be focussing on the design and construction of the advance surface crossing works and design and survey work for the main junction improvement works. Advance utility diversion works for the new surface crossing are nearing completion. Ground penetration radar and drainage surveys are complete and being reviewed. A bridge survey has been commissioned and is currently waiting for a programme. Works on the Bell junction will be focussing on survey work to inform the design for the main junction improvement works. Once Kent Elms survey works have been received and reviewed, similar surveys will be commissioned for the Bell. Bridge and Highway Maintenance will be focussing on investigation works for the improvement to the A127 corridor and also necessary surfacing to the east bound section of the A127 from Boundary to just prior to the Progress Road improvement works.

Transport

Main works on the A127 Tesco junction improvements were completed on 29th March 2015 with the switching on of the traffic signals. Traffic signal monitoring will continue to be adjusted as necessary. Repairs to the defects are now underway.

Minor adjustments to traffic signals on Progress road are yet to be completed.

Southend Transport Model is an on-going scheme to support various multi modal transport projects. Spend is expected at £62k in 2015/16 and a carry forward request of £30k will be included in the report to November Cabinet.

Waste

There are commitments for the year in relation to the Commercial Waste and Recycling Centre which will involve ground works, a salt dome and refurbishment of the toilets. Some disused buried structures and contaminated soil have been discovered on site and this has slightly delayed the project. Works are due to finish during October with final snagging to be carried out and the final accounts to be reviewed.

Energy Saving Projects

Solar panels have been part installed at Southend Adult Community College and Temple Sutton Primary School. The gas boilers have now been installed at Southend Adult Community College and a tender for energy efficiency work is due to go out at the end of October. The biomass boiler installation started on 3rd October at Temple Sutton and the windows installation is to be completed by February 2016 based on weekend and holiday working.

Some improvements have been made to the Civic Centre heating controls but this has not fully resolved the issue. New thermostats are due to be installed along with a new burner and gas booster on the boiler and this is now out to tender.

Summary

Carry forward requests to be included in the report to November Cabinet are Prittlewell Prince Museum for £38k, Pump Priming Budget for £333k, Library Review for £130k,

Coastal Communities Fund for £948k, Southend Transport Model for £30k and various S106 schemes totalling £604k.

£61k of S106 funds will be added and £109k will be removed at November Cabinet.

The under-spend on the Pier Hill lifts emergency maintenance of £4k and £900k for the Flooding Repairs and Renewals will be removed from the capital programme at November Cabinet.

The £27k budget on Western Esplanade Cliffs Stabilisation will be transferred to Coastal Defence Storm Damage in the report to November Cabinet.

New external funding totalling £260k will be added to the capital programme for Belfairs Swim Centre Health and Safety works and £10k for the Milton Gardens Children's Multi Play Unit.

Housing Revenue Account

The revised budget for the Housing Revenue Account capital programme for 2015/16 is £10.346million. The latest budget and spend position is as follows:

Housing Revenue Account	Revised Budget 2015/16 £'000	Actual 2015/16 £'000	Expected outturn 2015/16 £'000	Forecast Variance to Year End 2015/16 £'000	Previous Forecast Variance to Year End 2015/16 £'000
Decent Homes Programme	7,314	2,825	6,994	(320)	-
Council House Adaptations	500	239	500	-	-
Sheltered Housing Remodelling	345	-	-	(345)	-
32 Byron Avenue	16	-	16	-	-
Other HRA	2,171	124	2,135	(36)	-
Total	10,346	3,188	9,645	(701)	-

The actual spend at 30th September of £3.188million represents 31% of the HRA capital budget.

Decent Homes Programme

The on-going Decent Homes schemes are continuing in 2015/16. Kitchens, bathrooms and electrical works are programmed to be complete by December 2015. Additional works are being undertaken to upgrade boilers following requirements identified during the Gas Servicing Programme.

Some of the works for Common Area Improvements and Environmental Health and Safety are currently delayed and carry forward requests of £220k and £100k will be included in the report to November Cabinet.

Council House Adaptions

This budget relates to minor and major adaptations in council dwellings. Spend depends on the demand for these adaptations and works are currently in progress for 2015/16.

Sheltered Housing Remodelling

There are no plans for the Sheltered Housing Remodelling budget in 2015/16. The budget of £345k will be included in the report to November Cabinet as a carry forward request.

S106/RTB funded schemes

The build at 32 Byron Avenue is now complete and settlement of the final accounts is expected by the end of 2015.

Other HRA

A scheme to review HRA land is currently underway and planning permission was received on 15th April for the proposed sites. The plan is to construct 18 housing units within the Shoeburyness ward. The tender for construction is currently out for approval with an anticipated start date on site in early 2016. £30k S106 funding has been received to contribute to the feasibility stage of this scheme. A further budget for a S106 contribution as part of the main scheme was duplicated and £66k will be removed from the programme in the report to November Cabinet to correct this.

Summary

Carry forward requests for Common Area Improvements for £220k, Environmental Health and Safety for £100k and Sheltered Housing for £345k will be included in the report to November Cabinet.

£30k S106 contribution will be added to the HRA Land Review feasibility and £66k will be removed from the HRA Land Review main scheme.

Summary of Capital Expenditure at 30th September 2015

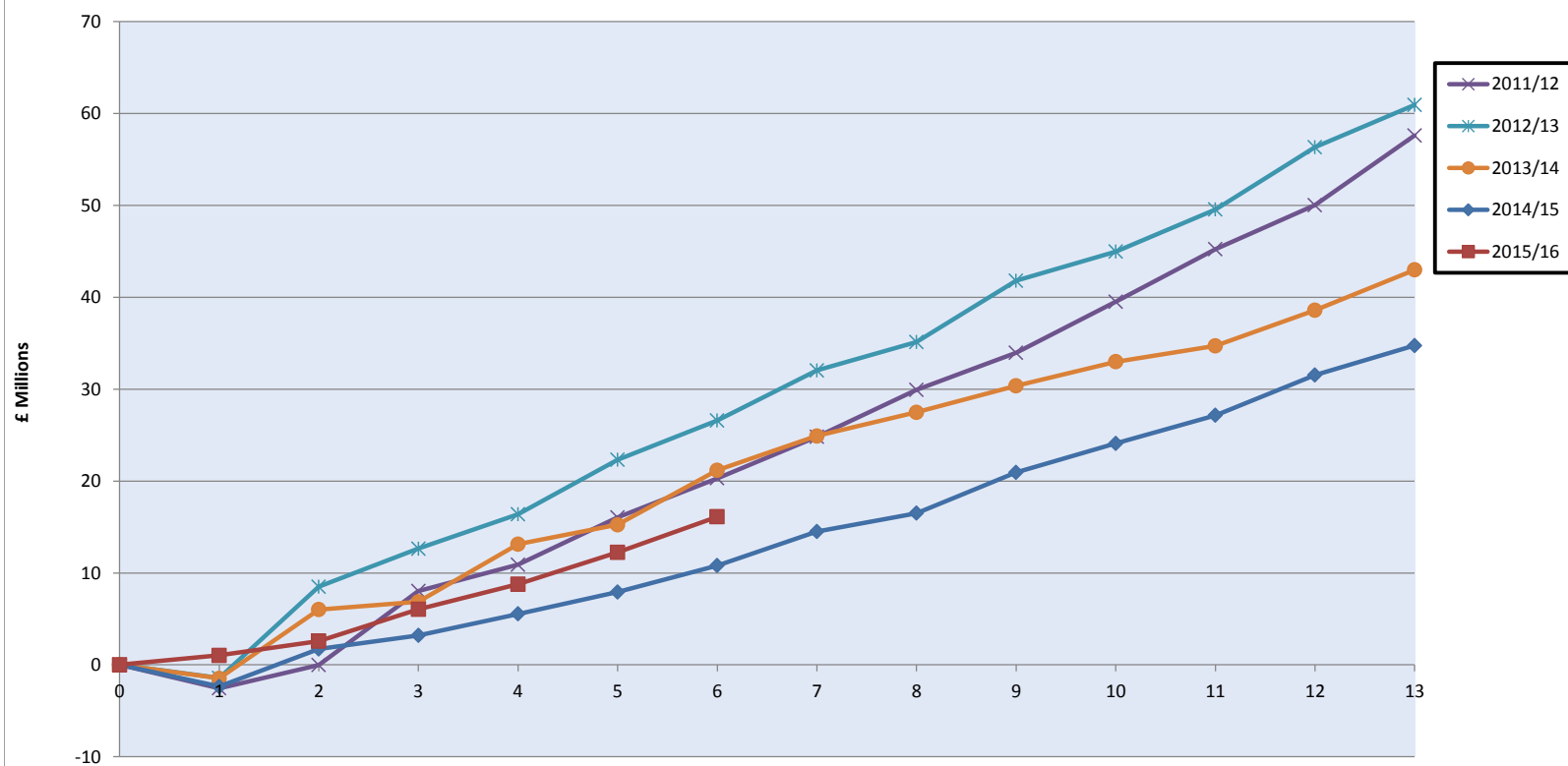
Appendix 1

	Original Budget 2015/16 £000	Revisions £000	Revised Budget 2015/16 £000	Actual 2015/16 £000	Forecast outturn 2015/16 £000	Forecast Variance to Year End 2015/16 £000	% Variance
Corporate Services	10,252	(111)	10,141	1,415	5,075	(5,066)	14%
People	15,392	488	15,880	5,959	12,278	(3,602)	38%
Place	17,859	9,031	26,890	5,566	23,317	(3,573)	21%
Housing Revenue Account	10,002	344	10,346	3,188	10,001	(345)	31%
	53,505	9,752	63,257	16,128	50,671	(12,586)	25%
Council Approved Original Budget - February 2015	53,505						
Corporate Services amendments	(94)						
People amendments	(684)						
Place amendments	4,970						
Carry Forward requests	7,587						
Accelerated Delivery requests to 2014/15	(582)						
Budget re-profiles (July, November and February Cabinet)	(1,872)						
New external funding	427						
Council Approved Revised Budget - September 2015	63,257						

Actual compared to Revised Budget spent is £16.128M or 25%

Appendix 2

Capital programme Delivery
Cummulative Capital Expenditure 2011/12 to 2015/16



Year	Outturn £m	Outturn %
2011/12	57.6	97.3
2012/13	61.0	97.9
2013/14	43.3	93.8
2014/15	34.8	83.8

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Southend-on-Sea Borough Council
Report of Corporate Director for Place

to
Cabinet
on

10th November 2015

Report prepared by: Sharon Wheeler: Strategy &
Development Manager: Culture

**Agenda
Item No.**

7

**Outcome of consultation on the future of the former Beecroft Art Gallery Building,
Station Road, Westcliff-on-Sea**

Place Scrutiny Committee
Executive Councillor: Councillor Graham Longley
Part 1 (Public Agenda Item)

1. Purpose of Report

- 1.1 To present the results from the consultation on the future of the former Beecroft Art Gallery Building, Station Road, Westcliff-on-Sea to enable Cabinet to make a recommendation to Council (as Trustee) on the future of the building.

2. Recommendations

- 2.1 **That the Council acting as Trustees give permission for officers of the Council to investigate the viability of using the former Gallery Building as artist studios. This option would further the objects of the Trust and merits further investigation to determine if it would be financially viable and therefore, in the best interests of the Trust.**
- 2.2 **If the feasibility study finds that the conversion of the building into artist studios will not be viable, the Trustees should proceed with one of the identified options for disposal (see section 5.1.1).**

3. Background

- 3.1 In order to inform options for the council, acting in its capacity as the sole trustees of the Beecroft Art Gallery Trust, consultation has been undertaken on the options available to the Trust in respect of the former Beecroft Art Gallery building, Station Road Westcliff on Sea.
- 3.4 Advice was taken from the Charity Commission on the proposed public consultation document and, in general, they were content with the outline of the consultation and the approach being suggested.
- 3.5 The Council as trustees, entered into a 12 week period of public consultation from 29th June 2015 to 20th September 2015.

- 3.6 Local interest groups, local residents associations (within the Westcliff area), local conservation society, the Beecroft family, Arts Council England, Southend-on-Sea Arts Council, Metal, Focal Point Gallery, TAP (Temporary Arts Project), Leigh Art Trail and other local arts and cultural organisations were directly approached with details of the consultation to enable them to respond.
- 3.7 The consultation (**Appendix 1**) was also made available online via the Council's online consultation portal for any other interested party to participate.
- 3.8 Residents and the wider community were able to participate in the consultation either by writing / e-mailing their comments directly or by using the online consultation portal.

4 Consultation Outcome

- 4.1 Respondents were asked to give their views on a range of options identified by the Trust, namely;
- Option 1: Retain Premises
 - Option 2(a): Sell the premises as it is without additional outlay or cost
 - Option 2(b): Sell the site with Planning consent for residential conversion
 - Option 3: Alternative proposal (put forward by the respondent)
- 4.2 From the comments and suggestions received there is much support for the Beecroft to be used to maintain the original vision of Walter Beecroft and use the premises as either an arts & crafts centre or artist studios; bringing vitality back to the local area.
- 4.3 Of the proposals put forward, the strongest body of feedback was for the premises to be used for artist studios and exhibition space.
- 4.4 With core demand for artist studios anticipated to arrive from London (a report by Greater London Authority identifies only 298 studio sites in the capital, for an estimated 11,500 artists), the project would allow Southend to embrace its potential as an alternative place to reside and create.
- 4.5 A key goal for other regional artist studios, including Plymouth's Ocean Studios, is to prevent graduates from leaving the area. South Essex College alone has more than 25 creative, art and design courses. It is crucial that these students can develop a career within the area.
- 4.6 Locally there are only three comparable sites in south Essex for local artists; two of which are under threat and all of which are full with waiting lists. Graduates emerging from education here have no studio spaces in which to develop their career.
- 4.7 As noted by a 'Local Economic Assessment' [2013], 'Southend has a significant concentration of creative and cultural businesses...Whilst this sector has significant employment and wealth-generating capacity, experience from elsewhere suggests that it also has the ability to create a step change in the

economy, attracting new, ambitious people to Southend-on-Sea and helping the town retain some of the spending power of residents that work in London.'

- 4.8 A study by Greater London Authority [Sept 2014] identified that one in six new jobs in London is in the Creative industries. Evidence suggests that this is beginning to leave the city, due to a dearth of flexible and affordable work spaces. By investing and engaging these professionals, Southend can attract this talent, spend and potential residents.
- 4.9 The study also estimated that 3,220 London-based artists were at risk of losing their places of work in the next five years, primarily due to rising property prices and (ironically) the success artist communities have had in regenerative areas such as Hackney.
- 4.10 This option would meet the objects of the Trust and therefore, merits further investigation to determine if it would be financially viable and therefore, in the best interests of the Trust.

5 Consultation Results

- 5.1 In total, 44 responses were received as follows:-

Options	Number	%
Option 1: Retain Premises	10	23
Option 2(a): Sell the premises as it is without additional outlay or cost	7	16
Option 2(b): Sell the site with Planning consent for residential conversion	18	41
Option 3: Alternative proposal	9	20
Total	44	100

- 5.2 As can be seen from the table above 43% of respondents indicated they would like the premises to either be retained or used for an alternative purpose. Whilst 57% indicated a preference for the premises to be sold, comments were provided to support their view of what selling the premises meant to them.
- 5.3 Of the 9 respondents who indicated a preference for an alternative solution, 8 provided their ideas on what such an alternative solution could be. In addition a further 8 respondents provided additional comments to qualify their preferences to the options they had selected. **Appendix 2** provides the full details of those comments.
- 5.4 Other suggestions for use of the building were:

- Sell for development as a Boutique hotel (to address a gap in the borough's hotel offer)
- Use the premises as a shelter for the homeless
- Develop into conference and catering facilities

- Use as an incubator facility for the new museum project
- Sell the premises and put the money towards the Cliff Museum project
- Coffee shop / free bookshop
- Performance area for poetry, book readings, music performances , local artworks & exhibitions, display street art / graffiti currently not traditionally displayed in the area.

5.5 Concerns were raised within the consultation; the majority of which were associated with over-development of the area. Other concerns were:

- Desire to retain the character of the existing property
- Property located within a deprived area and additional development will put a strain on the existing infrastructure
- Issues around parking
- Concerns over the size / height of a new replacement building
- Impact on the appearance of the conservation area.

5.6 Overall, from the additional comments received, the majority of respondents were keen to see the building used in some way to retain the original vision of Walter Beecroft “for the advancement of Art, Music and Literature”, and to retain the character of the building within the local area.

5. Options considered

5.1 Table 5.1.1 overleaf considers a full range of options for the future of the premises.

5.1.1 Options for consideration

Option	Comments	Cost / Income / Benefit	Risk
1. Retain the premises for use as artist studios	<p>Building may be able to provide in the region of 35 artist studios, an exhibition space and a café bringing in a regular income stream for the trust.</p> <p>Refurbishment of the building will improve the value of the asset if future resale considered.</p> <p>Artist studios will not require as high a specification for refurbishment as it would for residential purposes</p> <p>Growing demand for artist workspace in the local area as well as increased demand from artists who can no longer afford studio space in London</p> <p>A scheme of this nature would be in line with the objects of the Trust and would not need approval by the Charities Commission.</p>	<p>Feasibility study, costing in the region of £25k, required to test viability of the scheme and enable an application to be made to the Arts Council England Large Capital Grants fund (grants of between £500k - £5m)</p> <p>Refurbishment costs estimated to be in the region of £500k & will incorporate rectifying the structural and access issues of the building.</p> <p>Early estimates of annual income of £75k, with £30k p.a. profit going back into the Trust.</p>	<p>Trust would need SBC to fund initial feasibility study costs (to be repaid if grant application made)</p> <p>Trust will need to consider either working with a partner or employing a member of staff to deal with the management of the scheme.</p> <p>Will need to consider planning implications and whether or not change of use would need to be applied for.</p>

2. Continue to use the building as an art gallery	With the relocation of the Gallery to new premises, it is unlikely that the Trust will have any further use for an additional Art Gallery.	<p>Minimum of £250,000 would need to be spent on the building before it can be used again safely in any form.</p> <p>Additional staffing would be needed, placing financial pressure on the trust.</p> <p>Trust does not have the reserves to fund the cost on initial remedial works or further staffing.</p>	<p>High revenue cost for the trust in having to run 2 premises.</p> <p>Accessibility within the premises will still remain an issue.</p>
3. Use the premises for storage	The Trust does not have a current need for additional storage – new premises have ample storage and can also make use of the Museums Service storage at Tickfield.	<p>Minimum of £250,000 would need to be spent on the building before it can be used again safely in any form.</p> <p>Trust does not have the reserves to fund the cost on initial remedial works</p>	<p>Repair and maintenance on the building would be required – likely to be quite high.</p> <p>The Trust would become responsible for the long-term management liability for the building.</p>
4. Sell the site (with outline planning permission to knock down and re-build)	<p>Planning consent may be difficult to achieve as premises located in a conservation area.</p> <p>Property agents have advised that this would be the most attractive option for developers due to challenges with re-developing the existing premises and its location within the site itself).</p>	<p>£30,000 to obtain outline planning permission (includes all architects & agents fees).</p> <p>Trust does not have the reserves to fund the cost on initial remedial works</p> <p>Sale likely to realise in the region of £800,000.</p> <p>Agent's fees of a minimum of 1% of the sale value would need to be paid from</p>	<p>Trust does not have the reserves to fund the cost of obtaining planning permission</p> <p>Property located in conservation area and subject to Planning Policy C4 – Council has a statutory duty to preserve and enhance the character of its conservation area. The building is deemed to make a positive contribution</p>

		the proceeds of the sale.	<p>to the area. Making a case to replace it with a new build property may therefore be difficult and time consuming.</p> <p>Objections likely from local community keen to retain the original building which may have an impact on the outcome of the planning decision.</p>
5. Sell the site in its current condition (without planning permission)	<p>This option involves the least amount of input from the Trust.</p> <p>(Property agents have advised this would not be preferred option for developers due to existing challenges with the site and premises.)</p>	<p>Sale likely to realise in the region of £525,000 - £575,000</p> <p>Agent's fees of a minimum of 1% of the sale value would need to be paid from the proceeds of the sale.</p> <p>This option will not require any funding to be made available by the Trust.</p>	<p>Potential developers would need to undertake a full feasibility study of the site before considering an offer.</p> <p>Premises may be on the market for some time risking further deterioration in the condition of the premises.</p> <p>On-going Security of the site will need to be considered. Site may become a haven for a range of anti-social behaviour.</p>

6 Recommendation

- 4.11 Whilst the majority of consultation respondents were in favour of selling the premises in some form or other, a clear view has emerged from the comments and alternative proposals provided that the premises should be used for Art, Music and Literature, with very strong feedback suggesting the use of the premises as artist studios. This option would further the objects of the Trust and therefore, merits further investigation to determine if it would be financially viable and therefore, in the best interests of the Trust.
- 6.1 The viability of the potential business model of artist studios will be better understood with a feasibility study, which will confirm the number of studios available and the potential rental income that could be realised. An initial estimate suggests the site could attract around £75,000 income per annum at full capacity, with a profit of around £30,000 per annum for the Trust, before any private sector income if a café were to be included within the development.
- 6.2 It is proposed that the Trust seeks external funding to undertake a feasibility study to incorporate the following:-
- Survey of site
 - Project brief and schedule of works
 - Costing
 - Analysis of business model

This is crucial to decide whether renovation proceeds and for the funding proposals for the capital. Following the feasibility study, funding would be sought for capital investment.

7 Implications for the Trust

7.1 Financial Implications

- 7.1.1 It is understood from previous condition surveys carried out on the building that a minimum of £250,000 needs to be spent to address the main structural issues with the building. (It should be noted that this figure is now several years old and therefore costs are likely to be higher). A full feasibility study needs to be carried out to determine the full scale of works required and the associated costs.
- 7.1.2 It is anticipated that the likely costs of a feasibility study will be in the region of £25k, for which the Trust would need to request the financial support of the Council. This money could be repaid to the Council at a future date once the trust has either generated an appropriate level of income or been successful in attracting external funding for the scheme.
- 7.2.1 The Trust may be able to apply for funding for the project through the Arts Council England Large Capital Grants. The Arts Council has budgeted £88 million from the National Lottery over the period 2015-18 for large capital grants.
- 7.2.2 The available budget has been split over two application rounds, with the first round already having taken place. £43 million will be available in 2016/17.

Whilst the full budget is committed over the three-year period, the Arts Council expect the money to be paid over a longer period.

7.2.3 The application is a two-stage process. There is the opportunity at stage 1 of the process for the Trust to request a Development Grant. The development grant can only cover the costs of work needed to be completed between the period of a stage one decision and the submission of a stage two application.

7.2.4 The Arts council do not normally cover 100 per cent of the development costs and would expect the Trust to contribute funding from other sources.

7.2.5 The Trust does not hold any reserves and would need to approach the Council for assistance in funding the initial feasibility study and any match funding requirement from the Arts Council England. This amount to be repaid once appropriate levels of funding allow.

7.2.6 If the Trust does decide to sell the premises, the income from the sale will be re-invested back into the Trust.

7.3 Legal Implications

7.3.1 Whilst considering the different options it is worth noting that the trustees (The Council) are legally bound by the requirements of the Charity Act 2011.

- As sole Trustee, the Council is duty bound to ensure that the maximum value is received from the use or disposal of any asset held by the Trust.
- Any proceeds of sale will be a permanent endowment which means that the income received from the proceeds of sale (e.g. through investment) will be available to further the objects of the Charity.
- If any of the capital is to be expended rather than just the income, it would additionally be necessary to establish to the total satisfaction of the Charity Commission that this would be expedient in the interests of the Charity.

7.4 People Implications

7.4.1 There are no direct people implications as a result of this report.

7.5 Property Implications

7.5.1 This consultation provided a range of options detailing the property implications for the former Gallery Building.

7.5.2 The recommendation of this report is for the Trust to retain the premises and, providing that the feasibility study confirms the financial viability of the scheme, the structural issues with the property will be remedied as part of the refurbishment programme to develop artist studios.

7.5.3 Retaining the premises would be in keeping with the Council's planning policy relating to Conservation areas:-

POLICY C4 - CONSERVATION AREAS - All buildings, open spaces, gardens, trees, views from public places and other aspects of the environment which contribute to the character of Conservation Areas will be protected and enhanced. Proposals for demolition and development will normally be permitted only where they would not be detrimental to the local scene and the character of the area. All development affecting Conservation Areas should meet the following requirements:

- the position and design of new buildings should respect the general pattern of the area, and should preserve or enhance as appropriate its townscape character;
- the mass of extensions and new buildings should be in scale and harmony with the existing and neighbouring buildings and with the area as a whole;
- the proportions, detailing and materials of extensions, alterations and new buildings should be appropriate to the area and sympathetic to the existing and neighbouring buildings.

7.6 Consultation

7.6.1 This report provides information relating to the period of public consultation undertaken from 29th June 2015 – 20th September 2015.

7.6.2 Accepting the recommendation within this report will demonstrate the actions the Trust has taken in response to the alternative proposals received during the consultation. However, should the Trustees decide to proceed with disposal of the former Gallery Building, the Charity Commission have discretion as to whether further public notice over a new scheme or, possibly, a sale of the property will be required. They have indicated they may be prepared to waive the requirement for public notice but this will depend on the level of controversy generated.

7.7 Equalities and Diversity Implications

7.7.1 Access within the property is restricted, particularly for people with mobility issues. Any refurbishment works would need to comply fully with requirements under the Disability Discrimination Act.

7.8 Risk Assessment

Risk	Impact / Likelihood High (H) Medium (M) Low (L)	Mitigation
Conflict of interest with the Trustees being the Council	H/H	Decisions must only be in the best interests of the Trust and its objectives
Trust unable to obtain level of funding required to undertake initial feasibility study	H/M	The Trust would seek financial support from the Council
Trust unable to secure funding for capital works	H/M	Discussions have been had between the Council and Arts Council England who are

required		generally in support of the creating of artist studios in the borough. They have been clear that an objective, third-party survey would first be required to bring about a strong application.
The artist studio business model does not work	H/M	<p>A feasibility study will assist in establishing a robust business plan for the scheme.</p> <p>The value of the Trust's asset will have been improved by the refurbishment works and may realise more income for the Trust if disposed of.</p>

7.9 Value for Money

7.9.1 The proposal provide the Trust with the opportunity to significantly improve the value of its asset and generate an income for the Trust, thereby reducing reliance on Southend Borough Council to meet any operational deficiencies.

7.9.2 Any works undertaken to further this proposal will ensure that the best value possible will be obtained.

7.10 Community Safety Implications

7.10.1 There are no community safety implications as a result of this report.

7.11 Environmental Impact

7.11.1 The gallery building is located within the Milton Conservation area. Refurbishing the property will maintain the character of the local area and help to revitalise the area.

8. Background Papers

Beecroft Art Gallery Trust Governing Document

9. Appendices

9.1 Appendix 1: Consultation Document

9.2 Appendix 2: Consultation Comments

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The Beecroft Art Trust

Consultation on the future of the former Beecroft Art Gallery
Building, Station Road, Westcliff-on-Sea

29th June 2015 – 20th September 2015





The Beecroft Art Trust is carrying out this consultation with the help of its trustees, Southend-on-Sea Borough Council.

Background

The Foundation for the Beecroft Art Gallery and collection was set up in 1949 by Walter Beecroft for the advancement of Art, Music and Literature in the County Borough of Southend-on-Sea. The gallery building was purchased in 1951 and the Beecroft Art Gallery first opened in Station Road, Westcliff, on 9th October 1953.

At that time the building contained a small collection of paintings belonging to the founder of the Gallery, Walter G Beecroft, a solicitor from Leigh on Sea, Essex. Over time the collection has grown through donations from the Friends of the Beecroft Art Gallery, the Thorpe Smith bequest of local paintings and funds from Southend-on-Sea Borough Council.

The Station Road building was always intended as a temporary home for the collection, which has now been transferred to the New Beecroft along Victoria Avenue. In time the gallery looks forward to transferring the collection to a purpose built museum.

By virtue of a Charity Commission Scheme dated the 18th February 1980 the Council is now sole trustee of the endowment consisting of the Gallery building, the Beecroft collection itself and additional funds held for the benefit of the Charity.

Southend-on-Sea Borough Council has operated both the trust and gallery as part of its Museum Service since this date.

The need to move the Gallery

The Gallery building in Station Road, Westcliff has been suffering from major structural issues for some time; consequently the decision to relocate the Beecroft Art Gallery to the former Library building in Victoria Avenue was taken by the Council in May 2013, following which further temporary measures have been undertaken to support the building.

Further deterioration of the building and concerns for the on-going safety of both staff and members of the public saw the Gallery close while plans were made to re-house the collection in the former Library Building along Victoria Avenue.

The relocated gallery in the former Library Building, Victoria Avenue re-opened to the public during August 2014. The new premises allow more of the existing collection to be displayed and are much more accessible to a wider range of people.

The trust does not have any revenue and neither does it hold any financial reserves. Any deficit which arises in the operation of the trust is funded by Southend-on-Sea Borough Council; Southend –on-Sea Borough Council are meeting all of the costs of providing and operating the Gallery in its new location.

Requirements of the Trust

It is now time for the Trustees to consider and consult on the future of the original gallery building in Station Road, Westcliff which remains empty.

Whilst considering the different options it is worth noting that the trustees (Southend –on-Sea Borough Council) are legally bound by the requirements of the Charity Act 2011.

As sole Trustee, the Council is duty bound to ensure that value received from the use or disposal of the land / building at Station Road, Westcliff-on-Sea is the “best that can be reasonably obtained”.

The Trust was set up for the “promotion of the study of art, music and literature and in particular the provision and maintenance of the Beecroft Art Gallery at Southend-on-Sea as a public art gallery and library.”

Any proceeds of sale will be a permanent endowment for the Trust and the income received from the proceeds of sale (e.g. through investment) must be used to further the objects of the Trust.

The Options:

Option 1: Retain the former gallery building, Station Road Westcliff, and use it for either additional gallery space or as storage.

Points for consideration:

- With the relocation of the Gallery to new, larger premises, it is unlikely that the Trust will have any further use for an additional Art Gallery.
- The gallery’s new premises in Victoria Avenue already have ample storage for the collection; with room to expand in the future. The gallery can also make use of the Museums Service storage facilities at an off-site location at no additional cost.
- Due to the present condition of the premises a considerable amount of money would need to be spent on the building before it can be used again safely in any form.
- Accessibility problems within the building itself would still remain a problem – the building comprises 3 floors and does not have a lift. The toilets are located on the first floor of the building. Those with mobility problems and those with prams / pushchairs will continue to have restricted access to the building.
- An additional gallery would require increased staffing levels, placing financial pressure on the trust.
- On-going repair and maintenance on the building would be required; the cost of which is likely to be quite high.

- The Trust would become responsible for the long-term management liability of the building.
- The Trust does not have the reserves to fund the cost of remedial works or further staffing.

Option 2: Sell the site

a. Sell the premises as it is without additional outlay or cost.

Points for consideration:

- Any proceeds of sale will be a permanent endowment for the Trust and the income received from the proceeds of sale (e.g. through investment) must be used to further the objects of the Trust.
- Offering the site for sale without planning permission involves the least amount of input from the Trust and minimal capital outlay (costs associated with selling the building could be covered from the proceeds of a sale).
- A sale (without planning permission) will realise a significant amount for the Trust; but not quite as much as if the site were to be sold with the benefit of planning permission.
- Property agents have advised this would not be the preferred option for developers due to existing challenges with the site and premises.

b. Sell the premises with planning consent for residential conversion

Points for consideration:

- As with option 2(a); any proceeds of sale will be a permanent endowment for the Trust and the income received from the proceeds of sale (e.g. through investment) must be used to further the objects of the Trust.
- The property is located in a conservation area and subject to Planning Policy C4 – The Council has a statutory duty to preserve and enhance the character of its conservation area. The building is deemed to make a positive contribution to the area. Making a case to replace it with a new build property may therefore be difficult and time consuming.
- Property agents have advised that selling the site with planning permission would be the most attractive option for developers due to challenges with re-developing the existing premises and its location within the site itself.
- The Trust would incur costs to get plans drawn up and obtaining planning permission – the Trust would need to raise funds to finance this as they do not have sufficient reserves.
- This option has the potential of realising a substantial sum for the Trust but would involve the Trust having to borrow money in the first instance to obtain planning permission and carries a far greater level of risk

Option 3: Alternative Proposal

There may be other options which you feel the Trust should consider.

When telling us your ideas please do bear in mind that the Trust can only undertake activities in accordance with its “Charitable Objects” - these are the goal, aims or ends for which the charity exists and are the limits within which the charity can lawfully act. Another important factor is that the trust does not have any revenue and neither does it hold any financial reserves.

What do you think the Trust should do?

The Trust would like to find out your thoughts on the range of options presented within this consultation document.

Please take the time to consider the options along with the various considerations, implications and the Trust’s financial position as set out above.

Once you have done this, please tell us which of the following options you feel would be in the best interest of the trust:-

- ☐ **Option 1: Retain the premises**
- ☐ **Option 2a: Sell the site as it is without additional outlay or cost**
- ☐ **Option 2b: Sell the site with Planning Consent for residential conversion**
- ☐ **Option 3: Alternative Proposal (please provide as much detail as possible)**

My alternative suggestion is:

About you

The following section is optional but getting this information will enable the Beecroft Art Trust to get a picture of who has been involved in this consultation and help us make sure that all interested parties are fully represented.

If you are completing this on behalf of an organisation, please provide the Organisation's name and contact details:-

If you are completing this as an individual, please answer the questions below by ticking the boxes that you feel best describe you. If you do not want to answer a specific question, please leave it blank.

Some questions may feel personal; the information we collect will be kept strictly confidential in accordance with the Data Protection Act. If you would like to know how we will use this information, please contact us.

What is your home postcode?

Age

- ☐ 16-24
- ☐ 25-44
- ☐ 45-64
- ☐ 65+
- ☐ Prefer not to say

Gender

- ☐ Male
- ☐ Female
- ☐ Prefer not to say

Disability - Do you consider yourself to be disabled?

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

Ethnicity - What is your ethnic origin?

- ☐ White:
- ☐ Asian/Asian British:
- ☐ Black/Black British:
- ☐ Mixed:
- ☐ Other Ethnic Groups: Please state:
- ☐ Prefer not to say

Religion/belief - What is your religion?

- ☐ Buddhist
- ☐ Christian (all denominations)
- ☐ Hindu
- ☐ Jewish
- ☐ Muslim
- ☐ Sikh
- ☐ No religion
- ☐ Any other religion
- ☐ Prefer not to say

**Thank you for taking the time to complete this form and give us
your views.**

Please return this completed form by Sunday 20th September 2015 to:-

THE BEECROFT ART TRUST
C/O Southend-on-Sea Borough Council
Civic Centre
Victoria Avenue
Southend-on-Sea
Essex
SS2 6ER
F.A.O. Sharon Wheeler
sharonwheeler@southend.gov.uk

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Former Beecroft Art Gallery Building Consultation Responses with additional Comments - APPENDIX 2

Option Selected	Comments Supplied
Option 1: Retain the premises	Use space for artists' studios - with an area where they can show their works. The studios should be for new artists; and studios should only be available for a limited period at a time - possibly a year or six months - to enable as many artists as possible to be able to access the facilities
Option 1: Retain the premises	Walter Beecroft's vision for the site as 'for the promotion of the study of art, music and literature' must be maintained. Perhaps something similar to Southend BID could be set up in the area, based at Cliff's or Hamlet Court Road, to boost this area as a centre for the arts. This could provide funding for the repair and maintenance of what should be a listed building and set the area up to rival Leigh as a mixed arts centre.
Option 1: Retain the premises	<p>As you say the building is an asset in the conservation area, it would be preferable for a period property like this to stay, and stay as a public space in some shape of form for the residents of the area to enjoy. This is an over developed, deprived area of Southend that can definitely do without another residential development.</p> <p>We want to be 'city of culture', don't we?! Selling off the building to developers surely goes against the very fundamentals of this important & worthwhile concept & public legacy.</p>
Option 1: Retain the premises	<p>Since reading about it in the "Echo" I have come to the conclusion that it should be used to display the cultural history of Southend and area: historical aspects (Saxon king?), Victorian age with royal visitors and first swimmers, the beginning of railway links and - with them - the masses of working class visitors. Part of the exhibition could be devoted to, for example, "The secret history of Southend-on-Sea" as described in the book of that name by Dee Gordon, 2014.</p> <p>These are only my initial thoughts on the subject, but I am convinced that, once the building has been refurbished, it could be put to good use and play a significant role in Southend and area's new image.</p>

Former Beecroft Art Gallery Building Consultation Responses with additional Comments - APPENDIX 2

Option 1: Retain the premises	<p>My alternative suggestion is if possible to retain the property and the land, I know very little of the history of the building which for many years has been the Beecroft Art Gallery. Although I realise many years ago, the property is an imposing property, unlike most of the other properties within the area.</p> <p>I know from various sources that the building was purchased by a Mr Beecroft who I understand was a Solicitor, for the housing of an art collection /gallery and if I understand correctly the property together with the art collection is/was administered by the Council on behalf of the Beecroft Trust and the residents of the Borough.</p> <p>The property is a large imposing building on a substantial area of ground and stands in a very prominent position in Westcliff overlooking the Thames, opposite the Cliffs Pavilion. With good access to Westcliff Rail Station. Therefore if marketed properly the venue would attract businesses, for conferences from outside the borough.</p> <p>I accept that possible parts of the building might now have some structural problems and will require a lot of work/money spent on the property but the property of this size and design and in this location does have a lot of potential.</p> <p>There is a property located on the London Road (A 13) which was empty for many years, between Hamlet Court Road and the Cricketers Public House, the property possible suffered from the same problems. This property has now been repaired and restored and is now being used for residential purposes.</p> <p>Therefore the property which is the subject of this correspondence could possibly be repaired and restored, together with any of the internal decorations, once the repairs have been completed, the rooms located within the property could be advertised for council functions and conferences together with catering facilities.</p> <p>However if the property is beyond repair, the property could be demolished and a replica property built, maintaining the Beecroft name and then used as mentioned above and below.</p> <p>I fully understand that there would be a substantial cost involved, possible funding could be accessed via the Lottery and via other grants mentioning the age local history and the design of the property.</p>
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Former Beecroft Art Gallery Building Consultation Responses with additional Comments - APPENDIX 2

	<p>May I refer you to an item Page 1 of the Southend Standard 10 July 15 with the heading Pier repair plan will cost £1.5m Therefore I believe the money should also be found to repair or replace the property which was the former Beecroft Art Gallery.</p> <p>If space allows, have Arts and Crafts centre, together with a small cafe offering hot and cold meals, the cafe could be located to the front of the property, on the ground floor of the building, to be operated by an independent provider. The cafe could also supply the catering facilities for any conferences or council functions.</p> <p>The cafe will also attract the people many of whom are residents who are walking along the cliffs. I would also like to see in the entrance hall a plaque with the history of the property.</p> <p>The property could carry the name, The Beecroft Business and Community Centre thereby retaining the name and therefore the link with the original property owner, Mr Beecroft.</p> <p>However if the property is sold and demolished and flats are built, then further problems will then arise with the additional infrastructure required, together with school places, doctors, and long term vehicle parking.</p>
Option 2a: Sell the site as it is without additional outlay or cost	No more residential conversions. They are never fit for purpose and there are inadequate jobs in the area.
Option 2b: Sell the site with Planning Consent for residential conversion	Sell with planning consent and put the money towards the Cliffs Museum project (so long as this can meet the aims of the trust)
Option 3: Alternative Proposal	<p>A coffee shop with free bookshop and performance area. The coffee shop could be used to give paid work experience to young people who wish to get into the catering industry. The free bookshop would follow the example that ran in Basildon town centre and would be staffed by volunteers and receive book donations, with the books given away free or for a voluntary donation.</p> <p>The performance area would cover poetry, book readings, rap and acoustic music performances, with</p>

Former Beecroft Art Gallery Building Consultation Responses with additional Comments - APPENDIX 2

	<p>preference given to local artists. Artworks could be exhibited across the entire site and could exhibit graffiti / street styles not catered for within the new Beecroft site. This performance space would give the chance for new acts to showcase their talents on the first step towards playing venues like the Cliffs Pavilion opposite.</p> <p>This use of the building would fulfil Walter Beecroft's wishes for the promotion of the study of art, music and literature.</p>
Option 3: Alternative Proposal	Sell the site with the purposes to limit development into a hotel again. The Southend 'offer' has improved dramatically in recent years but quality and period buildings are rare enough and could definitely be developed into a boutique hotel for Southend - a niche underdeveloped market locally.
Option 3: Alternative Proposal	Turn it into a shelter for the homeless
Option 3: Alternative Proposal	Retain the building but use it for something else art related. Creative businesses or artist studios would provide an income.
Option 3: Alternative Proposal	Incubator facility for parts of the new museum project for the cliffs bandstand site.
(No option selected)	Demolish the premises and rebuild as an artist's studio. The light at the Old Beecroft is superb and it is ideally situated. We have in the town many accomplished artists who gladly give their time to train younger up-coming artists and who would value this facility greatly.
(No option selected)	There are numerous artists in Southend and I would suggest that some would be happy to have purpose built room in which to have studios or give art lessons. If the price per unit could be kept to a reasonable rate it would at least give them the opportunity to earn from what is after all an art venue. The rent being paid albeit a slow amount of revenue could go towards the buildings refurbishment. Art clubs, in particular Southend Art Club which I belong to had a keen interest in the building until quite recently and could

Former Beecroft Art Gallery Building Consultation Responses with additional Comments - APPENDIX 2

	<p>consider using it for art exhibitions. I do not have enough knowledge of property to suggest whether my suggestion would be a viable option but would like to think it is considered. If the above is not considered viable, whatever happens if it goes for sale, nothing should be done in the way of residence without adequate parking being made available due to the strict parking restrictions in the area and other residents should be considered.</p>
(No option selected)	<p>We would comment as follows:</p> <ol style="list-style-type: none"> 1. We are concerned about a conflict of interest with the Trustees being the Council and decisions must only be in the best interests of the Trust and its objectives. Such a conflict could lead to judicial review. 2. If there is no other suitable use for the building by the Trust we can see that disposal is a viable alternative, raising funds for the Trust to further its objectives. However, the use of such funds should not in itself create a conflict of interest, for example funding Council owned assets in anything other than a way that fairly meets the Trusts objectives and represents best use of the Trusts funds. 3. We consider that attempts to secure planning consent before disposal are fraught with danger and potential conflict of interest. Therefore the site should probably be sold as it stands. We would like to see a good and appropriate new use such as hotel/guest house or residences, giving vitality back to the site. 4. A primary concern is for the building to be retained largely in its present form and appearance, making an important contribution to the conservation area with a suitable use as described above. It is apparent that the building needs some structural repair but this need not preclude its re-use in its present form (allowing for some reasonable internal modernisation) even if this requires partial re-building to match the existing external appearance. 5. We would fundamentally disagree with any sale that would lead to an acceptance by the Council of an enlarged building on the plot, for example of increased number of stories that would harm the conservation area. Any acceptance of increased building height on this corner plot, as has been allowed on many sites throughout the borough, would not be acceptable and in an area of conservation designation, would be contrary to the written advice of English Heritage.

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Sealed

County - Essex.
Place - Southend-on-Sea.
Charity - Beecroft Art Gallery.

L5.
310,658 A/1.

Stamp fl

Scheme including appointment
of Trustee and vesting.

CHARITY COMMISSION.

-on-Sea/ In the matter of the Charity called the Beecroft
Art Gallery, at Southend, in the County of
Essex, regulated by a Scheme made by the
Minister of Education on the 18th September
1956; and

In the matter of the Charities Act, 1960.

THE CHARITY COMMISSIONERS FOR ENGLAND AND WALES
HEREBY ORDER that the following Scheme be approved and
established as the Scheme for the regulation of the
above-mentioned Charity:-

S C H E M E.

1. Administration of Charity. - The above-mentioned
Charity and the property thereof specified in the schedule
hereto and all other the property (if any) of the Charity
shall be administered and managed subject to and in
conformity with the provisions of this Scheme under the
title of The Beecroft Art Trust by the Trustee hereinafter
appointed.

2. Object. - The object of the Charity shall be the
promotion of the study of art, music and literature and
in particular but without prejudice to the generality of
the foregoing the provision and maintenance of the
Beecroft Art Gallery, at Southend-on-Sea, in the County
of Essex (hereinafter referred to as the Art Gallery)
as a public art gallery and library.

3. Trustee. - The Southend-on-Sea Borough Council
shall be the Trustee of the Charity.

4. Vesting. - The property specified in the said schedule is hereby vested in the Trustee for all the estate and interest therein belonging to or held in trust for the Charity.

5. Investment of cash. - Sums of cash at any time belonging to the Charity and not needed for immediate working purposes shall be invested in the name of the Official Custodian for Charities unless the Charity Commissioners otherwise direct.

6. Powers of Trustee. - In furtherance of the object of the Charity and without prejudice to the generality thereof the Trustee may -

- (a) delegate from time to time any of its powers of management to the Amenities Committee or any sub-committee of the said council: Provided that all acts and proceedings of such committee or sub-committee shall be reported back as soon as possible to the Trustee;
- (b) subject to the condition that the use of the Art Gallery in manner aforesaid shall not be unduly interfered with, let the same or any part thereof from time to time for purposes approved by the Trustee;
- (c) charge for admission to the Art Gallery or any part thereof or any special exhibitions held therein: Provided that the sum charged for admission shall not be more than the amount approved from time to time by the Commissioners, and that students and persons to whom such a charge would cause hardship shall be admitted free or at a reduced fee.

7. Expenses of management. - The Trustee shall first defray out of the income of the Charity the cost of repairs and insurance and all other charges and outgoings payable in respect of the property of the Charity and all the proper costs, charges and expenses of and incidental to the administration and management of the Charity.

8. Application of income. - Subject to payment of the expenses aforesaid the Trustee shall apply the income of the Charity in the following order of priority:

- (1) In making payments to the Extraordinary Repair Fund in accordance with the provisions hereinafter contained;
- (2) In furthering the object of the Charity.

9. Extraordinary Repair Fund. - Subject to any further Order or Orders of the Commissioners -

- (1) The Trustee shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the property belonging to the Charity.
- (2) The fund shall be established and maintained out of the income of the Charity either by transfer to the fund of a yearly sum of not less than £ or in such other manner as the Commissioners from time to time approve or direct.
- (3) The fund and the income therefrom shall be invested in the name of the said Official Custodian.

10. Questions under Scheme. - Any question as to the construction of this Scheme or as to the regularity or the validity of any acts done or about to be done under this Scheme shall be determined by the Commissioners upon such application made to them for the purpose as they think sufficient.

SCHEDULE.

Land situate at Westcliff-on-Sea in the County of Essex having a frontage to Station Road with the building thereon known as the Beecroft Art Gallery.

The collection of pictures, sculptures and other works of art known as the Beecroft Collection.

The contents, furniture and fittings of the Beecroft Art Gallery, other than the Beecroft Collection.

£108 cash standing in the names of
in the Southend-on-Sea Borough Council Internal Investment Fund.

£24.29 cash on current account at the branch of
Barclays Bank Limited at 45 Victoria Avenue, Southend-on-Sea, Essex.

This schedule is made up to the

Sealed by Order of the Commissioners this
of

L.S.