



SOUTH EAST DEVON  
HABITAT REGULATIONS  
PARTNERSHIP

# South East Devon Habitat Regulations Executive Committee

## *Financial Report*

Neil Harris, Habitat Regulations Delivery Manager  
*April 2018*



**Exeter**  
City Council



**Teignbridge**  
DISTRICT COUNCIL  
South Devon

Legal comment/advice

There are no legal implications requiring comment.

Finance comment/advice:

The financial details are contained in the report and require no further comment.

<b>Public Document:</b>	Yes
<b>Exemption:</b>	None
<b>Review date for release</b>	None

## Recommendations

It is proposed that the Executive Committee:

1. Notes the update on the overall financial position including contributions received, expenditure and anticipated contributions (from signed S106).
2. Receives an update on 5 year income forecasts of developer contribution receipts at the HREC meeting in October 2018.
3. Notes the expenditure against budget for the 2017-18 Annual Business Plan and reasons given for any variance.

Equalities impact: Low

Risk: Low

This is an update, repeated every 6 months, on the current financial position of developer contributions (both collected and anticipated) for Habitat Regulations mitigation across the three partner authorities.

### 1. Summary

1.1 The purpose of this report is to update members of the Executive Committee on the overall financial position of developer contributions received by the partner authorities as mitigation payments towards measures identified in the South East Devon European Site Mitigation Strategy (“the Strategy”).

1.2 The report set out details of the contributions received from inception to date and anticipated income from contributions where planning permission has been granted but the contribution has not yet been paid. Details of expenditure against the 2017-18 Annual Business Plan and total expenditure to date are also provided.

1.4 Updated housing forecasts are not currently available from all partner authorities. Therefore, to avoid inaccuracies, this report does not include a 5 year income forecast of developer contributions. This will instead be included in the next financial report, due October 2018.

1.5 Work continues with the Finance department at East Devon District Council to refine the reporting process according to the principles established as part of the Strategy rebasing exercise<sup>1</sup>. Allocations of Joint Interim Approach contributions were put forward as part of that exercise but the financial information from the partner authorities does not yet reflect this.

---

<sup>1</sup> *Rebasing the SEDESMS – the strategic response – July 2017*

1.6 As a result, Tables 1 and 2, below, still refer to “JIA on site” funds as a separate line. From October 2018, no further reference will be made to “JIA on site” funding as (following liaison between partner authority planning and finance departments) this will be allocated to Dawlish Warren or the Exe Estuary<sup>2</sup>, according to the approved recommendations from the rebasing report.

**Table 1.** Developer contributions received (less expenditure) to date, according to zone of origin/charging period.

<b>Charging zone/period</b>	<b>Total received to date</b>	<b>Total expenditure to date</b>	<b>Balance to date</b>
SANGS	£847,555	-£528,133	<b>£319,423</b>
JIA on site <sup>3</sup>	£671,796	-£295,570	<b>£376,226</b>
Dawlish Warren On site	£354,699	£0	<b>£354,699</b>
Exe Estuary On site	£97,252	-£24,210	<b>£73,042</b>
Pebblebed Heaths On site	£62,405	-£8,182	<b>£54,223</b>
<b>Total</b>	<b>£2,033,707</b>	<b>-£856,095</b>	<b>£1,177,612</b>

**Table 2.** Position of all developer contributions from planning consents granted but not yet received to date.

<b>Charging zone/period</b>	<b>Position to date</b>
SANGS	£835,337
JIA on site	£557,733
Dawlish Warren on-site	£50,979
Exe Estuary on-site	£68,862
Pebblebed Heaths on-site	£87,879
<b>Total</b>	<b>£1,600,790</b>

<sup>2</sup> “It would not be considered justifiable to spend JIA contributions on measures specific to the Pebblebed Heaths as these measures did not form part of the considerations (or S106 wording)” (during the charging period). – Appendix 2, ABP and 5 Yr Delivery Programme, June 2016 (pg.2)

<sup>3</sup> Includes £83,056 for “Cross Site Measures” from Cranbrook 587 Agreement

## 2. Expenditure against Annual Business Plans (ABP)

2.1 As shown in Table 3, there are a number of mitigation measures from the 2016-17 ABP which are subject to delay, as reported previously<sup>4</sup>. However, all of these mitigation measures are currently in progress and expected to complete by summer 2018.

2.2 Given the required specification, capability and intended lifetime of the patrol boat (20 years), finding a boat which met our requirements for the original budget of £22,600 proved extremely challenging. As such, it has been considered necessary to source a new boat, with an inflatable tender to assist patrols at Dawlish Warren. Approval to proceed with the best value quote of £27,350 was given by the members of the Executive Committee. The overspend of £4,750 is covered by unspent budget of £12,500 for the running of the boat from the 2016-17 and 2017-18 ABP.

**Table 3.** Measures subject to delay from 2016/17 ABP.

Site	Measure	Capital cost	Revenue budget p/a	Expenditure (Actual)	Variance +/-
Exe Estuary	Codes of conduct	£10,000	£0	£0	+£10,000 <sup>5</sup>
Exe Estuary	Patrol boat	£22,600	£12,500 <sup>6</sup>	£6,737	+£29,863 <sup>7</sup>
Exe Estuary	Small inflatable boat and outboard motor	£1,500	£0	£0	+£1,500 <sup>8</sup>
Dawlish Warren	Petalwort monitoring	£1,000	£0	£0	+£1,000 <sup>9</sup>
<b>Sub total</b>		<b>£35,100</b>	<b>£14,000</b>	-	-
<b>Total</b>			<b>£49,100</b>	<b>£6,737</b>	<b>+£42,363</b>

<sup>4</sup> Annual Business Plans – Progress Report, January 2018.

<sup>5</sup> Project now completed.

<sup>6</sup> Represents 2 years running costs at £7K/year, less £1,500 reserved for inflatable boat & outboard.

<sup>7</sup> Deposit paid, boat expected summer 2018.

<sup>8</sup> Deposit paid, boat expected summer 2018.

<sup>9</sup> Project due for preliminary survey spring 2018.

2.3 The continuing “keystone” mitigation measures are shown in Table 4, below. The largest variance in expenditure (staff salary, NI, training, etc.) is accounted for due to the fact that the budget period was shorter for the 2017-18 ABP. In addition, it is likely that internal recharges for Human Resources and IT support have not been invoiced at the time of writing.

2.4 Table 4 also reflects the fact that expenditure on capital projects established in the 2016-17 ABP (Devon Loves Dogs, Dog Bins) continued during the course of 2017-18. Expenditure on these projects remains within the budget allocated, with both projects established and working successfully - so this is not considered to be a cause for concern.

**Table 4.** Ongoing mitigation recommended as part of the 2017-18 ABP.

Site	Measure	Capital cost	Revenue budget	Expenditure (Actual)	Variance +/-
Cross Site	Staff – salaries, NI, recharges, travel, training.	£0	£124,300	£85,054	+£39,246 <sup>10</sup>
Cross Site	HMO vehicle, tax, insurance, fuel	£0	£2,000	£1,133	+£867 <sup>11</sup>
Cross Site	Dog project	£10,091 <sup>12</sup>	£2,000	£7,185	+£4,906
Pebblebed Heaths	Maps highlighting sensitive areas	£3,950	£0	£0	+£3,950 <sup>13</sup>
Pebblebed Heaths	Dog bins	£644 <sup>14</sup>	£5,740	£57 <sup>15</sup>	+£6,326
<b>Sub total</b>		<b>£17,541</b>	<b>£134,040</b>	-	-
<b>Total</b>			<b>£151,581</b>	<b>£96,286</b>	<b>+£55,295</b>

<sup>10</sup> Most of the variance here is accounted for due to the shortening of the budget period.

<sup>11</sup> Most of the variance here is accounted for due to the shortening of the budget period.

<sup>12</sup> This represents the unspent capital budget for establishing the project (from 2016-17 ABP).

<sup>13</sup> Project due for completion Spring 2018.

<sup>14</sup> This represents the unspent capital budget for establishing the project (from 2016-17 ABP).

<sup>15</sup> This appears to be the only charge for collection to date. Under investigation with EDDC.

2.5 Expenditure on new mitigation measures recommended as part of the 2017-18 ABP is shown below in Table 5. The majority of these are all in progress and on schedule for delivery within the next 6 months. Completion of the Exe Estuary codes of conduct work in March 2018 has meant that other mitigation dependent on the outcome of that work (interpretation and signage) can be delivered in summer 2018.

2.7 Wildlife Refuge monitoring and the Pebblebed Heaths Codes of conduct and boardwalk/path surfacing projects are all underway and will be invoiced according to agreed schedules. The refuges themselves will be marked with buoys prior to implementation in late summer 2018.

2.8 The removal of the dog control order will be addressed according to the outcome of TDC's recent public consultation regarding dog legislation across the district.

**Table 5.** New mitigation measures recommended as part of the 2017-18 ABP

Site	Measure	Capital cost	Revenue budget p/a	Expenditure (Actual)	Variance +/-
Dawlish Warren	Carry out audit of information boards	£11,500	£0	£0	+£11,500
Dawlish Warren	BBQ info at local retailers	£2,000	£0	£0	+£2,000
Dawlish Warren	Removal of Dog Control Order	£2,000	£0	£0	+£2,000
Dawlish Warren	Byelaw preventing fires and barbeques in buffer zone	£2,000	£0	£0	+£2,000
Exe Estuary	Update signs at public slipways	£40,000	£0	£0	+£40,000
Exe Estuary	Disturbance monitoring - Refuges	£0	£10,000	£0	+£10,000
Exe Estuary	New interpretation boards (five boards)	£12,500	£0	£0	+£12,500
Exe Estuary	Procurement, installation and maintenance of buoy markers.	£5,000	£0	£0	+£5,000
Pebblebed Heaths	Pebblebeds Codes of conduct	£4,000	£0	£0	+£4,000
Pebblebed Heaths	Boardwalks/Path surfacing	£10,000	£0	-£3,269	+£6,731
<b>Sub total</b>		<b>£89,000</b>	<b>£10,000</b>	-	-
<b>Total</b>			<b>£99,000</b>	<b>-£3,269</b>	<b>+£95,731</b>

**Neil Harris**  
**Habitat Regulations Delivery Manager**

**South East Devon**  
**Habitat Regulations**  
**Executive Committee**  
**April 2018**

Natural England comment:

We endorse the recommendations made.

We note that Table 1 indicates a current balance of £1M with up to another £1.6M pending from extant permissions shown in Table 2 and would like to request an update on whether and when funds will be invested to provide funding in 'perpetuity'.