

The County Farms Estate

Capital Monitoring (Final Outturn) 2020/21, Capital Budget 2021/22, and  
Capital Monitoring (month 1) 2021/22.

Report of the County Treasurer

Recommendation: that the Committee endorse the report

- 1 Capital Monitoring (Final Outturn) 2020/21
  - 1.1 The Capital budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 28 January 2020 and approved at County Council on 20 February 2020 included schemes totalling £600,000.
  - 1.2 There was an 'overspend' of £30,888 in 2019/20 thus the balance of capital available to spend in 2020/21 amounts to £569,112.
  - 1.3 To fully fund the decent homes improvements programme without delaying any works, £600,000 was brought forward at month 8 from the 2021/22 Estates Capital Programme. The revised 2020/21 budget is therefore £1,169,112. The decision to bring forward the additional budget referred to herein was made in advance of the latest Covid-19 lockdown.
  - 1.4 The month 10 monitoring position was reported to the Farms Estate Committee at its meeting of 22 February 2021 (CT/21/18 refers).
  - 1.5 Total spend in 2020/21 amounted to £954,093 resulting in an underspend against the increased budget provision made at month 8 of £215,019. This 'slippage' was largely due to the further Covid-19 lockdown restrictions imposed at the beginning of January 2021.
  - 1.6 There were a number of schemes completed in 2020/21 with some over or under spend due to variations between estimates and actuals, or minor contract variances post scheme approval. These were largely self-balancing and as such required no further action.
- 2 Nitrate Vulnerable Zone Compliance
  - 2.1 In 2020/21 £321,520 was spent on constructing a new slurry store complete with a Clean Air Strategy compliant cover.

- 3 Compensation Payments (Tenants Improvements etc...)
  - 3.1 All landlord end of tenancy compensation liabilities arising in year have been provided for from within the revenue budget. No capital expenditure has thus been incurred.
- 4 Enhancements and Improvements
  - 4.1 In 2020/21 £632,573 was spent on seven farmhouse refurbishment and improvement projects either started and/or completed in year. The expenditure also includes retention monies released and paid to contractors who completed schemes in the previous year.
- 5 Land Acquisitions
  - 5.1 35.51 acres of land were purchased in 2020/21 for which additional capital funding was secured.
- 6 Capital Budget 2021/22
  - 6.1 The Capital budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 28 January 2021 and approved at County Council on 18 February 2021 included schemes totalling £1 million.
  - 6.2 There was an 'underspend' of £215,019 in 2020/21 thus the balance of capital available to spend in 2021/22 amounts to £1,215,019, subject to the approval of carry forwards at July 2021 Cabinet.
- 7 Capital Monitoring for the period 1 April 2021 to 30 April 2021
  - 7.1 As at month 1 there is minimal actual expenditure to report.
8. Nitrate Vulnerable Zone Compliance
  - 8.1 There is now only retention monies left to pay on two slurry stores constructed in the previous financial years. No new slurry store schemes are being designed or programmed for this financial year.
  - 8.2 Forecast spend stands at £17,322 on retention monies associated with NVZ compliant schemes for 2021/22.
9. Compensation Payments (Tenants Improvements, etc..)
  - 9.1 Forecast spend currently stands at nil, but this excludes any liability that may fall due in year or at 25 March 2022.
10. Enhancements and Improvements
  - 10.1 The 2021/22 programme and its forecast is still in development.

11. Land Acquisitions
  - 11.1 No land acquisition opportunities are currently being explored.
12. Options/Alternatives
  - 12.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.
13. Consultations/Representations/Technical Data
  - 13.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.
  - 13.2 No other parties have been consulted and no other representations have been received
  - 13.3 The technical data is believed to be true and accurate.
14. Financial Considerations
  - 14.1 The Author is not aware of any financial issues arising from this report.
15. Legal Considerations
  - 15.1 The Author is not aware of any legal issues arising from this report.
16. Environmental Impact Considerations (Including Climate Change)
  - 16.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.
17. Equality Considerations
  - 17.1 The Author is not aware of any equality issues arising from this report.
18. Risk Management Considerations
  - 18.1 The Author is not aware of any obvious risks to manage.

19. Public Health Impact

19.1 The Author is not aware of any public health impact.

20. Summary/Conclusions/Reasons for Recommendations

20.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Name

*Mary Davis – County Treasurer*

Electoral Divisions: All

Local Government Act 1972: List of Background Papers

Contact for Enquiries:

Name: Dan Meek, Director of Property Management, NPS South West Ltd, Venture House, One Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7FW

Contact: 01392 351066 or [dan.meek@nps.co.uk](mailto:dan.meek@nps.co.uk)

Name: Lisa Beynon, Head Accountant for Corporate Services, County Treasurer's, County Hall, Exeter

Contact: 01392 382876 or [lisa.beynon@devon.gov.uk](mailto:lisa.beynon@devon.gov.uk)

Background Paper	Date	File Reference
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Nil

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