

The County Farms Estate

Capital Monitoring (month 7) 2021/22.

Report of the Director of Finance – designate

Recommendation: that the Committee endorse the report

- 1 Capital Monitoring for the period 1 April 2021 to 31 October 2021
 - 1.1 The approved budget for 2021/22 stands at £1,215,019.
 - 1.2 As at month 7 there remains minimal expenditure to report but the programmed works expected to be completed by 31 March 2022 will see the majority, if not all, of the budget spent.
- 2 Nitrate Vulnerable Zone Compliance
 - 2.1 Retention monies are left to pay on only two slurry stores constructed in the previous financial years. No new slurry store schemes are being designed or programmed for this financial year.
 - 2.2 Forecast spend stands at £17,339 on retention monies associated with NVZ compliant schemes for 2021/22.
- 3 Compensation Payments (Tenants Improvements, etc..)
 - 3.1 Forecast spend currently stands at nil, but this excludes any liability that may fall due in year or at 25 March 2022 which cannot be funded through the revenue budget.
 - 3.2 A budget provision of £89,000 has been made in this year's revenue account for end of tenancy compensation liabilities but with 11 farms being relet, additional capital funding will inevitably be required.
- 4 Enhancements and Improvements
 - 4.1 The 2021/22 programme has been agreed and there are now 6 primary farmhouse improvement schemes being designed, specified and tendered with works due to be completed by 31 March 2022. In addition, further works are being carried out to other dwellings as either priority works in advance of carrying out the main programme of improvements, or additional works following earlier farmhouse improvements. There are 5 projects that will not commence this

financial year but are being designed and specified ready to start as early as possible in the next financial year.

4.2 Actual spend at month 7 is just £235,975 with a further £152,711 committed (orders placed) to date. A total of £1,197,680 is forecast to be spent by year end.

5 Land Acquisitions

5.1 One piece of land is in the process of being purchased but the funding for this investment is coming from an alternative budget.

6. Budget 2023/24 – 2027/28

6.1 As part of the Authority’s medium term capital program, the Farms Estate has made a bid for additional funding to:

- Improve, modernise and make the remaining stock of farmhouses and cottages more energy efficient.
- Cover slurry stores to comply with the clean air strategy.
- Invest in slurry store covers that can capture and harvest methane to provide a return on investment and reduce CO2e emissions.
- Provide SSAFO compliant infrastructure such as silage clamps.
- match fund any grants DEFRA may provide Local Authorities to improve and retain new farming entrant opportunities.
- Invest in life expired and inefficient farm infrastructure.
- Pay statutory end of tenancy compensation for tenant’s improvements.
- Purchase replacement land.

6.2 The bid submitted is summarised below.

Financial year	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Bid (£)	1,000,000	1,000,000	600,000	600,000	600,000	3,800,000

7. Options/Alternatives

7.1 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.

8. Consultations/Representations/Technical Data

- 8.1 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.
- 8.2 No other parties have been consulted and no other representations have been received
- 8.3 The technical data is believed to be true and accurate.

9. Financial Considerations

- 9.1 The Author is not aware of any financial issues arising from this report.

10. Legal Considerations

- 10.1 The Author is not aware of any legal issues arising from this report.

11. Environmental Impact Considerations (Including Climate Change)

- 11.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

12. Equality Considerations

- 12.1 The Author is not aware of any equality issues arising from this report.

13. Risk Management Considerations

- 13.1 The Author is not aware of any obvious risks to manage.

14. Public Health Impact

- 14.1 The Author is not aware of any public health impact.

15. Summary/Conclusions/Reasons for Recommendations

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

Name

Angie Sinclair – Director of Finance – designate

Electoral Divisions: All

Local Government Act 1972: List of Background Papers

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Background Paper	Date	File Reference
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Nil

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