

The County Farms Estate

Capital Monitoring (Month 7) 2022/23

Report of the Director of Finance and Public Value

Recommendation: That the Committee endorse the report.

- 1 Capital Monitoring for the period 1 April 2022 to 31 October 2022
  - 1.1 The Capital budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 24 January 2022 and approved at County Council on 17 February 2022 included schemes totalling £1,000,000.
  - 1.2 There was an 'underspend' of £25,787 in 2021/22 and an in-year receipt of £30,000 bringing the balance of capital available to spend in 2022/23 to £1,055,787.
  - 1.3 As at month 7 almost 70% of the budget has been spent and the remaining budget is forecast to be spent by year end.
- 2 Nitrate Vulnerable Zone Compliance
  - 2.1 Retention monies are left to pay on only one slurry stores constructed in the previous financial years. No new slurry store schemes were progressed this financial year.
  - 2.2 Forecast spend stands at £3,888 on retention monies associated with NVZ compliant schemes in 2022/23.
- 3 Compensation Payments (Tenants Improvements, etc.)
  - 3.1 It is probable that some of the capital budget will need to be spent on end of tenancy compensation liabilities arising at 25 March 2023. The end of tenancy valuations are currently being negotiated.
- 4 Enhancements and Improvements
  - 4.1 The 2022/23 programme currently consists of:
    - (a) 14 projects that were started in previous years and have either been completed in year or remain in defects.
    - (b) 3 new whole house refurbishment projects started this financial year.

- (c) 4 further sewage treatment plants and one further scheme being considered
- (d) 3 further whole house refurbishment schemes are being considered where the tenants will be vacating their holdings at 25 March 2023 and may be able to vacate the dwellings earlier to afford unencumbered access to carry out the works.

4.2 Actual spend at month 7 is now £740,568 with a further £264,963 committed (orders placed) to date. A total of £1,055,787 is forecast to be spent by year end.

5 Land Acquisitions

5.1 No land acquisition opportunities are currently being explored.

6 Capital Receipts Generated in year.

6.1 At the County Farms Estate Committee meeting of 26 September 2022, members requested an update at all future meetings of all capital receipts completed in year to date.

6.2 The table below schedules all County Farms Estate disposals that have completed by month 7 and contributed towards to the Corporate Capital Programme.

| Asset Sold                                    | Capital Receipt (net of costs) | Date of completion |
|---|--------------------------------|--------------------|
| Part Aldens Farm (West)                       | £3,167,920                     | 30 June 2022       |
| Land at Tithebarne Way (part Monkerton Farm)  | £3,096,000                     | 11 July 2022       |
| Barn at Lower Farm, High Bickington           | £34,560                        | 16 September 2022  |
| Uppacott Farm, Mariansleigh (overage payment) | £76,901                        | 26 July 2022       |
|   |                                |                    |
| <b>Total</b>                                  | <b>£6,375,381</b>              |                    |

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 and Public Value

Electoral Divisions: All

Local Government Act 1972: List of Background Papers

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| Background Paper | Date | File Reference |
|------------------|------|----------------|
|------------------|------|----------------|

Nil

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