



SOUTH EAST DEVON
HABITAT REGULATIONS
PARTNERSHIP

South East Devon Habitat Regulations Executive Committee

Financial Report

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October 2024*



Legal comment/advice:

EDDC Legal Services have read this report and have no comment.

DEM.1-0007/October/RAH

Finance comment/advice:

The financial implications are set out in the report.

Public Document:	Yes
Exemption:	None
Review date for release	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 and CIL).
2. Notes the expenditure against budget for the 2023-24 Annual Business Plan and reasons given for any variance.

Equalities impact: Low

Risk: Low

This is an update, repeated annually 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 sets 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 2023/24 Annual Business Plan (ABP), as well as total expenditure to date are also provided.

1.3 Updated housing forecasts have been made available from each partner authority and are reported in Table 3. These projections have also been used to assist in outlining the indicative 5 year Delivery Plan, reported separately.

1.4 In order to maintain consistency as far as possible with the Housing and Economic Land Availability Assessment (HELAA) methodology of forecasting income, amounts expected from signed planning obligations are now included within the forecast figures.

1.5 Rather than forecasting receipt of these amounts in the immediate future, this recognises that the period between planning permission and commencement varies and assumes a steady but cautious rate of delivery over the five years of the plan. For the purposes of this report, this category of applications was treated as one potential receipt, spread according to the phasing assumed by HELAA. Analysis individually by date of planning approval would not be meaningful, as some of these applications now date back to the earliest years of the partnership/interim arrangements and have not conformed to average delivery assumptions.

1.6 There remains the risk that some approved applications in this category will be withdrawn or expire. However, all authorities agreed that once permission is commenced, it can remain live and active, with no timeframe on reaching contribution trigger dates. It is therefore deemed more prudent to assume a more phased approach, with ongoing reviews of older applications.

1.7 Forecast figures were put together using the market conditions model for calculating housing delivery rates as per the joint HELAA methodology.

1.8 Expenditure is an amalgamation of East Devon District Council financial download figures and Teignbridge information (in relation to SANGS and other relatively minor items such as accountancy and monitoring support).

1.9 Due to the differences in approach and information constraints, there are limitations on the level of analysis, for example over exactly which income streams are used to fund recharges.

Table 1. Developer contributions received (less expenditure) to 31/03/24.

Charging zone/period	Total received to 31/03/24	Total expenditure to 31/03/24	Balance to 31/03/24
SANGS	£7,202,525 ¹	-£6,832,827	£369,698
Dawlish Warren On site	£1,136,291	-£478,841	£657,450
Exe Estuary On site	£1,556,610	-£604,475	£952,135
Pebblebed Heaths On site	£1,030,545	-£465,668	£564,877
EDDC CIL ²	£1,182,898	-£333,194	£849,704
Total	£12,108,870	-£8,715,005	£3,393,865

Table 2. 5 Year forecast of income/housing delivery (EDDC CIL has been incorporated into Exe Estuary and Pebblebed Heaths for clearer reporting).

Year	Dawlish Warren	Exe Estuary	Pebblebed Heaths	SANGS	Total
24-25	£121,485	£249,345	£176,408	£474,263	£1,021,501
25-26	£214,045	£271,376	£123,527	£509,192	£1,118,140
26-27	£173,550	£211,654	£50,135	£356,072	£791,411
27-28	£158,509	£282,320	£152,799	£580,795	£1,174,423
28-29	£205,946	£296,794	£136,683	£542,214	£1,181,636
Total	£873,535	£1,311,490	£639,552	£2,462,536	£5,287,113

1.5 Table 3, below, shows the estimated expenditure on the 2024/25 ABP and projected remaining balance at the end of each year until 2028/29.

¹ Discrepancy with 2023 Finance report. At least part of this is around TDC's future funding of the Dawlish SANGS which is subsequently re-claimed from the other authorities. It essentially represents a refund of some of TDC's CIL, which is what was originally used as funding. Some may also be due to a new approach to EDDC's reporting using Exacom report and standard split of funds.

² This is the sum reserved for measures identified by EDDC as infrastructure. Therefore, it can be spent as appropriate (on site infrastructure, Exe and Pebblebed Heaths).

Table 3 – Recommended on site expenditure by year and projected balance of funds as at end of each year until 2027/28.

Year	Dawlish Warren spend	Exe Estuary spend	Pebblebed Heaths spend	Infrastructure funded from CIL (Pebblebeds)	Total spend
2024-25	£134,223	£150,159	£125,229	£39,100	£428,710
2025-26	£190,540	£209,824	£202,646	£14,770	£617,780
2026-27	£144,976	£151,926	£169,582	£12,770	£479,254
2027-28	£140,898	£149,898	£189,553	£7,770	£488,119
2028-29	£130,723	£176,723	£192,379	£12,770	£512,595
Total	£741,360	£838,530	£879,389	£87,180	£2,546,459
Remaining balance at end 2027-28	£809,625	£1,314,800	£158,342	£852,384³	£4,569,762

³ This is the sum reserved for measures identified by EDDC as infrastructure. Therefore it can be spent as appropriate on SANGS or on site infrastructure (Exe and/or Pebblebed Heaths).

2. Expenditure against Annual Business Plans (ABP)

2.1 The continuing cross-site mitigation measures are shown in Table 5, below. The largest variances in expenditure relate to staff and warden vehicle costs, and unexpected delays in delivery of the replacement warden vehicle (and subsequent increase in hire charges).

Table 4. Cross site mitigation and expenditure recommended as part of the 2023/24 ABP.

Site	Measure	Revenue budget	Expenditure (Actual)	Variance +/-
All	Staff (salary, pension, NI)	£138,753	£156,095	-£17,342 ⁴
All	Staff recharges	£16,642	£29,360	+£12,717 ⁵
All	Wildlife Wardens – vehicle	£2,000	£-	£- ⁶
All	Patrol Boat	£7,000	£4,524	+£2,476 ⁷
All	Dog project vehicle	£625	£330	+£295
All	Dog project – operational	£2,584	£1,336	+£1,247 ⁸
PBH	Visitor Access Improvements Phases 1-3	Reported when all phases complete (2024). ⁹		
Totals		£178,767	£182,906	-£4,139

⁴Annual pay increases, additional overtime to ensure continuity of staff cover and clothing/kit requirements.

⁵ HR, Payroll, office accommodation, Strata and officer training. Budget for 2024-25 ABP and 5Yr Delivery Plan has been updated to ensure it remains accurate.

⁶ Additional expenditure due to extended hire of rental vehicle as a result of supply chain issues slowing delivery of replacement vehicle.

⁷ Fewer training requirements this year and poor weather affected boat patrols; less fuel required.

⁸ Less expenditure on materials/resources than usual as existing stock sufficient and some items such as Four Paws code reprint and dog tags for new members not yet invoiced.

⁹ Project delays mean that all invoicing has not yet been accounted for, so a final “total” cost is not yet available. Next appropriate report : 2025 Finance report.

2.4 Expenditure on all site specific mitigation measures either completed or initiated is shown below in Table 5.

2.5 As indicated by the “(Total) SEDESMS budget” column, the majority of these measures all have an element of ongoing funding allocated for revisions and/or maintenance in future years.

Table 5. Expenditure on completed/initiated mitigation measures.

Site	Measure	Initial budget	Expenditure (Actual)	Variance +/-	(Total) SEDESMS budget	(Remaining) SEDESMS budget
Dawlish Warren	Petalwort monitoring	£1,000	£1,608 ¹⁰	-£608	£26,667	£25,059
Dawlish Warren	Translocation of petalwort	£2,000	£330	+£1,670 ¹¹	£2,000	£1,670
Dawlish Warren	Fencing to prevent access along shore near roost on Bight.	£4,300	£5,668	-£1,368 ¹²	£160,000	£154,332
Dawlish Warren	Carry out audit of information boards	£13,000	£13,518	-£518 ¹³	£19,500	£5,982 ¹⁴
Dawlish Warren	BBQ info at local retailers	£2,000	£0	+£2,000 ¹⁵	£6,000	£6,000
Dawlish Warren	Monitoring of vegetation change	£5,000	£1,355	+£3,645 ¹⁶	£133,333	£131,978
Exe Estuary	Codes of conduct	£11,500	£10,720	+£780	£11,500	£780
Exe Estuary	Wildlife refuge consultation	£5,000	£9,186	-£4,186	£5,000	-£4,186
Exe Estuary	Disturbance monitoring - Refuges	£27,950	£27,950	£- ¹⁷	£30,000	£2,050
Exe Estuary	Wildlife Refuge buoy markers.	£30,000	£19,957	+£10,043	£30,000	£10,043

¹⁰ Surveys every 3 years.

¹¹ Initial consultant site visit paid for by SEDHRP. EA paid for report.

¹² Cost of timber has increased since original costs estimated in 2014.

¹³ Reallocation of funding for signage review recommended in “2024-25 annual business plan and 5Yr Delivery Plan”

¹⁴ Takes into account £11,272 spent on new signage, approved in 2017/18 annual business plan.

¹⁵ “No BBQ” banner trialed at the Warren spring 2023, 24.

¹⁶ Surveys every 3 years - third survey due spring/summer 2026.

¹⁷ 3 year study completed and reported to Committee October 2021.

Site	Measure	Capital cost	Expenditure (Actual)	Variance +/-	(Total) SEDESMS budget	(Remaining) SEDESMS budget
Exe Estuary	Update signs at public slipways	£40,000	£25,940	+£14,060 ¹⁸	£120,000	£94,060
Exe Estuary	Update/reprint of Exe Estuary leaflets	£6,000	£- ¹⁹	£-	£22,000	£22,000
Exe Estuary	Personal aircraft code of conduct	£1,534	£- ²⁰	£-	£1,534	£1,534
Exe Estuary	Interpretation boards	£5,000	£0	+£5,000	£112,500	£112,500
Pebblebed Heaths	Dog bins	£13,480	£10,379	+£3,101 ²¹	£273,100	£262,721
Pebblebed Heaths	Educational resources	£4,656	£4,590	+£66	£46,560	£41,970
Pebblebed Heaths	Pebblebeds Codes of conduct	£4,000	£4,000	-	£6,000	£2,000
Pebblebed Heaths	Signs related to conduct	£6,600	£430	+£6,170 ²²	£6,600	£6,170
Pebblebed Heaths	Path monitoring/repair	£12,000	£5,269	+£6,731 ²³	£95,000	£89,731
Pebblebed Heaths	Interpretation Boards	£5,000	£5000	£-	£64,800	£59,800
Pebblebed Heaths	Changes to car parks (preliminary survey)	£15,000 ²⁴	£15,000	£-	£15,000	£0
Pebblebed Heaths	Visitor Access Improvements	£485,000	£271,890	+£213,075	£500,000	£213,110 ²⁵
Pebblebed Heaths	Nightjar modelling	£6,000	£-	+£6,000	£6,000	£6,000 ²⁶
All	Visitor survey	£12,422	£10,570	+£1,852 ²⁷	£167,000	£156,430
All	Gazebo	£3,500	£4,137	-£637 ²⁸	£3,500	-£637

¹⁸ Economies of scale achieved in first phase. 2020-21 Annual Business Plan (July 2020) recommended savings be reinvested in other behavioural change initiatives (gazebo, website redesign – see below). This accounts for discrepancy between initial budget/expenditure/variance.

¹⁹ Leaflets updated and reprinted. Awaiting invoice.

²⁰ Exe Estuary Officer undertaking this work during 2024-25.

²¹ Economies of scale achieved during installation; annual costs include maintenance/repair (not yet required).

²² "Paws on Paths" banners installed Spring 2024.

²³ Priority works have completed. Future audits due according to intervals.

²⁴ From wider "Visitor Access Improvements" overall budget.

²⁵ Some invoices for this scheme still to be accounted for.

²⁶ Initial report received September 2024, not yet invoiced.

²⁷ Additional surveys for Pebblebed Heaths included in original budget were paid by the Pebblebed Heaths Conservation Trust.

²⁸ This accounts for two gazebos as one was damaged/lost after collision reported in 2022.

Site	Measure	Capital cost	Expenditure (Actual)	Variance +/-	(Total) SEDESMS budget	(Remaining) SEDESMS budget
All	DLD Website redesign	£8,000	£2,520	+£5,480 ²⁹	£8,000	+£5,480
All	HMO vehicle replacement	£31,571	£18,049 ³⁰	-£13,522	£140,000	+£121,951
Sub total		£732,408	£468,066	+£293,446	£2,011,594	£1,528,527

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October 2024

Natural England comment: Natural England have read the report and have no comment.

²⁹ New website launched July 2024. Some invoices were received outside of this reporting period.

³⁰ Cost after accounting for insurance payout from previous vehicle.