

Public Document Pack

Mid Devon District Council

Economy Policy Development Group

Thursday, 26 May 2022 at 5.30 pm
Exe Room, Phoenix House, Tiverton

Next meeting
Thursday, 21 July 2022 at 5.30 pm

PLEASE NOTE: - this meeting will take place at Phoenix House and members of the Public and Press are encouraged to attend via Zoom wherever possible. The Protocol for Hybrid Meetings explains how this will work. Please do not attend Phoenix House without contacting the committee clerk in advance, in order that numbers of people can be appropriately managed in physical meeting rooms.

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Membership

Cllr J Buczkowski

Cllr Mrs C Collis

Cllr N V Davey

Cllr R J Dolley

Cllr J M Downes

Cllr Mrs S Griggs

Cllr R F Radford

Cllr A Wilce

Cllr J Wright

AGENDA

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

- 1 **Election of Chairman**
To elect a Chairman of the Economy Policy Development Group for the municipal year 2022/2023.
- 2 **Election of Vice Chairman**
To elect a Vice Chairman of the Economy Policy Development Group for the municipal year 2022/2023.
- 3 **Apologies and Substitute Members**
To receive any apologies for absence and notice of appointment of substitutes.
- 4 **Public Question Time**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.
- 5 **Declaration of Interests under the Code of Conduct**
To record any interests on agenda matters.
- 6 **Minutes** (*Pages 5 - 10*)
To consider whether to approve the minutes as a correct record of the meeting held on 17 March 2022.
- 7 **Chairman's Announcements**
To receive any announcements that the Chairman may wish to make.
- 8 **Start time of meetings for 2022/2023**
To agree a start time for meetings for the remainder of the municipal year.
- 9 **UK Shared Prosperity Fund Update** (*Pages 11 - 16*)
To receive a report from the Director of Place providing members with information regarding the UK Shared Prosperity Fund (UKSPF) government report (launched in April 2022) and the amount of funding allocated to Mid Devon. The report also outlines a way forward with regard to the formulation of the required Investment Strategy to inform Mid Devon's UKSPF planned expenditure.
- 10 **Junctions 27 and 28** (*Pages 17 - 110*)
 - a) Culm Garden Village Employment and Skills Strategy presentation
 - b) Eden grounds presentation
 - c) Discussion on MDDC opportunities at Junction 27 and 28

11 **Work Programme and Policy Development for 2022/2023** (Pages 111 - 116)

To receive a report from the District Solicitor and Monitoring Officer on the role of the PDG including the results of the residents survey and the current work programme.

12 **Corporate Plan Mid Point Review** (Pages 117 - 132)

To receive a report from the Chief Executive considering the progress against delivery for the Corporate Plan 2020-2024 at its midway point (previously presented to the Cabinet). This report reflects on performance against achievement of the priorities over the past two years, undertakes a brief gap analysis to understand where delivery is untracked via existing KPIs, identifies a range of challenges to delivery moving forward and, ultimately, recommends a refreshed corporate plan be brought back to cabinet for consideration and onward recommendation to full council as appropriate.

13 **Revenue and Capital Outturn Report for 2021 - 2022** (Pages 133 - 174)

To receive a report from the Deputy Chief Executive presenting the Revenue and Capital Outturn figures for the financial year 2021/22 for both the General Fund (GF) and Housing Revenue Account (HRA).

14 **Team work programme update**

To receive a verbal update regarding the work of the Economic Development Team.

15 **Identification of items for the next meeting**

Members are asked to note that the following items are already identified in the work programme for the next meeting:

- Economic Recovery Plan (tbc)
- Market Environmental Strategy (tbc)
- Shopfront Enhancement Scheme (tbc)
- Performance & Risk Outturn Report for 2021/22
- Team update

Note: This item is limited to 10 minutes. There should be no discussion on the items raised.

Stephen Walford
Chief Executive
Wednesday, 18 May 2022

Covid-19 and meetings

From 7 May 2021, the law requires all councils to hold formal meetings in person. However, the Council is also required to follow government guidance about safety during the pandemic. The Council will enable all people to continue to participate in meetings via Zoom.

You are strongly encouraged to participate via Zoom to keep everyone safe - there is limited capacity in meeting rooms if safety requirements are to be met. There are restrictions and conditions which apply to those in the building and the use of the building. You must not attend a meeting at Phoenix House without complying with the requirements in the new protocol for meetings. You must follow any directions you are given.

Please read the new meeting protocol which is available here: [REVISEDMeetingProtocolupdateMay2022.docx.pdf \(middevon.gov.uk\)](#)

If you want to ask a question or speak, email your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. This will ensure that your name is on the list to speak and will help us ensure that you are not missed – as you can imagine, it is easier to see and manage public speaking when everyone is physically present in the same room. Notification in this way will ensure the meeting runs as smoothly as possible.

If you would like a copy of the Agenda in another format (for example in large print) please contact Sarah Lees on:

E-Mail: slees@middevon.gov.uk

Public Wi-Fi is available in all meeting rooms.

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **ECONOMY POLICY DEVELOPMENT GROUP** held on 17 March 2022 at 5.30 pm

Present

Councillors

J M Downes (Chairman)
Mrs C Collis, Mrs S Griggs, B Holdman,
D F Pugsley and R F Radford

Apologies

Councillor(s)

N V Davey, Mrs E J Lloyd and J Wright

Also Present

Councillor(s)

R J Chesterton, Mrs C P Daw, R M Deed and
B G J Warren

Also Present

Officer(s):

Richard Marsh (Director of Place), John Bodley-Scott (Economic Development Team Leader), Sarah Lees (Member Services Officer) and Jessica Watts (Member Services Apprentice)

48 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllrs N V Davey, E Lloyd and J Wright.

49 **PUBLIC QUESTION TIME**

There were no members of the public present and none had registered to ask a question in advance.

50 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**

No interests were declared under this item.

51 **MINUTES**

The minutes of the meeting held on 13 January 2022 were confirmed as a true and accurate record and signed by the Chairman.

52 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman stated that whilst the J27 / J28 report being presented today was useful in terms of confirming the current position, for the next meeting he wanted the PDG to discuss the potential economic benefits of junction development and for this to be a focus for the Group going forwards. He referred to 'blue sky thinking' and Members of the PDG giving officers a steer as to what the Council could achieve. It was accepted that this discussion may need to be held in Part II due to the commercially sensitive nature of the topics discussed.

53 JUNCTION 27 AND 28 REPORT (00:08:00)

The Group had before it, and **NOTED**, a report * from the Director of Place. At the January 2022 meeting, a request was made for an update on work being undertaken to progress opportunities for business growth by development at the motorway junctions in Mid Devon. This report presented an update in relation to work underway in relation to Junctions 27 and 28 and opportunities that existed therein.

The following was highlighted within the report:

- The Council had a stated ambition to see development around Junctions 27 and 28 of the M5. The Policy guiding development of the allocated sites is contained within the Local Plan and were supported by other planning documents.
- Progress on the scheme had been slower than anticipated being heavily influenced by the pandemic.
- Discussions with some landowners had shown that there was still some development interest but also some doubt as to whether this was as originally envisaged.
- Interest remains from Eden for the 'Eden Grounds' project but any masterplan would need to cover the whole of the site and be adopted as an SPD prior to determination of any planning application. It would therefore be necessary for Eden to work with MDDC and landowners in order to develop proposals for the site.
- The Council was taking a proactive role in trying to achieve the development aspiration. In due course engagement with relevant parties would widen. Engagement with the new Local Plan would also take into account any new aspirations.
- Regarding J28, key projects were progressing such as the Cullompton railway station project and the Culm Garden Village project. As part of this the Council had commissioned an employment and skills study to consider how the Culm Garden Village could support and contribute to further employment.

Discussion took place regarding:

- The need for consideration towards the likely salaries of potential employees and house prices locally.
- How new businesses would be attracted? It was explained that the Council was in a strong position to engage with businesses more widely.
- The Local Plan set out a mix of development on the site, it could not be amended to switch from 'retail' to 'housing' for example.
- The precise location of the areas being referred to which were set out in the Local Plan.
- Concerns regarding the need to improve connectivity and transport connections.
- A reminder not to focus purely on development at the junctions but for any development there to also provide visitor signposting to local towns and other local attractions.
- The need for a co-ordinated and integrated approach at J28 so as not to create a 'hodge podge' of projects with no overarching vision.

- The need to remember that J27 also fed Willand and parts of Halberton whose business interests needed to be protected.
- The need to ensure that businesses within local town centres were not detrimentally affected by development at the junctions.
-

It was **AGREED** that a report would be brought back to the next meeting providing an update and allowing an opportunity for the Group to discuss ideas further.

Note: * Report previously circulated; copy attached to the signed minutes.

54 **WORKSHOP SUMMARY (00:45:00)**

The Group had before it, and **NOTED**, a summary of the work * which had been undertaken at recent workshops.

The Chairman stated that the workshops had been very useful and had provided an opportunity for Members to direct officers as to their thoughts, concerns and aspiration but they had also presented a challenge for the Economic Development team who were experiencing resource problems. He hoped that there would be less presentations going forward and more policy and development work so that available resource could be focussed where it was needed.

Note: * Workshop summary previously circulated; copy attached to the signed minutes.

55 **ECONOMIC DEVELOPMENT TEAM VERBAL UPDATE :00:16:00)**

The Group received a verbal update from the Economic Development Team Leader regarding work undertaken by the team. This included the following information:

The workload of the team had been dominated by a series of unforeseen challenges. At the beginning of January there had been a fire at the Tiverton Business Park and a need to respond and find accommodation for three Mid Devon businesses at short notice.

The period had also been dominated by:

Business Grants

Over the last couple of months, the team had been asked to prioritise the administration and management of the latest Covid 19 related Business Grants.

- Omicron Scheme
- Additional Restrictions Grants, Omicron
- Additional Restrictions Grants, Covid Recovery

All three grants schemes were now coming to an end, but they had generated a huge amount of administrative and work

	OMI	ARG2 (Covid Recovery)	ARG3 (OMI)
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	£1.6 million	£160k +	£187k
Received:	340 (1 to be assessed)	32	103
Processed:	339 (25 awaiting pre-payment checks or further info)	25 (1 to be paid)	103
Approved:	302	15	97
Declined:	12	9	0
Distributed	£904k	£140k	£158k

Visit Mid Devon – This was a partnership with the TIC / Museum for 2 years managing the website and social media channels.

This Committee received a report in September last year about the work of the team on the Taste Mid Devon campaign in support of local food producers and hospitality businesses. The team had hoped to bring an update report to this committee, but due to the unexpected demands on the teams time this had not been possible.

The website had been a useful tool to support the leisure, tourism and hospitality businesses this year. In order to help businesses through the recovery period the Council had offered free business listings on the website. It had enabled the team to build a good relationship with the sector and identify how the team could help them going forward. The team had recruited 136 Mid Devon businesses to date, including eateries, attractions and accommodation providers, which was the sector hit hardest by the pandemic.

The team had secured funding from the ‘Welcome Back’ grant to create, design and install four visitor boards across the district. One unique board for each of the main towns sits in the long-stay car park and provides information about the local area, promoting the facilities and town centre businesses e.g retail and eateries (town centre focused).

The team were planning a business event for our leisure, tourism and hospitality businesses in May, with a number of guest speakers promoting support services and tips for the future (trends following the pandemic).

Community Support Activities

Over this period the team had continued to co-ordinate various strands of support for residents impacted by Covid19 or by the increasing squeeze on household incomes. This had included co-ordinating the Government funded Household Support Fund, Self-Isolation Support and Monday and Debt Advice

Asylum Seekers Initial Accommodation

In January, and at extremely short notice, the team were informed that Mid Devon would be hosting an Asylum Seekers Initial Accommodation Facility at Tiverton Best Western Hotel. Initially 72 asylum seekers including two families were housed at the hotel. This had involved working with local and regional community groups to co-ordinate various areas of support.

Throughout this period the team had worked flexibly, tirelessly and professionally, to meet the demands of the new pieces of work, often working over and above contracted hours to meet the challenges as they appeared. With the majority of the schemes coming to an end at the end of March, and with hopefully the Group Manager for Economy Growth and Delivery returning, the team was expected to be back to some sort of normality by the middle of April, albeit the team had not been able to recruit to the post of Economic Development Officer yet.

The Group wished to thank the entire team for their hard work and perseverance during a difficult two year period.

56 CHAIRMAN'S ANNUAL REPORT FOR 2021 - 2022 (00:58:00)

The Group had before it, and **NOTED**, a draft report * from the Chairman summarising the work of the Group and the Economic Development Team over the past 12 months. A copy of the final report would be submitted to full Council at their meeting on 27 April 2022.

Note: * Report previously circulated; copy attached to the signed minutes.

57 IDENTIFICATION OF ITEMS FOR THE NEXT MEETING (00:59:00)

The items identified for the next meeting were noted, however, the Chairman reiterated a request for future meetings to be more focussed and proactive in terms of policy development particularly in relation to J27 and J28 development.

(The meeting ended at 6.30 pm)

CHAIRMAN

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ECONOMY POLICY DEVELOPMENT GROUP

26TH MAY 2022

UK SHARED PROSPERITY FUND UPDATE

Cabinet Member(s): Cllr Richard Chesterton
Responsible Officer: Richard March, Director of Place

Reason for Report: To provide members with information regarding the UK Shared Prosperity Fund (UKSPF) government report (launched in April 2022) and the amount of funding allocated to Mid Devon. The report also outlines a way forward with regard to the formulation of the required Investment Strategy to inform Mid Devon's UKSPF planned expenditure.

RECOMMENDATION: That the Council's proposed approach to developing the UKSPF Investment Plan as outlined in Section 4 of the Report be endorsed.

Financial Implications: The Government has allocated, through its Shared Priority Fund, £1,064,159 to Mid Devon spread over a three year period. This is subject to the Government approving our Investment Strategy. In addition £20,000 of government funding has been made available to prepare an Investment Plan to inform expenditure decisions with regard to the Shared Prosperity Fund allocation. In year one a minimum of 10% is to be spent on capital projects. Similarly in year two a minimum of 13% is to be spent on capital, rising to a minimum of 20% in the last year.

4% (£42,566.36) of the UKSPF allocation can be spent on administration which leaves **£1,021,592.64** for project delivery.

A breakdown of the allocation is prescribed by Government as follows:

	Allocation	Revenue		Capital (At Least)	
Year	Total	%	Amount	%	Amount
22-23 (15%)	£153,238.90	90%	£137,915.01	10%	£15,323.89
23-24 (27%)	£275,830.01	87%	£239,972.11	13%	£35,857.90
24-25 (58%)	£592,523.73	80%	£474,018.98	20%	£118,504.75
	£1,021,592.64				

The report sets out a course of action to prepare an Investment Plan to strive towards the most efficient use of this resource for the maximum benefit of Mid Devon residents and businesses.

It should be noted that whilst on the face of it this looks like a significant level of investment; however given that this is spread over three years and also given the scale of the levelling up agenda within the District this allocation will need careful prioritisation.

Budget and Policy Framework: As explained above there is a UKSPF funding stream to help with the creation of the Investment Plan. There will still however be pressure placed upon the Growth, Economy & Delivery team to facilitate the implementation of projects and in overseeing the scheme. The work of the team will need to be prioritised accordingly within existing budgets.

The funding will help deliver projects which contribute towards meeting objectives within both the District Council's Economic Strategy and its Corporate Plan.

Legal Implications: There are no direct legal implications arising from this information report.

Risk Assessment: The key risk with regard to the Investment Plan is not fulfilling Government's expectations and failing to secure the funding that has been pledged. The report sets out an approach to ensure that given the tight timescales that a robust plan can be put in place.

Individual projects will need to be subject to their own risk assessments.

Equality Impact Assessment: Addressing inequalities is the raison d'être of the Levelling Up Agenda. The Shared Prosperity Fund aims to help address inequalities in our society. This will be a crucial element of the Investment Strategy.

Relationship to Corporate Plan: The levelling up agenda has relevance to all aspects of the Corporate Plan; however the UKSPF relates most specifically to the Corporate Plan priority strand: 'the economy', and specifically:

- Developing and delivering regeneration plans for our town centres;
- Economic opportunities; and
- Economic and community confidence.

Impact on Climate Change: The fund can provide opportunities for projects which can help combat fuel poverty, improve energy efficiency and tackle climate change. This would need to be an important element of the Investment Strategy.

1. Introduction/Background

1.1 The government launched its UK Shared Prosperity Fund (UKSPF) Prospectus in April 2022 as part of its Levelling Up agenda. It provides £2.6 billion of funding intended to reduce inequalities between communities. The funding covers the three year period up to March 2025, with all areas of the UK receiving an allocation from the Fund via a funding formula rather than a competition. The UKSPF is in essence a replacement to the EU structural fund.

1.2 As previously set out in the Government's Autumn 2021 Budget and Spending Review in 2021 the £2.6 billion will be allocated in the first three years of the UKSPF as follows:

- £400 million allocated for 2022/23
- £700 million allocated for 2023/24

- £1.5 billion allocated for 2024/25.
- 1.3 As explained above the fund will be allocated as opposed to using competition and is a mix of revenue and capital funding.
- 1.4 The aim of the UKSPF is intended to support the Government's wider Levelling Up agenda, in the following ways:
- Boost productivity, pay, jobs and living standards, especially in those places where they are lagging.
 - Spread opportunities and improve public services, especially in those places where they are weakest.
 - Restore a sense of community, local pride and belonging, especially in those places where they have been lost.
 - Empower local leaders and communities, especially in those places lacking local agency.
- 1.5 The UKSPF will be guided by three investment priorities. These are:
- Communities and Places
 - Supporting local businesses
 - People and Skills
- 1.6 Local authorities will provide the lead role for this fund which includes mayoral combined authorities, the Greater London Authority and lower-tier (i.e. District Councils) or unitary councils. Lead authorities will manage, assess and approve project applications, process payments and undertake the day to day monitoring of programmes. There will be the flexibility to choose whether to commission projects, run competitions or deliver programmes in house.
- 1.7 Lead authorities will be able to use funding in 2022/23 and 2023/24 for 'Communities and Places' and 'Supporting Local Businesses'. The 'People and Skills' interventions will commence in 2024/25, with lead authorities expected to collaborate with other stakeholders and tiers of local government. As the European Social Fund programme ends in 2023, we understand the Government will be introducing criteria for lead authorities to support at-risk voluntary and community sector organisations delivering European funded people and skills programmes before 2024. The Local Government Association is exploring the potential impact of gaps in funding.
- 1.8 The Government has also ring-fenced £559 million for the '**Multiply programme**' intended to deliver the Government's priority of improving adult numeracy. This part of the UKSPF will be managed by the Department of Education. Further details regarding this programme is yet to be released.

2. Development of Investment Plans

- 2.1 There is a requirement before funds can be accessed, for each area to submit an **Investment Plan** setting out desired local outcomes and associated interventions. Indicators will also need to be agreed with Government based on their investment plans so the Government can monitor progress. The Government has made available £20,000 per lead authority to undertake the Investment Plan. The deadline for Investment Plan submission is **1 August 2022**.
- 2.2 Local authorities are expected to develop its Investment Plans in conjunction with local stakeholders. This will require the establishment of a local partnership group to consult with during its development.
- 2.3 The Investment Plans will be assessed with regard to three key areas:
- Local Context – including challenges and opportunities
 - Selection of outcomes, outputs and proposed interventions
 - Delivery
- 2.4 Investment Plans also will need to align to a list of interventions that the Government has set out to inform expenditure on the programme. [Interventions list for England - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- 2.5 The Department of Levelling Up, Housing and Communities will lead the assessment process and liaise with relevant government departments as required. If a plan is not signed off first time, feedback will be provided in an iterative process to work towards sign off.
- 2.6 All communications regarding the UKSPF is required to display prominently the ‘Levelling Up’ logo as a condition of funding.

3. Allocation of UKSPF Funding Nationally

- 3.1 The distribution of funds across the UK has been heavily influenced by the previous EU structural fund allocations. The table below shows the breakdown of UKSP District Funding and Per Capita Comparison across the South West.

	UKSPF core funding (£m)	SPF Multiply Funding (£m)	Total Funding (£m)	Core Funding per head (£)	Multiply Funding per head (£)	Total Funding per head (£)	Population (000's)
Cornwall and iOS	129.5	2.5	132.0	225.1	4.3	229.4	575.5
West Devon	1.0	n/a	n/a	17.8	3.9	21.7	56.1
Torridge	1.0	n/a	n/a	14.6	3.9	18.4	68.7
Torbay	1.8	0.6	2.4	13.0	4.5	17.5	136.2
Mid Devon	1.1	n/a	n/a	12.8	3.9	16.6	83.3

DCC Area¹	10.2	3.1	13.3	12.6	3.9	16.4	810.7
North Devon	1.2	n/a	n/a	12.4	3.9	16.2	98.2
Teignbridge	1.6	n/a	n/a	12.1	3.9	16.0	135.0
East Devon	1.8	n/a	n/a	12.1	3.9	16.0	148.1
South Hams	1.1	n/a	n/a	12.1	3.9	15.9	87.9
Exeter	1.4	n/a	n/a	10.5	3.9	14.4	133.3
Plymouth	3.1	1.3	4.4	9.3	3.9	13.2	337.1
Isle of Wight	1.1	0.7	1.7	5.5	3.4	8.9	193.6

¹Please note that DCC Area UKSPF core funding of £10.2m is the sum of all of the allocations to districts

- 3.2 The breakdown of allocation for Mid Devon over the three years is provided above in the Financial Implications section of this report. A summary of the total annual amount is included below. Year One (2022-23) equates to 15% of our allocation with 27% and 58% respectively for the following two years. In year one a minimum of 10% is to be spent on capital projects. Similarly in year two a minimum of 13% is to be spent on capital, rising to a minimum of 20% in the last year. 4

2022-23 (15%)	£153,238.90
2023-24 (27%)	£275,830.01
2024-25 (58%)	£592,523.73

4. Next Steps

- 4.1 There is a very tight timeframe for this funding programme. The Investment Plan has to be submitted by 1st August 2022. The Investment Plan will be developed by Officers from the Growth, Economy and Delivery Team in consultation with neighbouring local authorities, Devon County Council, stakeholders and partners.
- 4.2 It is proposed that approval is sought for the Investment Plan at the 12th July Cabinet Meeting, informed by a Special Economy PDG meeting (yet to be arranged).
- 4.3 Local engagement is planned for the 7th/8th June 2022 when a cross section of businesses, partners and community groups will be invited to contribute towards the process. There will also be an opportunity for businesses to comment at our Business Networking Event on the 18th May 2022.

4.4 An indicative programme for the submission of the Investment Plan is provided below:

Date	Milestone
13 th April	Fund launched
18 th May	Business Networking Event
26 th May	Economy PDG
7 th / 8 th June	Local Engagement Event
w/c 20 th June	Special Economy PDG possibly 23 rd June
30 th June	Draft Implementation Plan complete
12 th July	Cabinet
1 st Aug (or before)	Implementation Plan submission
October 2022	First Payment to Local Authorities

Contact for more Information:

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Economic Development Team Leader
07967 179699
Jason Berry - Economic development
Project Manager
jfberry@middevon.gov.uk

Circulation of the Report:

Cllr Richard Chesterton
Cllr John Downes
Leadership Team

List of Background Papers:

Full prospectus here [UK Shared Prosperity Fund: prospectus - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/108122/UK_Shared_Prospersity_Fund_prospectus_-_GOV.UK.pdf)
(www.gov.uk) (April 2022)

ECONOMY PDG
26 MAY 2022

REPORT OF THE HEAD OF PLANNING, ECONOMY AND REGNERATION

CULM GARDEN VILLAGE EMPLOYMENT & SKILLS STRATEGY

Cabinet Member(s): Cllr Richard Chesterton

Responsible Officer: Richard Marsh, Director of Place

Reason for Report: To inform members of the Culm Garden Village Employment & Skills Strategy and seek members' views with regard to the delivery strategy and action plan.

RECOMMENDATION: That members note the work undertaken on the Culm Garden Village Employment & Skills Strategy undertaken to date and that members provide input into the delivery strategy and action plan set out in Appendix 1.

Financial Implications: There are no direct impacts on the Council's budgets arising from this report. However, some of the potential delivery mechanisms set out in the report would require an element of public sector support if these were to be pursued.

Budget and Policy Framework: There are no budgetary implications arising from this report.

The work will inform the masterplanning of the Culm Garden Village including the East Cullompton Masterplan SPD which is required by policy CU7 of the Mid Devon Local Plan 2013-2033. This work is being funded by Homes England Capacity Funding.

Legal Implications: There are no legal implications arising from this report.

Risk Assessment: Cullompton has a high level of out-commuting for work. The vision for Culm Garden Village seeks to reduce out-commuting and promote the sustainability of the garden village and the town by providing opportunities for local employment growth. If there is no strategy for employment and skills, there is a risk that new residents of the garden village will commute out of the area (and the District) to seek employment opportunities.

Equality Impact Assessment: The document does not specifically detail consideration of equalities but these have been considered in its preparation. Any actions taken forward would include equality impact assessments.

Relationship to Corporate Plan: The document relates to the following Corporate Plan aims:

- Sustainable and prosperous communities: bringing higher paid and better skilled jobs into the community; reducing out-commuting
- A sustainable planet: providing jobs where people live

- Facilitate the creation of exciting new commercial opportunities within strategic development at Culm Garden Village
- Identify strategic and tactical interventions to create economic and community confidence and pride in the places we live.

Impact on Climate Change: Climate change is a key driver for the strategy, in particular creating a sustainable new community which complements the existing town. The strategy looks to provide jobs that can be accessed by sustainable transport methods.

1.0 Introduction

- 1.1 BE Group and Per Consulting were commissioned to prepare a Culm Garden Village Employment and Skills Strategy on behalf of Mid Devon District Council. The Strategy provides advice on the employment opportunities in Cullompton and the potential for employment uses within the Culm Garden Village (CGV). Furthermore, the study looks at how skills improvement programmes can help to drive business interest in the CGV. The strategy is included as **Appendix 1**.
- 1.2 The CGV was one of 14 areas initially awarded Garden Village Status by the Government in January 2017. Located to the east of Cullompton, the Garden Village is identified as having the potential to deliver up to 5,000 sustainable new homes in a country park landscape, with jobs, community facilities and transport, all highly integrated with the existing market town of Cullompton.
- 1.3 Phase 1 of CGV is allocated by policy CU7 of the adopted Mid Devon Local Plan. However, the Council has indicated a clear intention and direction of travel towards a garden village of significantly greater scale than that currently allocated. A wider area needed to accommodate this growth has not yet been allocated and will need to be identified through Mid Devon's next Local Plan.
- 1.4 Policy CU7 requires the provision of 20,000 square metres commercial floorspace within the plan period and a further 12,000 post-2033, to include a care home or retirement complex, appropriately scaled retail development and other suitable uses such as offices and a hotel or leisure development. This requirement will be considerably increased within any future allocation of land for CGV.
- 1.5 One of the 9 key principles in the draft CGV Vision & Concept document published in 2019 is to create ambitious employment opportunities. The principle establishes that a broad range of high quality employment opportunities is required to reduce out-commuting and help deliver a sustainable, resilient community, supported by an economy and skills strategy to attract the right people with the right skills and the right jobs

2.0 The CGV Employment & Skills Strategy

- 2.1 The Culm Garden Village Employment and Skills Strategy has drawn on primary and secondary research methods, including site visits, interviews with

property market stakeholders such as developers, skills providers and commercial agents. Desktop analysis of national, sub-regional and local reports and strategies has been undertaken. The Employment and Skills Strategy has reference to the regional context within which the CGV sits, including the M5 corridor and Exeter.

- 2.2 An analysis of the local property market has been undertaken, including a critique of the transactions of commercial premises in Mid Devon, a review of currently marketed properties and an assessment of the types of uses within employment areas. This data was complemented with information gathered from conversations with locally active commercial agents.
- 2.3 The study has consulted with representatives of colleges in the area to understand potential growth plans within the colleges and to explore opportunities of connections within the CGV.
- 2.4 The study includes an analysis of opportunities for employment and skills development at the CGV. How these opportunities can be brought to the market is outlined in a delivery strategy and recommendations in this report.
- 2.5 The Delivery Strategy and Action Plan set out from page 70 of the Employment & Skills Strategy sets out an overall strategy for employment and skills development and potential mechanisms for its delivery. Table 22 on page 74 sets out an Action Plan for Employment and Skills Development.
- 2.6 The Strategy identifies that employment uses should be well-integrated with the wider CGV uses and neighbouring uses, and the importance of providing active travel methods to reduce the reliance on the private car, although it recognises that proximity to the M5 is an important attraction for businesses.
- 2.7 Finally, the Strategy outlines the importance of marketing the area to business including for example, preparation of an investment prospectus.

3.0 Conclusion

The Culm Garden Village Employment & Skills Strategy has been developed to help address the challenge of creating a sustainable place and to inform the approach to employment land provision in the CGV masterplan. The document sets out a Delivery Strategy and Action Plan that members are asked to consider.

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Culm Employment and Skills Strategy

Mid Devon

Final Report

May 2022

CONTENTS

1.0	INTRODUCTION.....	1
2.0	POLICY CONTEXT	5
3.0	SOCIO ECONOMIC PROFILE	13
4.0	PROPERTY MARKET	36
5.0	STAKEHOLDER INPUT	61
6.0	OPPORTUNITIES ANALYSIS.....	68
7.0	DELIVERY STRATEGY AND ACTION PLAN.....	72

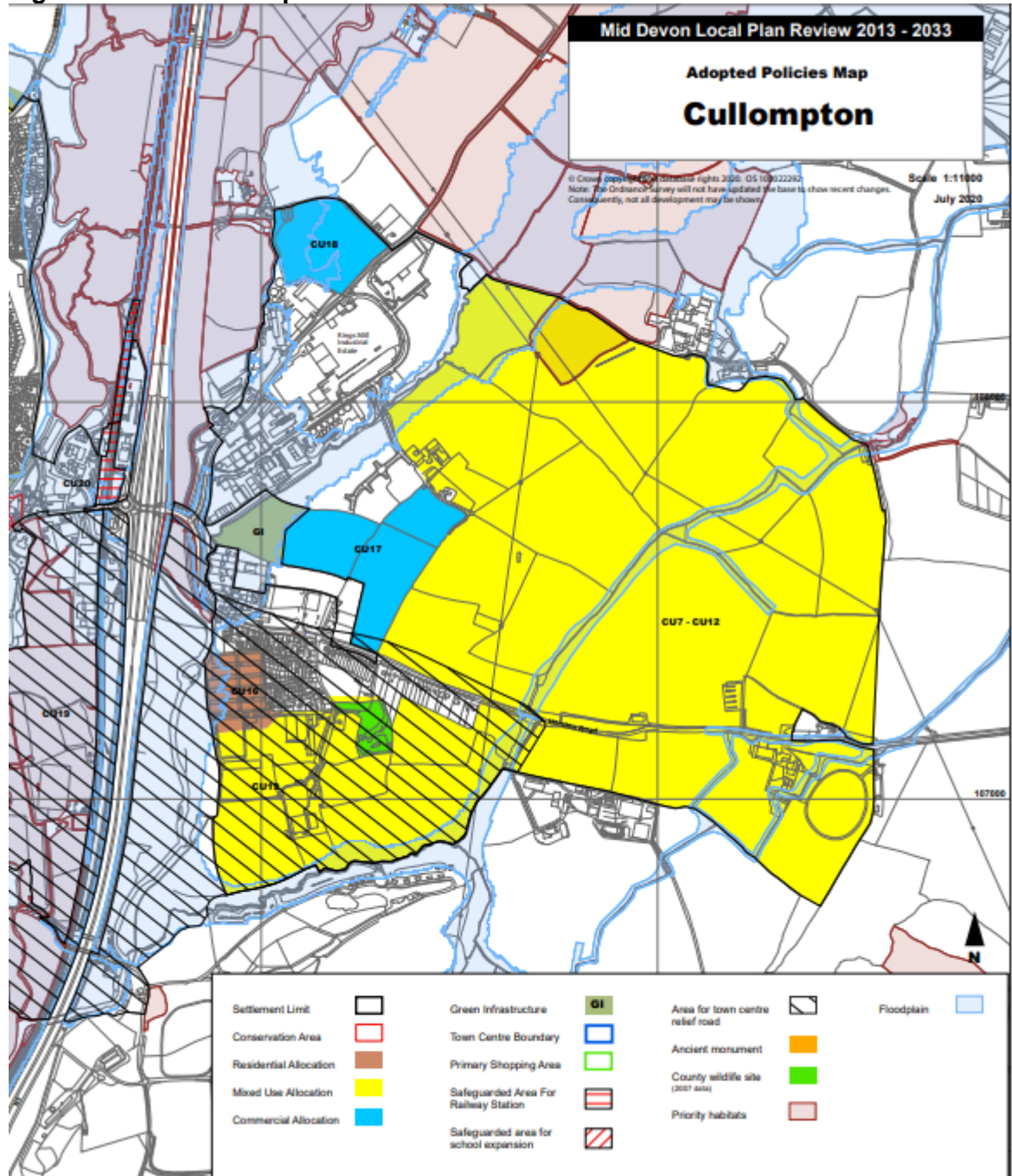
Appendix	1	–	Vacancy	Schedule
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1.0 INTRODUCTION

- 1.1 BE Group and Per Consulting have prepared this Culm Garden Village Employment and Skills Strategy on behalf of Mid Devon District Council (MDDC). This Strategy provides advice on the employment opportunities in Cullompton and the potential for employment uses within the Culm Garden Village (CGV). Furthermore, this study looks at how skills improvement programmes can help to drive business interest in the CGV.
- 1.2 BE Group is a property and economic consultancy firm based in Warrington. Per Consulting is a property consultancy based in the Vale of Glamorgan. Both firms have extensive experience in providing analysis and advice of property markets, including assessing opportunities for development and growth.
- 1.3 The CGV was one of 14 areas initially awarded Garden Village Status by the Government in January 2017. Located to the east of Cullompton, the Garden Village is identified as having the potential to deliver up to 5,000 sustainable new homes in a country park landscape, with jobs, community facilities and transport, all highly integrated with the existing market town of Cullompton.
- 1.4 Phase 1 of CGV is allocated by policy CU7 of the adopted Mid Devon Local Plan. However, the Council has indicated a clear intention and direction of travel towards a garden village of significantly greater scale than that currently allocated. A wider area needed to accommodate this growth has not yet been allocated and will need to be identified through Mid Devon's next Local Plan.
- 1.5 The Culm Garden Village Employment and Skills Strategy has drawn on primary and secondary research methods, including site visits, interviews with property market stakeholders such as developers, skills providers and commercial agents. Desktop analysis of national, sub-regional and local reports and strategies has been undertaken. The Employment and Skills Strategy has reference to the regional context within which the CGV sits, including the M5 corridor and Exeter.
- 1.6 An analysis of the local property market has been undertaken, including a critique of the transactions of commercial premises in Mid Devon, a review of currently marketed properties and an assessment of the types of uses within employment areas. This data was complemented with information gathered from conversations with locally active commercial agents.

- 1.7 The study has consulted with representatives of colleges in the area to understand potential growth plans within the colleges and to explore opportunities of connections within the CGV.
- 1.8 The study includes an analysis of opportunities for employment and skills development at the CGV. How these opportunities can be brought to the market is outlined in a delivery strategy and recommendations in this report.
- 1.9 The CGV site is located to the east of the M5 and Cullompton. The first phase of the CGV (as East Cullompton) is allocated within the adopted Mid Devon Local Plan, being 160 ha with a target for 1,750 dwellings and 20,000 sqm of commercial floorspace by 2033 and a further 850 dwellings and 12,000 sqm of commercial floorspace post-2033. The allocation within the Local Plan is illustrated below as a mixed-use allocation.

Figure 1 – East Cullompton Allocation in Mid Devon Local Plan



Source: Mid Devon Local Plan Policies Map

- 1.10 The map illustrates the mixed-use allocation (yellow) as well as two employment allocations (blue), Week Farm (CU17) and Venn Farm (CU18). The yellow mixed-use area is intended to form Phase 1 of the Culm Garden Village.
- 1.11 A wider area needed to accommodate the remainder of the CGV has not yet been allocated and will need to be identified through Mid Devon’s next Local Plan.

- 1.12 A Masterplan Supplementary Planning Document (SPD) is currently being prepared for the East Cullompton allocation and at the same time a framework masterplan is being prepared for the wider garden village so that the whole garden village can be masterplanned holistically. This Employment and Skills Strategy will inform the development of this masterplan, providing part of the evidence base for the mix of uses, scale and locations of employment within the masterplan.

2.0 POLICY CONTEXT

Introduction

- 2.1 This section reviews the regional and local policies, reports and strategies that have a relevance to the allocation of employment land and premises in Mid Devon.

Regional

Greater Exeter Economic Development Needs Assessment 2017

- 2.2 This document sets out an Economic Development Needs Assessment (EDNA) for Greater Exeter and Dartmoor National Park to understand the future economic growth prospects for the (former) Greater Exeter Strategic Plan (GESP). This area includes Mid Devon District Council, Exeter City Council, East Devon District Council and Teignbridge District Council.
- 2.3 The report utilised forecasts from Experian and Cambridge Econometrics to understand potential jobs growth in the area. The baseline assessments were for employment growth of between 1,400 and 1,700 new jobs per year over the period from 2015 to 2040. The main sectors experiencing the highest levels of absolute growth were forecast to be Construction, Accommodation & Food Services, Business Services and Health. Meanwhile, Manufacturing and Public Administration were expected to see a decline over the period to 2040.
- 2.4 The report characterised Mid Devon as a mainly rural district containing a number of market towns. Manufacturing, Wholesale & Retail and Construction are identified as strong sectors in Mid Devon. The district has lesser employment concentrations in Information & Communications, and Finance & Insurance.
- 2.5 Each district assessed in the report has its own economic growth aspirations which look to contribute to the economic growth of the whole area. Mid Devon has an economic focus of attracting higher skilled employment which will be achieved by upskilling the workforce. In particular the Council is looking to encourage technical and scientific businesses.
- 2.6 The report commented that at the time of the 2011 census, 37% of the workforce commuted out of Mid Devon for work, of which over 50% worked in Exeter with workers tending to commute to more highly paid jobs outside the District.

Mid Devon

Adopted Mid Devon Local Plan 2020

- 2.7 The Mid Devon Local Plan guides development in the District over the period of 2013-2033. The Local Plan sets out a vision for the sustainable development of Mid Devon bringing positive benefits to local communities through promoting community well-being, supporting economic success, conserving and enhancing the area and respecting environmental limits. In order to move towards achieving the vision, development will be managed to:
- Create a prosperous economy which increases inward investment into the district
 - Meet objectively assessed needs for development, guided to locations which are or can be made sustainable, achieving a suitable balance of housing, employment, facilities and other uses within towns, villages, neighbourhoods and rural areas
 - Reduce the need to travel by car, increasing the potential of public transport, cycling and walking
 - Reduce carbon emissions in support of national targets
 - Promote social inclusion and reduce inequalities by enhancing access for all to employment, services and housing.
- 2.8 The Local Plan identifies Cullompton as Mid Devon's strategic focus for growth. The Local Plan includes two strategic allocations for Cullompton at NW Cullompton and East Cullompton, which is intended to form Phase 1 of the development of Culm Garden Village.
- 2.9 Culm Garden Village was one of 14 areas initially awarded Garden Village Status by the Government in January 2017, and the Council has indicated a clear intention and direction of travel towards a garden village of significantly greater scale than that currently allocated by policy CU7 of the adopted Mid Devon Local Plan. A wider area needed to accommodate this growth has not yet been allocated and will need to be identified through Mid Devon's next Local Plan.
- 2.10 Policies CU7 to CU12 of the Adopted Plan cover policies for East Cullompton (Phase 1 CGV). Policy CU7 provides an outline of the overall intended characteristics for the mixed-use site allocation, including:

- 1,750 dwellings within the plan period and further development of at least 850 dwellings post-2033
- 20,000 sqm of commercial floorspace within the plan period and a further 12,000 sqm post-2033
- A care home or retirement complex
- Appropriately scaled retail development and other suitable uses such as offices and a hotel or leisure development
- Transport improvements, including capacity improvements at Junction 28 of the M5

- 2.11 The commentary within Policy CU7 notes that the allocation is situated near to an existing employment area, Kingsmill Industrial Estate. The policy states that the *“Kingsmill area is a well-established employment centre and further industrial, warehousing and office development may be appropriate where the urban extension adjoins this development and the allocated site at Week Farm. In addition, a development of this size will require small-scale retail development to meet local needs. The site should also include a residential care or nursing home to provide accommodation for the aging population, or another form of development for the elderly which generates sufficient jobs.”*
- 2.12 Policy CU12 covers the phasing of development at East Cullompton, including the provision that at least one hectare of commercial development is to be provided for each 500 occupied dwellings. Capacity improvements to Junction 28 of the M5 are to be aligned with capacity studies on the impacts of traffic generated from the site.
- 2.13 Policy CU17 covers the delivery of the 10.7 ha employment allocation at Week Farm. This site is intended for 15,000 sqm of B2/B8 employment floorspace as is to have a vehicular link with the nearby Kingsmill employment area.
- 2.14 Policy CU18 is for the 4.4 ha employment allocation at Venn Farm. The site is intended for 12,000 sqm of B1 (now E(g)), B2 and B8 uses. An outline application for three industrial units on the site was granted permission in 2015, with reserved matters applications permitted in 2018. However, the site has yet to be developed in line with this permission.

Mid Devon Commercial Land Availability 2018

- 2.15 Mid Devon District Council produced a Commercial Land Availability Summary in 2018 in order to review the progress of its local plan and supplementary documents. The document found that 2017/18 saw an area of 6.952 ha given planning permission which equated to 37,851 sqm of floorspace.
- 2.16 The following table is an excerpt from the Commercial Land Availability document, listing the completions of B1, B2 and B8 land areas and floorspaces by year. Over the period recorded, this equates to completions averaging 1.0 ha by area and 5,690 sqm by floorspace across Mid Devon.

Table 1 – Mid Devon Completions

Year (Apr-Mar)	Completed Area (ha)	Floorspace (sqm)
2006/07	2.557	2,044.00
2007/08	1.82	6,854.00
2008/09	1.8272	6,425.07
2009/10	0.345	6,468.00
2010/11	0.9345	5,458.65
2011/12	0.21	1,839.60
2012/13	0.752	2,751.31
2013/14	0.995	7,943.62
2014/15	1.543	13,311.09
2015/16	0.366	5,072.22
2016/17	0.36	3,271.60
2017/18	0.5605	6,835.60

Source: Commercial Land Availability 2018

Mid Devon Economic Strategy 2019

- 2.17 This document sets out the Council’s ambitions for the local economy over the period of 2019-2024. The Council aims to provide higher waged and higher skilled jobs that meet the needs of a growing population. Mid Devon has the advantage of being placed on the M5 corridor allowing it to perform the role of being a key link between Devon and Somerset economies. The Economic Strategy highlights the economic and employment potential of the CGV, including opportunities to attract hi-tech and knowledge based businesses, to work with external partners for skills development and to incorporate innovation in green technologies.
- 2.18 Mid Devon is relatively strong in manufacturing but its economy is dominated by low productivity sectors such as retail, public sector, distribution and agriculture. This is reflected in the average wages of people living and working in the district being 11% lower than the national average.

2.19 The overarching objectives for the Economic Strategy are:

- **Increasing wages** – creating opportunities for higher waged jobs
- **Upskilling** – making sure residents have the skills to benefit from new employment opportunities
- **Delivering a growth agenda** – creating conditions for sustained and sustainable growth; moving forward on strategic housing and employment sites; supporting business growth and inward investment
- **Increasing productivity** – attracting higher skilled, higher waged jobs; focus on the knowledge economy (high tech industries, innovation, green energy)

2.20 These can be pertinent to the CGV, which has the critical mass to deliver a significant level of employment in a prominent position in the District.

Mid Devon Design Guide Supplementary Planning Document 2020

2.21 The Mid Devon Design Guide was adopted in October 2020 and provides detailed guidance on urban, village and rural design issues across the District. It is intended to facilitate better quality design across the district. The core principles of the Design Guide which run through the design guidance are:

- *“CP1 – Supporting, through design the District’s commitment to ambitious targets of carbon reduction.*
- *CP2 - Identifying and facilitating local distinctiveness, including conservation and enhancement of the historic environment, heritage assets, their settings and wider historic landscapes and/or townscapes as part of an integrated approach to design;*
- *CP3 - Representing in design, the unique landscape and settlement form of Mid Devon and the interaction between the two*
- *CP4 - Providing a variety of nonprescriptive guidance usable in a range of ways*
- *CP5 - Facilitating and maintaining design conversation which remains focussed on, and is proportionate to relevant issues*
- *CP6 - Enabling continuity of approach and decision making*
- *CP7 - Labour saving (providing a rich source of contextual information and other analysis)*
- *CP8 - Bringing political awareness of distinctiveness and the tools available to uphold high quality design*
- *CP9 - Enabling a comprehensive design consideration through context*

appreciation

- *CP10 - Enabling better, more evidenced, policy compliance*
- *CP11 - Enabling the preparation of evidenced Design & Access statements which demonstrate how planning proposals address climate change and contribute positively to landscape and settlement distinctiveness by using the framework the Guide provides”*

2.22 The document details the strengths and weaknesses as well as a framework for design guidance for the three main towns in Mid Devon which are Tiverton, Cullompton and Crediton. The document states that with the addition of CGV, Cullompton will become the largest town in the district. The CGV development faces the design challenges of integrating the new areas of the town with the existing areas while retaining the identity of the existing areas.

2.23 The guidance for Cullompton focusses on maintaining the linear form of the centre, improving the legibility of the town, improving ease of access by foot, improving the integrity of the street hierarchy and the structuring of building frontage and public realm to create sequence of views and safe space for pedestrians and motorists.

Local

East Cullompton Masterplan Supplementary Planning Document (SPD) and CGV Framework Masterplan

2.24 Policy CU12 of the adopted Mid Devon Local Plan requires the East Cullompton allocation to be masterplanned and the masterplan adopted as an SPD before planning permissions can be granted. The Council is in the process of developing a Masterplan SPD for the allocation and at the same time is taking the opportunity to create a framework masterplan for the potential wider garden village.

2.25 Two initial documents have been out to Stage 1 public consultation: the East Cullompton Masterplan SPD issues and opportunities document, and a Vision and Concept document that outlines the vision and objectives of the CGV. Nine Key Principles have been developed in order to articulate the type of place the Garden Village could be, these include:

- *Embed the countryside within the garden village* – involves the provision of open spaces including parks and green corridors.
- *A well connected and integrated new place* – involves ensuring the Garden Village is well connected to Cullompton and areas beyond such as Exeter and

Taunton

- *Creating a healthy living environment* – involves promoting good health and personal wellbeing within its natural surroundings through providing well connected green environments, sports clubs and facilities and children’s play areas.
- *Locally distinctive with well-designed neighbourhoods and places* – Involves designing the village in such a way that it creates a unique character that integrates and enhances the local natural environment.
- *Community focused* – Involves fostering a sense of community pride and ownership, encouraging people to stay in the long term.
- *Great homes* – Involves providing new homes people want to live in as well as a place where people can live and work.
- *Ambitious employment opportunities* – Involves attracting the right people with the right skills and the right jobs
- *Future proofed, smart and sustainable* – Involves the creation of a resilient place that allows for changing demographics, future growth, the impacts of climate change and new technology for generations to come.
- *Delivery and stewardship* – Involves utilising innovative and longer term thinking for its design, execution, funding and stewardship.

Culm Garden Village – Future Mobility Strategy

2.26 In February 2021, Mid Devon District Council set out a Future Mobility Strategy for the proposed CGV. The document emphasises how new thinking will be utilised in the creation of the community in order to respond to the climate emergency previously declared by Mid Devon District Council. Consequently, the Garden Village will be implemented with new transport technology and solutions in mind as well as a drive to decarbonise wherever possible.

2.27 The mobility vision of the development was “*to create a thriving sustainable development embedding existing and new mobility solutions that deliver exemplar outcomes for the Cullompton Garden Village and communities*”. In addition to this, the Mid Devon District Council set out six mobility objectives for the development which include:

- Maximise opportunities to decarbonise mobility
- Reduce dependency of single-occupancy vehicle trips
- Place the community at the centre of designing solutions
- Create an environment of sustainable behaviour (walk, wheel and cycle)

- Strive to deliver mobility equity across the community
- Developing phasing of interventions to support and maximise outcomes

2.28 The document lays out a vision in which the village has a strong focus on public transport, enabling residents to navigate the town without having to drive. This is based on the 30-minute neighbourhood concept which states that residents should not have to travel further than 30 minutes to access essential services and opportunities. The vision will also aim to facilitate the use of electric cars with the provision of electric vehicle charging points as well as the possibility of working from home with better digital connectivity and the provision of co-working spaces.

2.29 Finally, Mid Devon District Council will incorporate lessons from previous developments similar in nature to the CGV through analysing those developments regarded as best practice. Vauban in Freiburg, Germany and Culdesac Tempe in the US have been highlighted as examples of best practice in achieving car-free development.

3.0 SOCIO ECONOMIC PROFILE

Introduction

- 3.1 This section sets out the socio-economic baseline for Mid Devon. The characteristics of the area are considered alongside national and regional comparators.
- 3.2 The purpose of the socio-economic profile is to understand the current characteristics and recent trends which can be used to gain a picture of the likely population that will inhabit CGV. This is necessary in order to match the employment and skills strategy to the workforce present.

Population

- 3.3 The estimated population from the Office of National Statistics (ONS) for Mid Devon was 83,300 and over the period of the last 10 years the population has increased by 6.9%; equating to around 5,400 residents. Population growth has been lower than that measured across Devon as a whole (8.4%), though slightly higher than the England average.

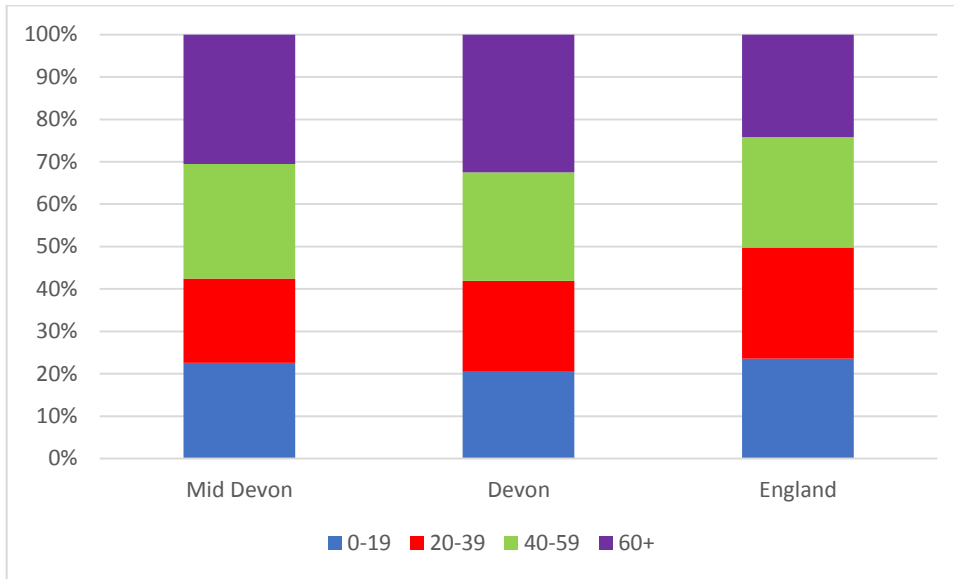
Table 2 – Population 2011-2020

Area	2011	2020	Change 2011-2020	
			No.	Percent
Mid Devon	77,900	83,300	5,400	6.9
Devon	747,700	810,700	63,000	8.4
England	53,107,200	56,550,100	3,442,900	6.5

Source: ONS Population Estimates, 2020

- 3.4 Population change is influenced by two factors – natural change (births and deaths) and migration. The age profile of Mid Devon compared to the England and the Devon region is shown below. The greatest proportion of the population in Mid Devon (30%) is aged 60+ which is a lower proportion than recorded across Devon (33%), however considerably higher than that observed across England (24%). Mid Devon has a higher proportion of residents aged 0-19 years (23%) compared to Devon (20%), however this is slightly lower than the national average (24%). Finally the proportion of residents aged 40-59 years in Mid Devon (27%) is similar to that observed in Devon and nationally (both 26%).

Figure 2 – Age Profile



Source: ONS Population Estimates, 2020

- 3.5 In 2020 it was estimated that 3% of the Mid Devon population had been born outside of the UK (2,000 people). This is lower than the proportion in Devon (6%) and nationally (16%) (ONS Local Area Migration Indicators, Jan - Dec 2020).
- 3.6 In recent years Mid Devon has been the net recipient of internal UK migration as shown in Table 3 below.

Table 3 – Internal (within the UK) Migration Flows 2016-2020

Year ending June	Inflow	Outflow	Net
Mid Devon			
2016/17	5,031	4,304	727
2017/18	5,306	4,386	920
2018/19	5,196	4,538	658
2019/20	4,516	3,610	906
Total	20,049	16,838	3,211
Devon			
2016/17	39,717	30,779	8,938
2017/18	39,583	31,495	8,088
2018/19	40,372	32,365	8,007
2019/20	37,067	28,546	8,521
Total	156,739	123,185	33,554

Source: ONS Internal Migration by Local Authority, 2021

3.7 The result is that Mid Devon has a growing but ageing population, which remains attractive to residents of other areas of the country as a place to live. It is noted that the year ending June 2020 had reduced levels of both inflow and outflow migration within the three local authority areas, compared to previous years. This lower volume of movements is likely to be due to the impacts of lockdowns in the first half of 2020. In spite of the lockdowns, it also must be noted that 2019/20 was the period with the largest net inflow of residents over the period observed.

3.8 Further growth is projected in Mid Devon, with the latest population forecasts from the ONS were for the District to grow from 85,290 persons in 2022 to 97,300 by 2042, a growth of 14%. The main driver of this growth is anticipated to be the 60+ age cohort, which is expected to grow by 7,870 persons (30% growth).

Deprivation

3.9 The latest edition of the English Indices of Deprivation was published by the Department of Communities and Local Government on 26 September 2019. The

indices include the Index of Multiple Deprivation (IMD). Most of the data underpinning the IMD 2019 relates to 2015/16.

- 3.10 IMD 2019 uses 39 separate indicators, organised across seven distinct domains of deprivation (income, employment, education skills and training, health and disability, crime, barriers to housing and services, and living environment) which are weighted and combined to calculate the IMD 2019.
- 3.11 IMD 2019 is based on the small area geography of Lower Super Output Areas (LSOAs). There are 32,844 LSOAs in England and they are designed to be of a similar population size with each one containing around 1,500 residents. There are 43 LSOAs in Mid Devon.
- 3.12 IMD 2019 ranks all 32,844 LSOAs in England. 1 is the most deprived and 32,844 is the least deprived. Once ranked these are generally grouped into decile bands to identify the most deprived areas. Mid Devon ranks as the 162nd most deprived local authority in England (where 1 is the most deprived local authority and 326 is the least deprived) while Exeter is the 193rd.
- 3.13 When looking at the individual elements of deprivation, both Mid Devon and Exeter are considered most deprived (relative to other aspects) in terms of the living environment (ranking 54th and 104th respectively). Mid Devon also has a higher ranking in the Housing and Services category as the 94th most deprived local authority area in that respect.

Table 4 – Areas of Deprivation, Comparison to Neighbouring Authorities (ranking 1 to 326)

Local Authority	IMD	Income	Employment	Education, Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment
Mid Devon	162	181	186	148	268	294	94	54
Exeter	193	193	192	194	153	203	241	104

Source: English indices of deprivation 2019, Ministry of Housing, Communities and Local Government

- 3.14 At the LSOA level, there are no areas within Mid Devon ranked within the top 20% of the most deprived areas in England.

Economic Activity and Unemployment

- 3.15 Mid Devon has 39,900 economically active residents between the ages of 16 and 64; this represents 82.1% of those individuals who are of working age. This is above the economic activity seen in the County (77.9%) and in Great Britain (78.4%).

Table 5 – Economic Activity and Unemployment

Aged 16-64	Mid Devon		Devon	Great Britain
	No.	%		
Economically active	39,900	82.1	77.9	78.4
Employment	37,900	77.8	76.3	74.8
Self-employment	5,600	9.7	14.7	9.3
Un-employment	1,200	3.0	2.0	4.4
Inactive	8,400	17.9	22.1	21.6

Source: Annual Population Survey – results for 2021

- 3.16 Unemployment was higher in Mid Devon than in the County, though lower than the Great Britain average and at 3.0% is considered a very low figure, and indicative of a market where appropriately skilled labour is difficult to obtain for businesses.

Skills and Qualifications

- 3.17 In 2020, 29% of Mid Devon's economically active population aged 16-64 is educated to NVQ level 4 or above (equivalent to degree level). This is significantly lower than the national average of 48%. The proportion of the population with no qualifications in Mid Devon (5%) is slightly higher than that seen for Devon and England (3 and 4% respectively).
- 3.18 Individuals with NVQ3 qualifications account for the highest proportion of Mid Devon's economically active population (31%) which is considerably higher than that seen in Devon (23%) and even higher than the figure seen in England (17%).

Table 6 – Qualifications ('000s)

Population aged 16-64 years	Mid Devon	Mid Devon	Devon	England
	No.	%	%	%
% of economically active with NVQ4+	11	29	41	48
% of economically active with NVQ3 only	12	31	23	17
% of economically active with Trade Apprenticeships	!	!	5	3
% of economically active with NVQ2 only	7	19	14	14
% of economically active with NVQ1 only	5	12	10	9
% of economically active with other qualifications (NVQ)	1	3	4	6
% of economically active with no qualifications (NVQ)	2	5	3	4

Source: Annual Population Survey – results for December, 2020

! Estimate and confidence interval not available since the group sample size is zero or disclosive (0-2).

Occupations

- 3.19 42% of Mid Devon’s workforce are occupied in senior managerial, professional or associated professional or technical occupations (the first three rows from Table 7 below) – this is lower than the national average which stands at 50%.
- 3.20 6,200 people are employed in what are known as “skilled trades occupations”; at 16% of the workforce this is the largest single occupational cohort, which is significantly above the national average of 9%.

Table 7 – Occupations

% of all employment	Mid Devon		Devon	England
	No.	%	%	%
Managers, directors and senior officials	5,000	13	12	11
Professional occupations	5,700	15	21	23
Associate prof & tech occupations	5,500	14	12	16
Administrative and secretarial occupations	4,100	11	8	10
Skilled trades occupations	6,200	16	12	9
Caring, leisure and other service occupations	2,400	6	11	9
Sales and customer service occupations	4,000	10	8	7
Process, plant and machine operatives	2,200	6	6	6
Elementary occupations	3,400	9	10	9

Source: Annual Population Survey – results for June, 2021

Containment and Travel to Work Patterns

- 3.21 Travel to work information relies on the 2011 Census data which although is a decade old is the most recent Census available. Data from the next Census will be available from mid-2022. As at the 2011 Census, Mid Devon was an area with a low degree of self-containment. Within the area, 37% of the workforce commuted out of Mid Devon for work, of which over 50% worked in Exeter.
- 3.22 Table 8 shows the locations of where the workers working within Mid Devon originate and the locations the residents of Mid Devon commute out to for work. By far the largest origin of workers working within Mid Devon is Mid Devon itself. For those commuting into the District, the largest relationship is with Exeter with the 1,499 in-commuters. The next largest relationship is with East Devon where 927 in-commuters account for a fifth of the total.
- 3.23 With regards to the locations Mid Devon’s residents commute to, it can be seen again that the largest commuting relationship, to a much larger extent, is with Exeter where 6,738 workers were commuting at the time of the 2011 Census. Aside from Exeter, Taunton Deane and East Devon are the next most significant areas of employment.

Table 8 – Origins of Mid Devon’s Workforce

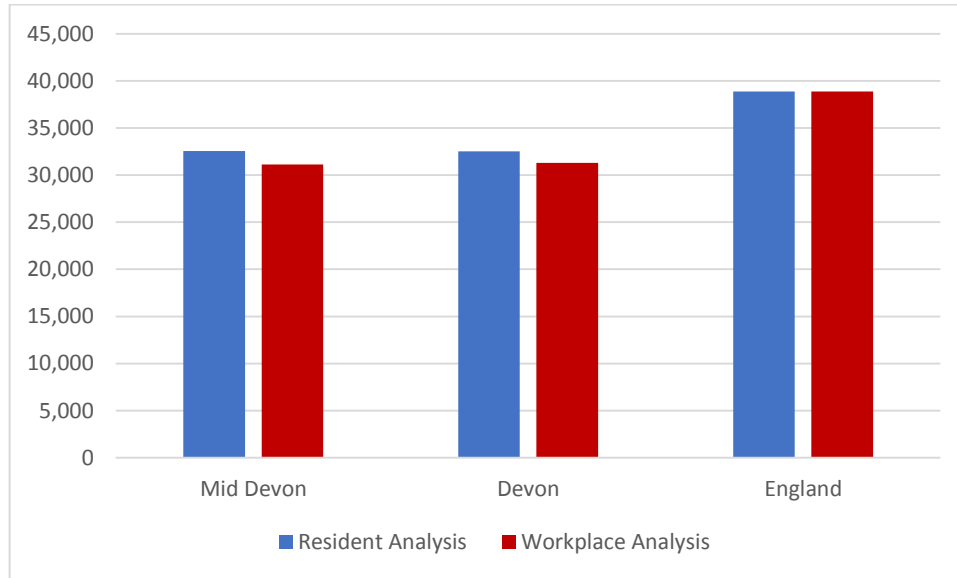
Local Authority	Origins of Workers Working in Mid Devon	Destinations of Mid Devon Working Residents
East Devon	927	1,801
Exeter	1,499	6,738
<i>Mid Devon</i>	<i>14,647</i>	<i>14,647</i>
North Devon	593	670
Taunton Deane	625	1,773
Teignbridge	402	447
Torridge	215	137
West Devon	328	307
West Somerset	144	143

Source: Census (2011)

Annual Pay

3.24 In Mid Devon, residents on average earn slightly more by out-commuting than by remaining in the District for employment. The resident and workplace earnings are similar in Mid Devon and Devon, however both areas are significantly below the national averages in both metrics.

Figure 3 – Annual Pay



Source: Annual Survey of Hours and Earnings, 2021

Table 9 – Annual Pay

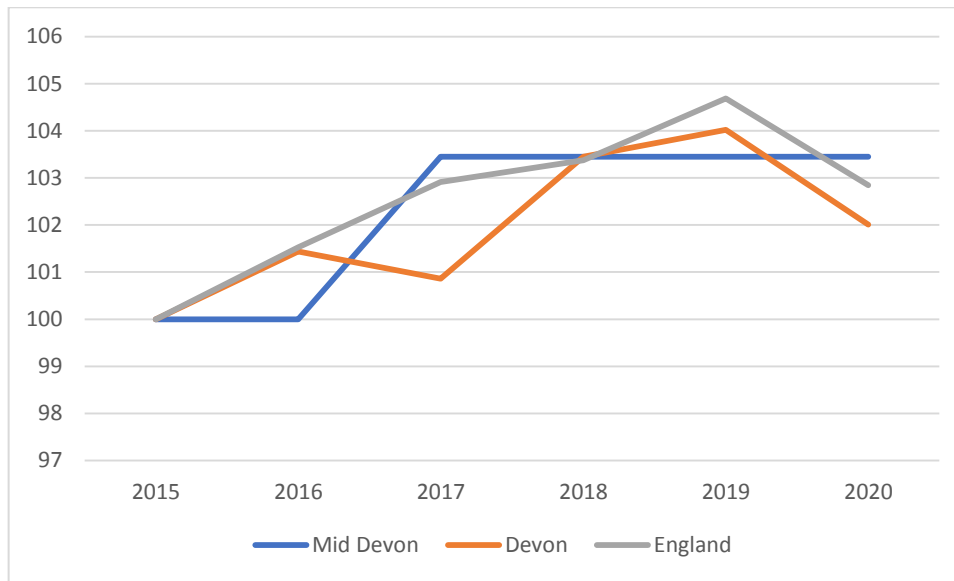
	Mid Devon	Devon	England
Resident Earnings	32,564	32,514	38,880
Workplace Earnings	31,121	31,306	38,876

Source: Annual Survey of Hours and Earnings, 2021

Employment Trends

3.25 The ONS produce data available at the local authority level based on the Business Register and Employment Survey (BRES), an annual national survey of employment trends. As it is based on a national survey, the local authority level data is subject to a degree of uncertainty and should be seen as an estimate only. The number of people employed in Mid Devon was estimated to have increased slightly since 2015 when 29,000 were employed to now (latest figures in 2020 report 30,000 employed). Mid Devon saw a greater increase in employment between 2015 and 2020 (3%) than in Devon (2%) and experienced the same growth rate as England (3%). The information available during the pandemic suggests that Mid Devon maintained pre-pandemic levels of employment in 2020 (compared to 2019), whereas the comparator areas saw some level of decline.

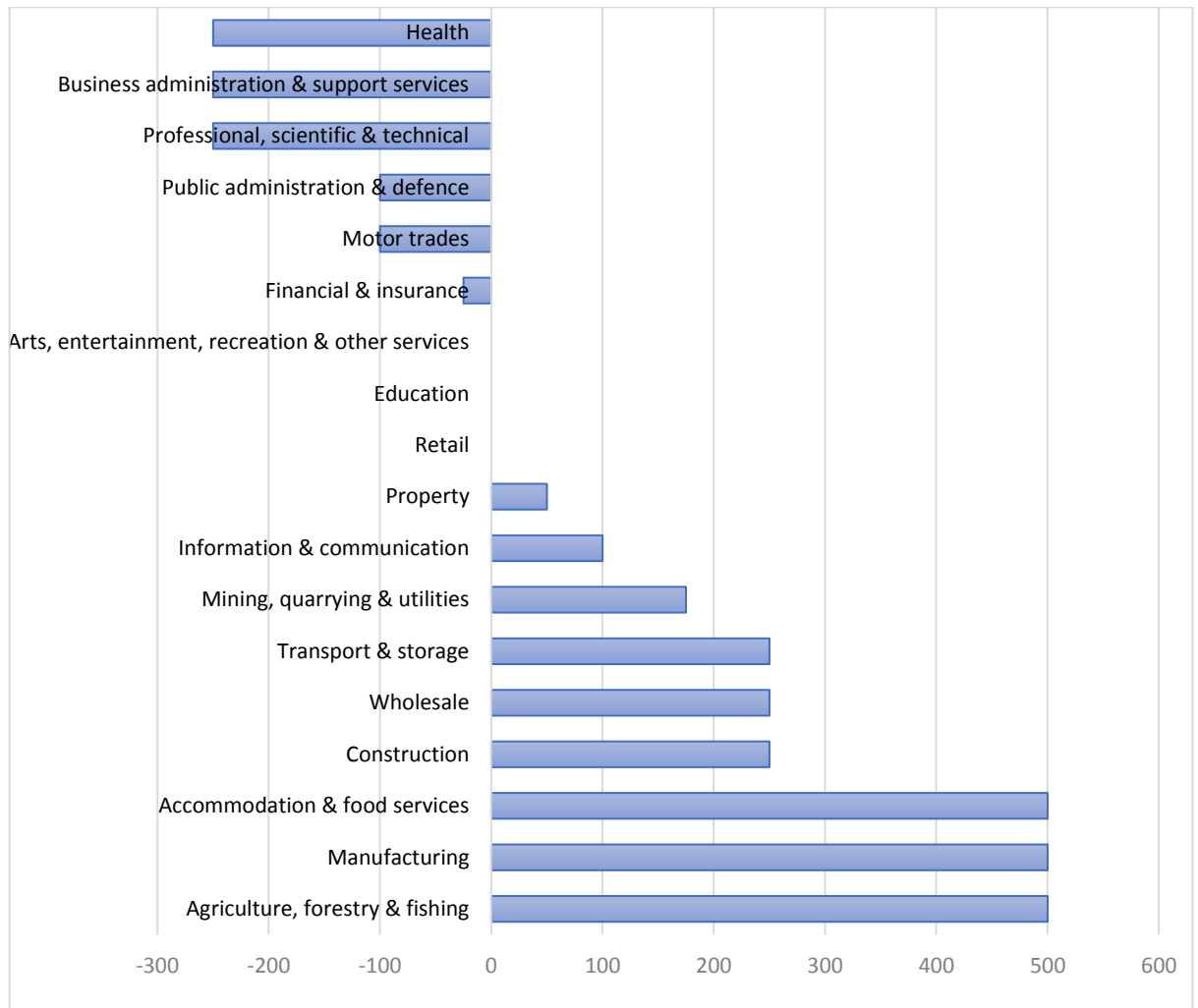
Figure 4 - Employment Change



Source: BRES, 2020

3.26 Looking at sectoral changes, Mid Devon recorded an employment decline in health and business administration and support services (both -250 jobs); public administration and motor trades (both -100 jobs) and financial & insurance (-25 jobs). Meanwhile, an increase in employment was recorded in manufacturing, accommodation and food services and agriculture, forestry and fishing (both +500 jobs); construction, wholesale and transport & storage (+250 jobs); mining and quarrying (+175) and property (+50). The remaining industrial groups did not see an increase or decrease in employment over the observed period.

Figure 5 – Employment change by broad industry sectors 2015-2020, Mid Devon

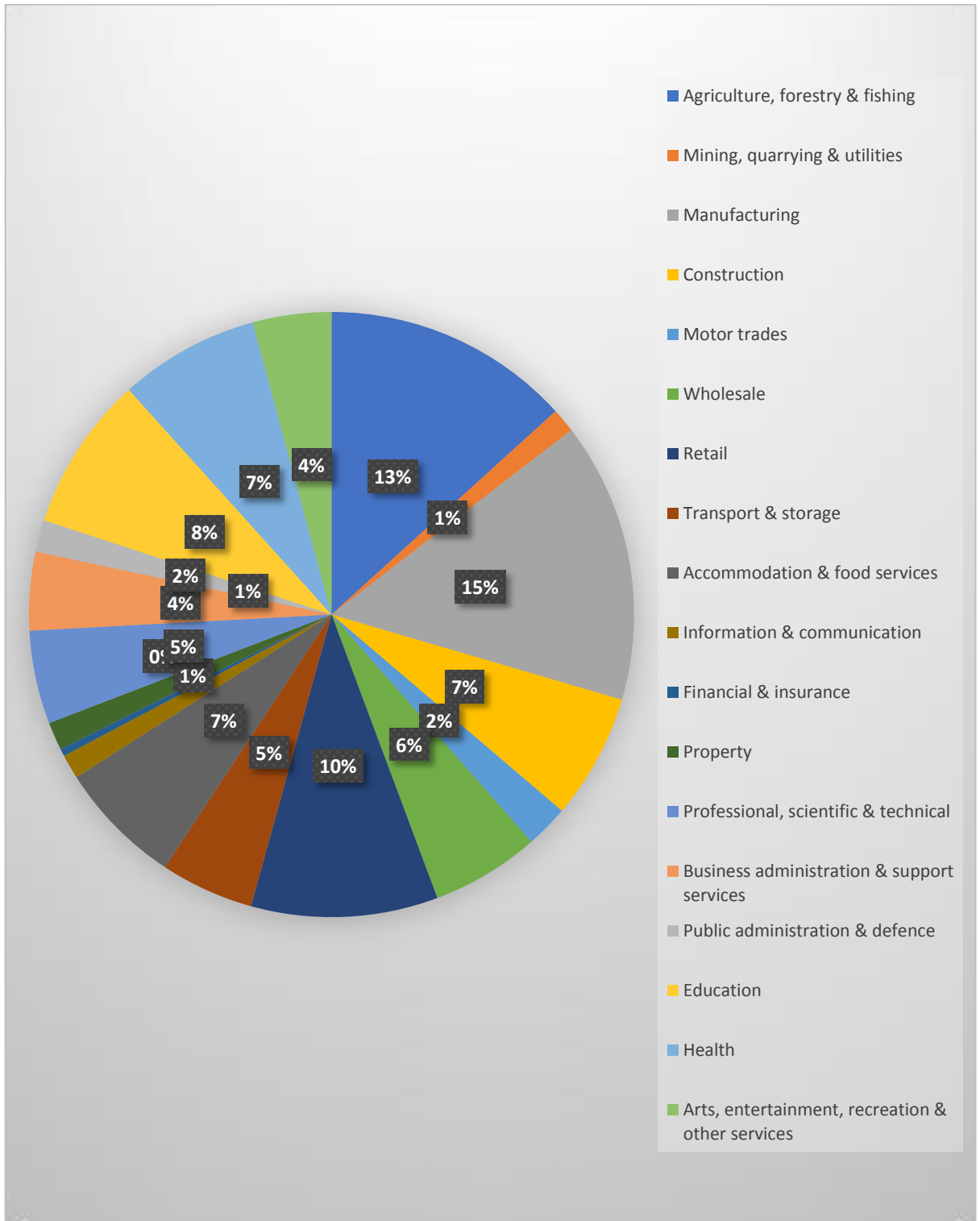


Source: BRES, 2020

Sectoral Composition

3.27 This section considers the overall scale of employment in the latest year available (2020), rather than the changes in employment set out above. In 2020, there were an estimated 30,000 people in employment in Mid Devon. Manufacturing (15.0%), agriculture, forestry and fishing (13.3%), retail (10.0%) and education (8.3%) are the largest industry sectors by employment in Mid Devon.

Figure 6 – Proportion of Employment 2020, Mid Devon



Source: BRES, 2020

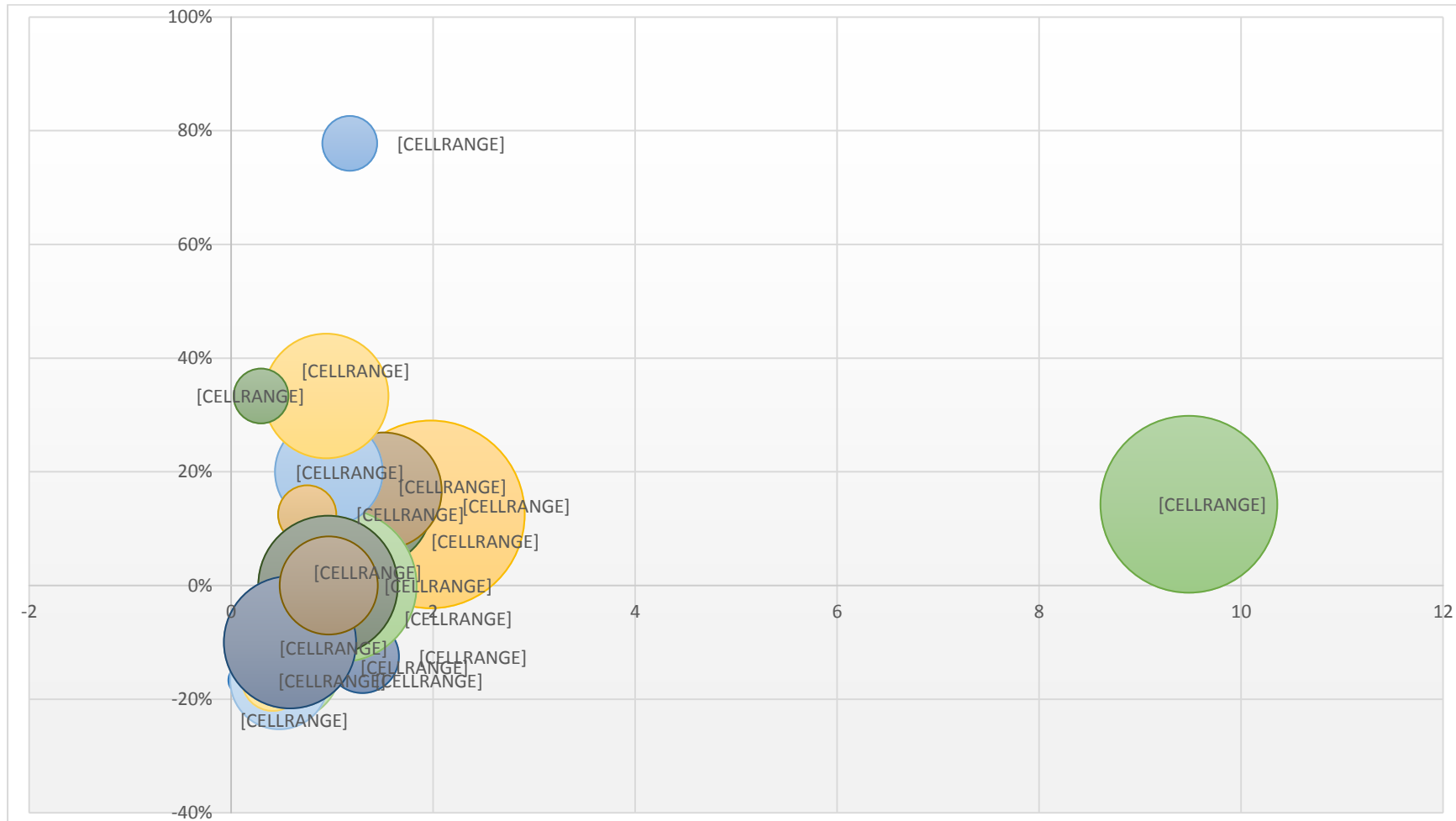
- 3.28 Location Quotients (LQs) are used to consider how sectoral employment in Mid Devon differs from the national average. A LQ of 1 indicates that the proportion of employment is the same as the national average and a LQ of 2 shows a proportion double the national average.
- 3.29 Figure 7 overleaf shows the location quotients associated with the broad industrial groups. On these graphs the percentage relates to the growth of the industry over the period, the size of the circle relates to the relative size of the industry while the position on the X-axis represents the location quotient. It demonstrates that the Agricultural sector is substantially more prominent in Mid Devon in comparison to the national average. Figure 8 removes the Agricultural sector from the graph to make it easier to see the other sectors and demonstrates that Manufacturing and Wholesale and Retail trade are relative strengths compared to the national average, in terms of proportion of employment.
- 3.30 The table below highlights the industry sectors (at 2 digit SIC code) in Mid Devon where the proportion is at least twice the national average. The location quotients, which can be seen in Table 10, show the more specific areas of specialism in the District. Manufacturing areas that Mid Devon appear to be relatively specialised in include food, beverages, metal, machinery, wood and paper.

Table 10 – Major Industry Sectors (as measured by LQ of 2+), 2020

Industry Sector	LQ
Remediation activities and other waste management services. This division includes the provision of remediation services, i.e. the clean-up of contaminated buildings and sites, soil, surface or ground water.	13.3
Crop and animal production, hunting and related service activities	9.9
Forestry and logging	5.1
Libraries, archives, museums and other cultural activities	4.9
Manufacture of food products	4.2
Manufacture of beverages	4.0
Manufacture of fabricated metal products, except machinery and equipment	3.5
Fishing and aquaculture	3.3
Other mining and quarrying	3.2
Manufacture of wood and of products of wood and cork, except furniture; manufacture of articles of straw and plaiting materials	3.0
Manufacture of machinery and equipment n.e.c.	2.4
Manufacture of paper and paper products	2.2
Land transport and transport via pipelines	2.0

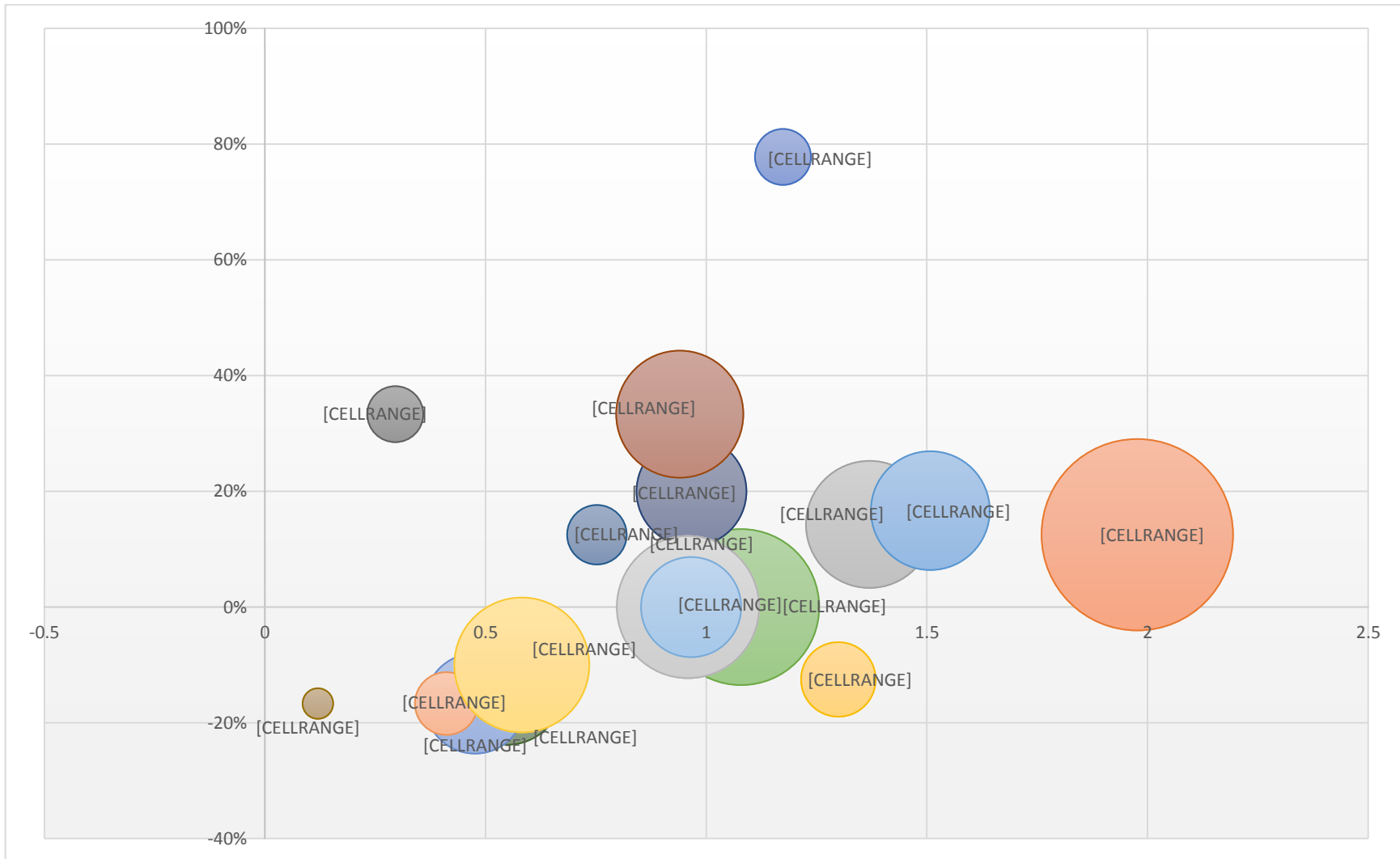
Source: BRES, 2020

Figure 7 – Location Quotients for Broad Industrial Sectors



Source: BRES

Figure 8 – Location Quotients for Broad Industrial Sectors without Agriculture



Source:

BRES

Number and Size of Businesses

- 3.31 ONS data identifies that as of 2021 there were 4,420 VAT registered businesses operating in Mid Devon.
- 3.32 89.8% of businesses in England employed less than ten people (micro businesses), and 98.1% of businesses were classified as small (up to 49 employees). Devon follows the national pattern almost exactly while Mid Devon broadly follows the same pattern but with a slightly more pronounced proportion of micro firms employing 1-9 people and slightly less small firms employing 10-49 people. Both Mid Devon and Devon have a slightly lower proportion of large firms employing 250+ people (0.1% and 0.2% respectively) compared to England (0.4%).

Table 11 – UK Business Counts, 2021

Enterprises	Mid Devon		Devon		England	
	Number	Percent	Number	Percent	Number	Percent
Micro (0-9)	4,065	92.0	34,095	89.6	2,161,050	89.8
Small (10-49)	315	7.1	3,330	8.8	199,325	8.3
Medium (50-249)	35	0.8	535	1.4	36,285	1.5
Large (250+)	5	0.1	80	0.2	9,305	0.4
Total	4,420	100.0	38,040	100.0	2,405,965	100.0

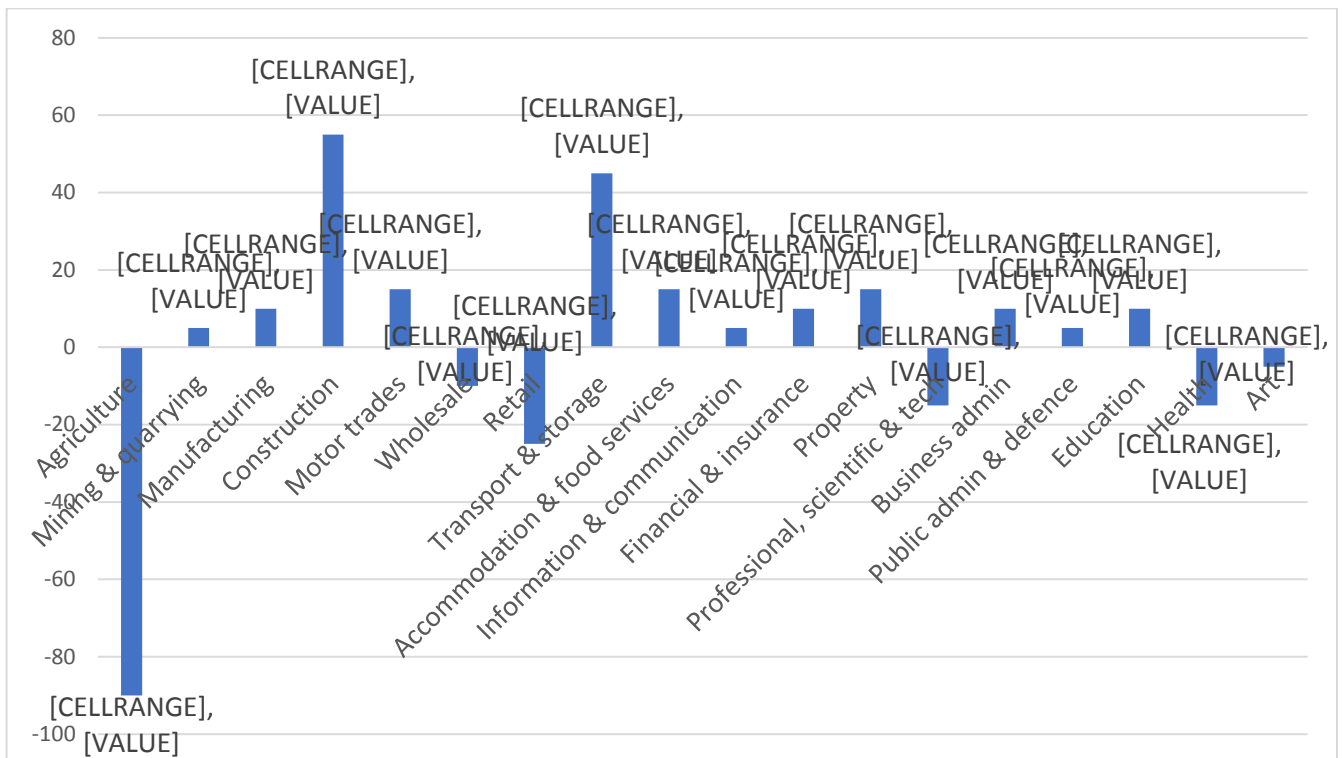
Source: Business Counts, 2021

Business Count by Sector

- 3.33 In Mid Devon, the total number of registered businesses increased slightly from 4,390 to 4,420 over 2015-2020. Most notably, 55 new businesses were registered in the Construction sector, the largest growth in any sector and a proportionate increase of 11% on 2015. This combined with an additional 250 jobs indicates the Construction sector is growing very strongly. Four sectors saw growth of more than 20% in businesses over 2015-2020, the transport and storage sector (39%), the financial sector (29%), the mining and quarrying sector (25%) and the education sector (22%).

3.34 Four of the 18 sectors saw a decline in the number of businesses over 2015-2020, the agriculture, retail, professional, scientific and technical and the health sectors. The largest losses of businesses in absolute terms occurred in the retail sector where 25 businesses were lost while the largest proportionate loss occurred in the health sector where 12% of businesses were lost.

Figure 9 – Business Count by Sector, 2015-2020



Source: Business Counts, 2021

*Number to the right is number of businesses which were gained/lost

3.35 The office-based sectors saw a combined net increase of businesses by 25, with the largest gain coming from the property sector which saw 15 new businesses. Despite the fact that the financial and insurance sector saw 10 more businesses, it also saw a loss of 25 jobs which would suggest that the new businesses being created are micro businesses where their employment is very small or not recorded due to it being negligible.

- 3.36 The professional, scientific and technical sector is the only office-based sector which declined in size, losing 15 businesses. This can be combined with a loss of some 500 jobs, noted above, to suggest a declining sector overall.
- 3.37 Manufacturing saw an increase of five businesses over the period with employment also increasing by 500, highlighting the strength of the local manufacturing sector.
- 3.38 Some additional points worth noting include:
- Transportation grew both in terms of jobs (250) and businesses (45) and looks to be a strong, growing sector in Mid Devon
 - The Agriculture sector lost 90 businesses whilst maintaining the same level of employment, this would indicate that the loss of businesses is being offset by growth in businesses that remain in the sector.
 - The Health sector lost 250 jobs as well as 15 businesses which indicates the industry is struggling in Mid Devon.
 - The Accommodation and food services sector grew both in terms of jobs (250) and businesses (15). However, since the lockdowns of 2020-2021 associated with the Covid-19 Pandemic, there has been a loss of 250 jobs.

Cullompton Socio-Economic Profile

- 3.39 The following section provides information on the existing local population of Cullompton, which may provide some insights on the characteristics of the future CGV population. Less up-to-date information is available at the smaller area level, particularly as the results of the 2021 Census has yet to be released.

Population

- 3.40 The estimated population Cullompton in 2020 (ONS) was 11,633, and over the period of the last 20 years the population has increased by 19.5%; equating to 1,902 residents. Population growth has been far higher than that observed across Mid Devon as a whole (6.9%).

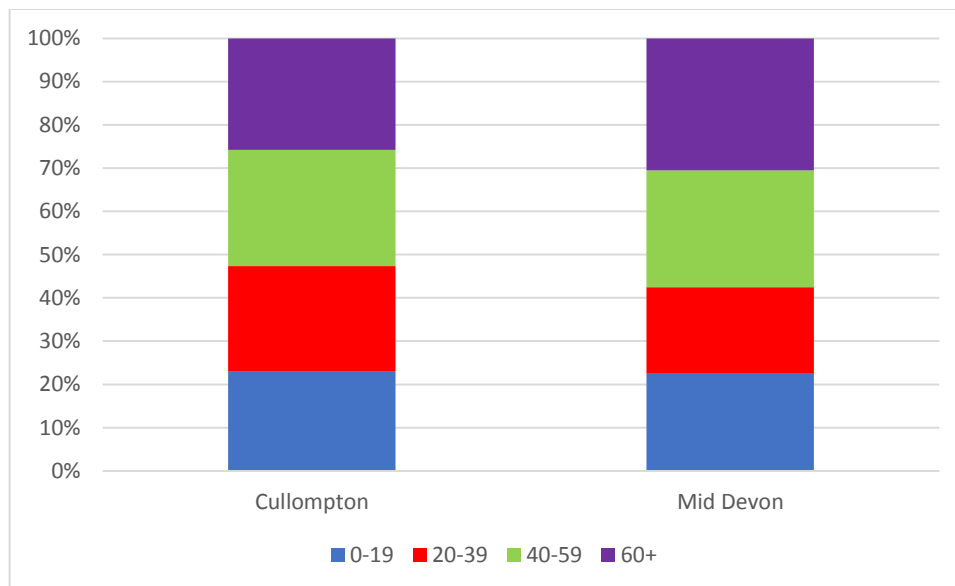
Table 12 – Population 2011 - 2020

	2011	2020	Change 2011-2020	
			No.	Percent
Mid Devon	77,900	83,300	5,400	6.9
Cullompton North	4,018	4,449	431	10.7
Cullompton Outer	2,052	2,752	700	34.1
Cullompton South	3,661	4,432	771	21.1
Cullompton	9,731	11,633	1,902	19.5

Source: ONS Population Estimates, 2020

3.41 The age profile of Cullompton compared to Mid Devon is shown below. The greatest proportion of the population in Cullompton (27%) is aged 40-59 years which is the same as that recorded across Mid Devon (27%). Cullompton has a younger population than Mid Devon with a significantly lower proportion of residents aged 60+ (26%) compared to Mid Devon (31%) and a higher proportion of individuals aged 20-39 (26%) compared to Mid Devon (20%). Therefore this Cullompton population has a higher proportion of its population of a working age, including younger working people.

Figure 10 – Age Profile



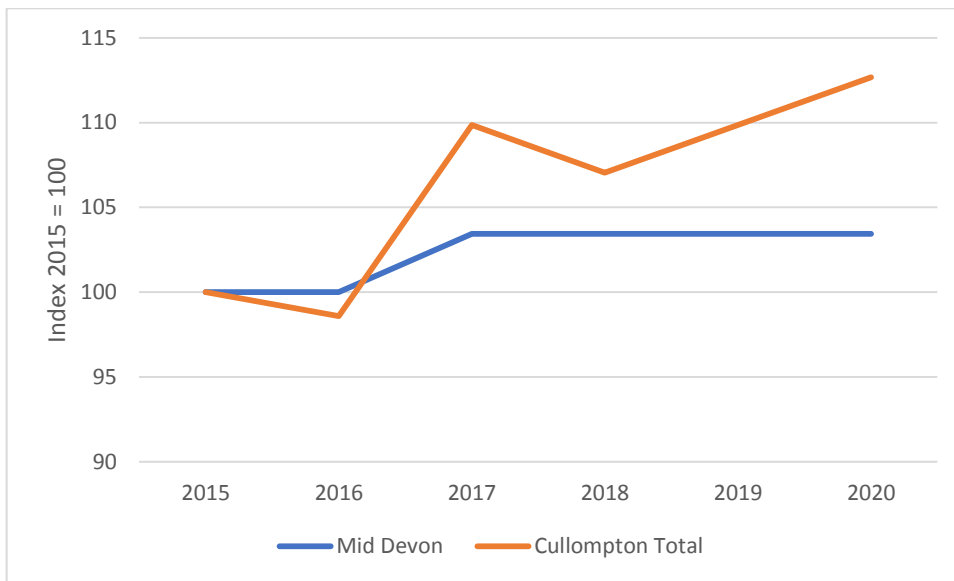
Source: ONS Population Estimates (2020) and Mid-2020 Population Estimates for 2020 Wards

Employment Trends

3.42 In absolute terms, the number of people employed in Cullompton has increased since 2015 when 3,550 were employed to now (latest figures in 2020 report 4,000

employed). Cullompton saw a far greater increase in employment over the period (13%) compared to Mid Devon (3%). While Cullompton saw a far greater proportionate increase in employment over the period, the years in between were far more volatile than Mid Devon which saw a smaller, yet steadier, proportionate increase. This is likely due to uncertainties in the annual survey results at the very small level and the rounding of the figures as a result.

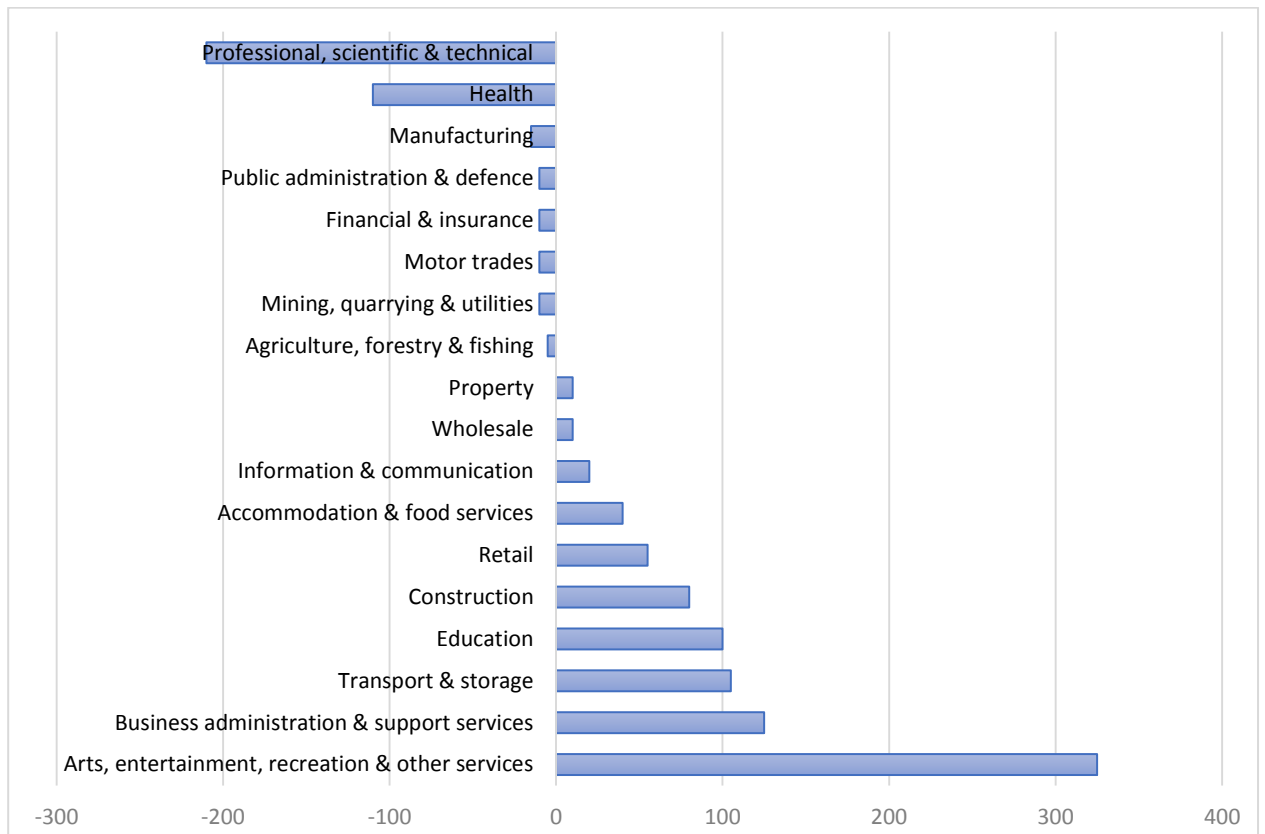
Figure 11 – Employment Growth



Source: BRES (2020)

3.43 Figure 12 shows that professional, scientific and technical and health sectors saw the greatest declines in employment over the observed period (-210 and -110 jobs respectively). Meanwhile, arts, entertainment, recreation and other services saw the greatest increase in employment where a gain of 325 jobs was observed. Additionally, business administration and support services, transport and storage and education all saw gains of over 100 jobs throughout the period.

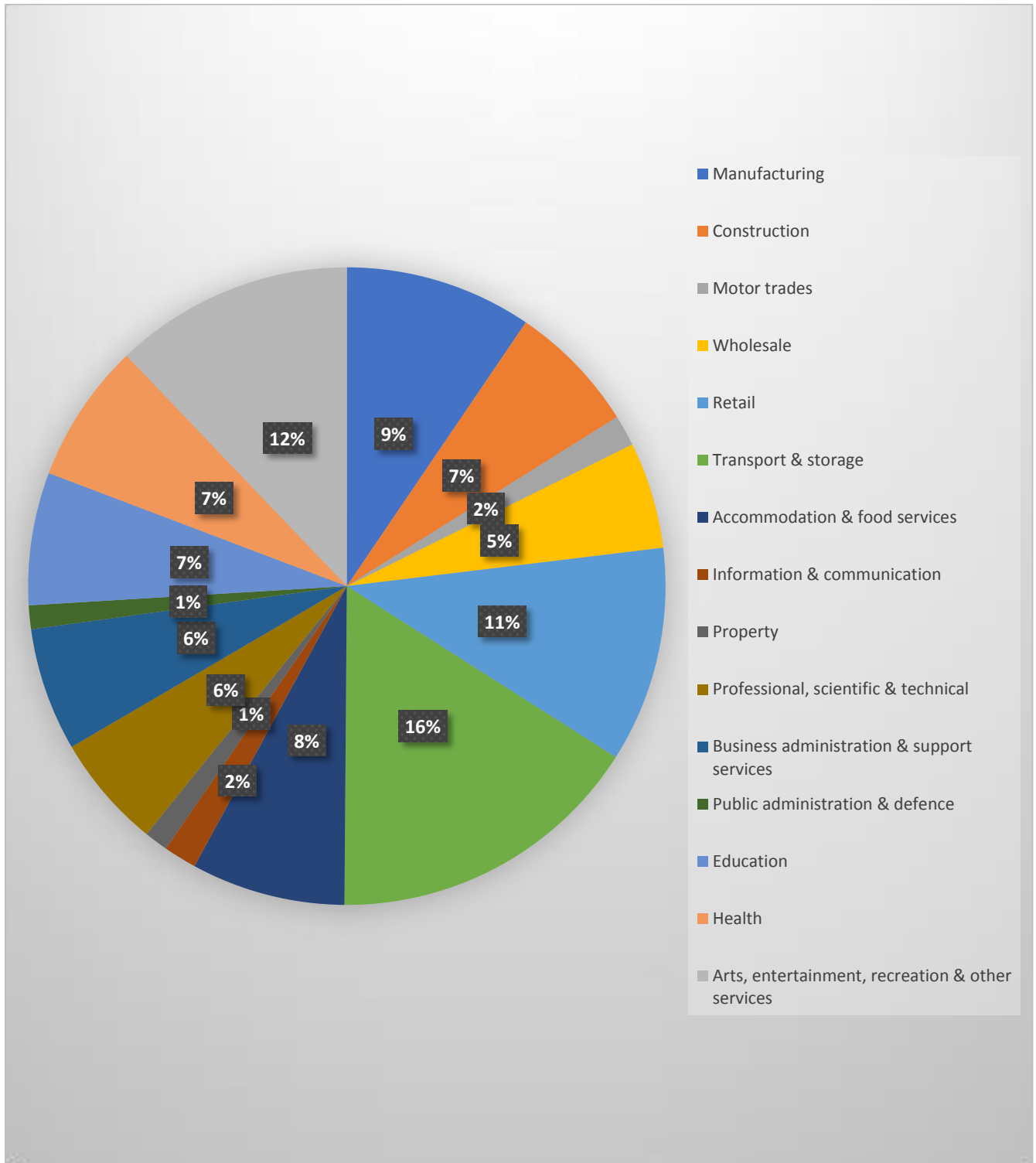
Figure 12 – Employment change by broad industry sectors 2015-2020



Source: BRES (2020)

3.44 As at 2020, transport and storage, arts, entertainment, recreation and other services, retail and manufacturing were the largest employment sectors in Cullompton (see Figure 13).

Figure 13 – Employment Sectors in Cullompton



Source: BRES (2020)

Summary

3.45 The Mid Devon population has seen positive recent growth, which is projected to continue in coming years. Critically, this population growth is being driven by the 65+

years cohort, which has implications for availability of labour and the need for services to be provided in the local community.

- 3.46 The Mid Devon population is a working population, with high levels of economic activity and low unemployment. Mid Devon has significant levels of mid-level qualifications, though below average of degree qualifications and above. Employment occupations are consistent with qualification levels, with significant proportions of skilled trade occupations.
- 3.47 While Mid Devon itself is the largest destination of employment for working residents of the District, significant out-commuting locations are Exeter, East Devon and Taunton Deane.
- 3.48 Construction, manufacturing and transport industry sectors have seen strong growth in the District recently with positive growth in both jobs and businesses. While agriculture is proportionally a significant specialism for Mid Devon, other areas of specialisms include manufacture of food, beverages, metal, machinery, wood and paper.
- 3.49 The Cullompton population has seen strong population growth over the last decade. This community has high levels of working age people and growth in employment, particularly in arts, business administration and transport.
- 3.50 It would be expected that the CGV population would see some similar characteristics to the District and Cullompton populations. It would be expected that this would be a working population, with high levels of economic activity and dual-income households. The age profile is likely be younger than the District as a whole, with younger adults and children, including high proportions of pre-school and school age children. However, the ageing population trend is likely to be exhibited throughout the District (and wider) in coming years and this would be seen within the CGV. This would have implications for the mix of housing and services that should be provided within CGV, as well as the availability of labour that would be expected.

4.0 PROPERTY MARKET

Introduction

- 4.1 This section considers the demand for land and property within Mid Devon and the wider area. A quantitative review of the local market is assessed through transactions from the last five years, along with a review of the supply of vacant premises and enquiries data. Additionally, consultations have been undertaken with property agents and local developers.

Wider Market

- 4.2 Some brief comments on the wider market are provided below regarding the industrial, logistics and office sectors, along with the wider investment market. It is noted that this report had been compiled as the economy recovers from the pandemic restrictions and comments have been made regarding the effects this pandemic has had on markets and their future recovery.

Industrial and Logistics Market

- The industrial/logistics sector dominates the wider commercial market, with demand outstripping supply. As a consequence, there is expected to be further rental and capital growth across the region in the near term.
- Small unit industrial units are trading very well in Exeter, including freehold and leasehold demand. An example is Mercury Business Park, with units moving very quickly and the next phase coming to the market imminently. Prices are pushing up due to demand and construction cost inflation, with rents achieving about £9.5/ sqft (20,000 sqft).
- Interest in larger buildings has also been very strong in Exeter.
- Lambert Smith Hampton report that some 4.5 million sqft was transacted in 2020, led by 2.3 million sqft for a single Amazon pre-let in Swindon, followed by 3.3 million sqft in 2021. While overall the 2021 figure was down, there were more transactions occurring in the market, with 30 transactions over 50,000 sqft, compare to 22 in 2020.
- While Lambert Smith Hampton reports that the South West region has seen an upturn in supply, with about 5.8 million sqft available, the level of Grade A stock has fallen.
- Prime rents have increased in 2021, particularly in Exeter, which has seen 17% year-on-year rental growth to £8.75/sqft (50,000 sqft). However, overall in the South West rental growth has been more modest than elsewhere in the UK.

Office Market

- Office market is rather cautious at the moment, with businesses and developers still establishing what the post-pandemic workplace will be like. However, 2021 has recorded higher volume of floorspace transacted in the South West than in 2020, suggesting that businesses consider the worst of the upheaval to be over.
- There are reports of businesses not renewing leases and down-sizing to more flexible office units.
- Work from home remains a key element of the office market mix in the region.
- Overall, demand is suppressed due to changing work patterns and have not returned to pre-pandemic levels. Where lettings are taking place, they are for small units (e.g. <5,000 sqft).
- Quality and flexibility are key elements in firms' criteria for new space, in order to help encourage workers back and retain staff in a competitive labour market.
- The flight to quality will continue as companies look to tempt staff back to the workplace with quality accommodation and increased flexibility. (Alder King, 2021)
- Headline rents for Exeter City Centre office space is about £17.5/sqft and in out-of-centre business parks at about £20/sqft. There remains a reluctance to build offices speculatively, due to a combination of uncertainty in the office market and increasing construction costs.

Exeter

Property Transactions

- 4.3 Transactional information has been sourced from Radius Data Exchange property database for industrial and retail units and offices, which have been sold or let in Exeter in the last five years. Transactional data provides evidence of trends, popular locations, along with prime rents which have been achieved in the area.

Industrial Transactions

- 4.4 Over the last five years, 168 industrial deals have been recorded in Exeter City, of which a total of 106,301 sqm of floorspace has been transacted. A breakdown by size band can be seen in Table 13 below. On average over the last five years, 34 deals were completed each year of around 21,250 sqm/ year.

Table 13 – Exeter Industrial Transactions, 2017-21

		0-100	101-200	201-500	501-1,000	1,001-5,000	+5,000	Unknown	Total
2021	Floorspace	100	483	1,990	3,853	6,896	~	0	13,322
	No. of properties	1	3	7	5	5	~	0	21
2020	Floorspace	172	702	3,898	4,223	22,077	~	0	31,072
	No. of properties	2	5	11	6	10	~	0	34
2019	Floorspace	242	1,750	3,032	3,991	4,574	8,361	0	21,950
	No. of properties	3	11	10	5	3	1	2	35
2018	Floorspace	249	747	7,712	5,038	6,843	~	0	20,590
	No. of properties	3	5	20	7	5	~	1	41
2017	Floorspace	224	1,228	3,875	2,299	11,743	~	0	19,369
	No. of properties	3	9	13	4	7	~	1	37
Total	Floorspace	987	4,910	20,507	19,404	52,133	8,361	0	106,301
	No. of properties	12	33	61	27	30	1	4	168

Source: Data Radius Exchange, 2022

4.5 Industrial properties of 201-500 sqm represented the highest number of deals, accounting for 36.3 percent of the total during the time frame. This was followed by 33 and 30 deals occurring of 101-200 sqm and 1,001-5,000 sqm respectively, indicating Exeter's industrial market as strong for the small to mid-sized units. Only one industrial unit over 5,000 sqm was transacted in Exeter in this time frame.

4.6 2018 saw the highest number of deals occur within a single year, 41, 24.4 percent of the total for the time frame. This was closely followed by 37 transactions in 2017. 2020, the first year of the pandemic, saw a lower number of transactions, but a higher overall floorspace total in a single year of 31,072 sqm. This was largely as a result of ten deals occurring for premises over between 1,001-5,000 sqm in the five-year time. No other year had more than seven. As seen in several areas of the UK, demand for larger industrial/warehousing units increased as businesses changes inventory patterns and online retailing increased.

4.7 Of the transactions, the majority, 81.0 percent, were on a leasehold basis. These comprised a total of 86,113 sqm, 81.0 percent of the total floorspace.

Rents

4.8 Of the 136 units let over the last five years, 96 (70.6 percent) stated an achieved rent. These rents give a rough guide to the quality of the premises let, based on the following assumptions:

- <£2.50/ sqft (£27.00/ sqm) – Poor Quality

- £2.50-5.00/ sqft (£27.00-54.00/ sqm) – Average Quality
- > £5.00/sqft (£54.00/ sqm) – Good Quality.

4.9 The majority of units let, 80, were let for over £5.00/ sqft, meaning 83.3 percent of lettings which stated an achieved rental figure were of good quality. Additionally, combined with units of an average quality, these two categories account for 96.9 percent of lettings. Only three lettings were deemed to be of poor quality on this basis. This suggests recent market activity and demand has been focused on good quality units and limited take up of budget quality space, at least according to open market lettings.

Sales

4.10 A total of 32 sales of industrial units were completed over the last five years, 19.0 percent of the total number of transactions and totalling 20,188 sqm of industrial floorspace. These sales accounted for 19.0 percent of total floorspace transacted. The largest amount of floorspace to transact since the start of 2017 occurred at 6, Marsh Green Road North, Marsh Barton Industrial Estate, a 2,493 sqm unit.

Investment Sales

4.11 Investment sales are important for understanding yields being achieved in an area, with prime property achieving low yields. They can also be used for valuations. They are a useful tool for understanding the return a developer/ investor would gain on a property. These transactions are not included in Table 13 above, which is a measure of demand from businesses for occupation of units, rather than demand from investors to own units.

4.12 38 investment sales have been recorded over the last ten years, with only 32 stating size information. The largest recorded floorspace saw 10,405 sqm for Exeter Retail Park, Marsh Barton Road for £23,695,000 in 2020 at a yield of 9.26%. This was also the most expensive transaction that took place over the last five years.

Office Transactions

4.13 Within the last five years in Exeter, 233 office deals have transacted totalling 71,958 sqm of office floorspace. On average over the last five years, 47 deals have completed each year of around 14,400 sqm/ year. This is more transactions per year

than for industrial/warehousing units in Exeter, though less overall floorspace transacted.

4.14 Table 14 shows a breakdown by size band, unsurprisingly with units of a small size being most popular as units under 200 sqm accounted for just over two-thirds of transactions. In particular, units of 0-100 sqm accounted for 39.1 percent of all transactions, the strongest size band over the past five years.

Table 14 – Office Transactions in Exeter, 2017-21

		0-100	101-200	201-500	501-1,000	1,001-5,000	+5,001	Unknown	Total
2021	Floorspace	241	708	212	~	~	~	0	1,161
	No. of properties	5	4	1	~	~	~	1	11
2020	Floorspace	804	1,393	1,981	1,919	~	7,432	0	13,529
	No. of properties	14	10	7	3	~	1	0	35
2019	Floorspace	1,222	2,045	3,494	614	5,432	~	0	12,808
	No. of properties	23	14	11	1	2	~	2	53
2018	Floorspace	1,254	2,876	2,914	3,161	3,955	~	0	14,159
	No. of properties	28	20	10	5	3	~	2	68
2017	Floorspace	1,299	2,853	5,044	1,568	10,537	8,999	0	30,300
	No. of properties	21	20	16	2	5	1	1	66
Total	Floorspace	4,820	9,875	13,645	7,262	19,925	16,431	0	71,958
	No. of properties	91	68	45	11	10	2	6	233

Source: Radius Data Exchange, 2022

4.15 2018 saw 68 office transactions in Exeter, the most in the five-year period, closely followed by 66 deals in 2017. Since the start of 2020, 46 transactions have occurred, accounting for just 15.3 percent of all transactions. The downturn in the number of deals can be attributed to the Covid-19 pandemic, with the demand for office space through the national lockdowns significantly reduced.

4.16 2017 saw the largest amount of floorspace transacted, 30,300 sqm, more than double any other year. This is largely thanks to six of the thirteen transactions for office premises over 1,000 sqm taking place in this year. The transaction accounting for the greatest amount of floorspace in the five year period also took place in 2017. Peninsula Park, Peninsula House, Rydon Lane let for £1,545,900 per annum and is 8,999 sqm in size, equating to a price per sqm of £172 (£16/sqft).

Rents

- 4.17 Of the 233 office deals to complete in the last five years, 209 (89.7 percent) were leasehold transactions.
- 4.18 Of the 209 leasehold office deals to complete in the last five years, 165 (78.9 percent) stated an achieved rent. Again, rent can be used as a proxy to assess the quality of the premises being transacted. In this case the assumptions are:
- <£10.00/ sqft (£107.00/ sqm) – Poor Quality
 - £10.00-15.00/ sqft (£107.00-161.00/ sqm) – Average Quality
 - > £15.00/sqft (£161.00/ sqm) – Good Quality.
- 4.19 The office market in Exeter has seen 40 deals achieve rents greater than £15/sqft, 24 percent of premises with pricing information. The majority (56 percent) of premises were deemed to be of an average quality. The remaining 33 units (20 percent) were deemed to be of poor quality. This is not a complete view of the office market but a reflection of availability and supply in the Exeter office market, and the quality of premises available.

Sales

- 4.20 A total of 24 offices were sold in Exeter in the last five years, 10.3 percent of transactions. These deals comprised 21,147 sqm of floorspace, with one deal with no recorded size data. The largest floorspace to transact during the time period was the sale of Renslade House, Bonhay Road of 4,181 sqm. This office building sold in December 2019 achieving £10,464,868. This was also the most expensive transaction in the time frame.

Investment Sales

- 3.1 Additionally, 46 investment sales completed over the time frame, the largest being Peninsula and Fernworthy House, Peninsula Park, Rydon Lane, of 8,733 sqm. This office building sold in 2017 to an undisclosed buyer, achieving £43,870,000.

Property Supply

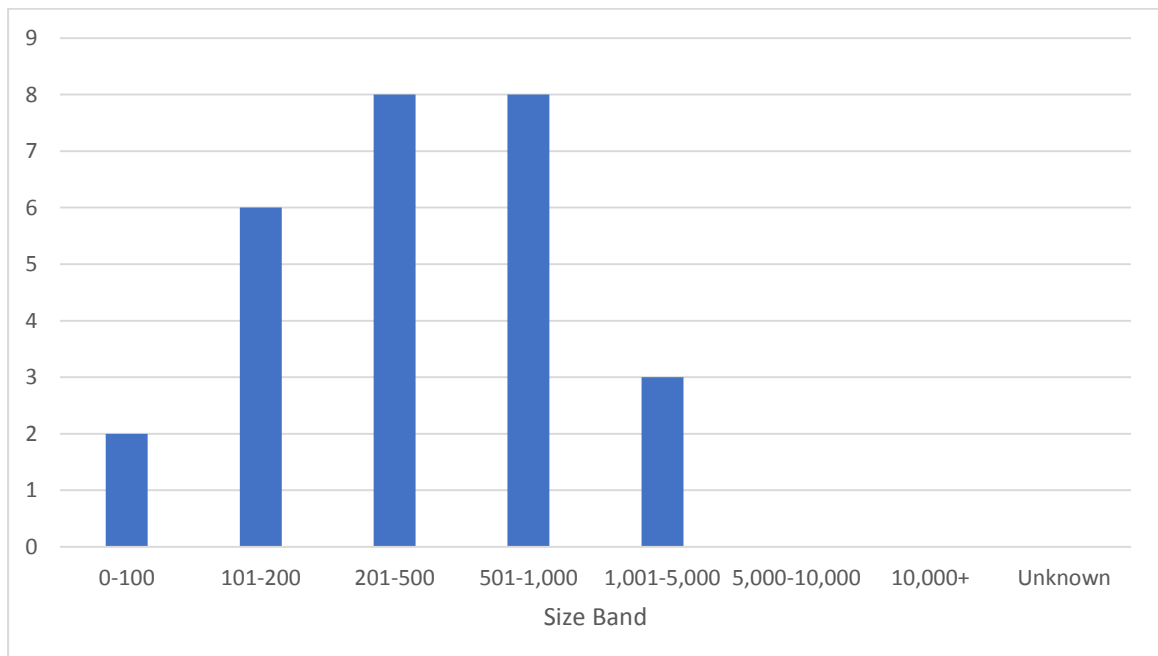
- 4.21 A schedule of vacant floorspace being marketed in Exeter, as of first quarter 2022, has been compiled from property websites such as Rightmove, EGi Property Link and commercial property agents' websites. This will only represent a portion of the true vacancy rate as there will be floorspace not being marketed yet vacant, including

poorer quality floorspace and space being marketed informally without engaging agents.

Industrial Supply

- 4.22 A total of 16,486 sqm of industrial floorspace was being marketed comprising 24 individual premises. A full list of these vacancies can be found in Appendix 1. From property transactions, an average take-up per year over the last five years has been approximately 28,500 sqm/year, meaning this level of supply appears low compared to average annual transaction volume in Exeter.
- 4.23 As Figure 14 shows, the supply of marketed properties was varied, with the largest amount of vacant property sized between 1,001-5,000 sqm. This supply reflects the transactional trend of the majority of properties let/ sold in Mid Devon being in the small-mid market size. Units of 201-500 and 501-1,000 sqm both comprise 29.6 percent of units being marketed.
- 4.24 Whilst there were only two marketed options of 0-100 sqm, there was a healthy mix of small-mid sized units available. However, there is a clear lack of large industrial options able to cater for larger requirements in the area, with only three unit over 1,000 sqm being marketed.

Figure 14 – Marketed Property, Industrial



Source: Data Radius Exchange, Various Commercial Agent Websites, 2022

- 4.25 The majority of units on the market were available to let, 88.9 percent of the marketed total, with the remaining 11.1 available for sale. This would indicate a lack

of freehold opportunities on the current market. Whilst rents are not given for all properties, the property with the highest quoting rent was Former Gullivers Premises, Water Lane, which achieved £13.38/sqft (£144/ sqm). This is for a unit of 382 sqm.

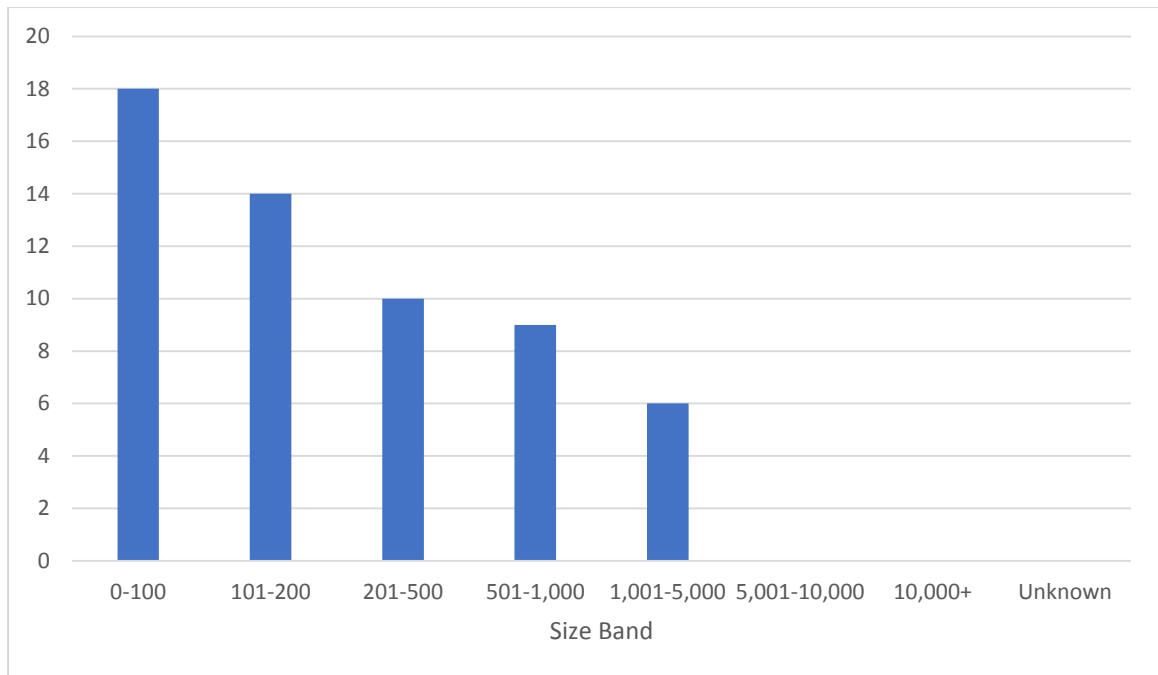
- 4.26 The largest individual premise being marketed to lease was the Eurosats Distribution, Kingfisher Way, 3,420 sqm in size. This unit is listed for an undisclosed fee.

Office Supply

- 4.27 60 vacant offices were currently being marketed in Exeter as of first quarter 2022. These vacancies totalled 31,222 sqm. According to property transaction data, an average take-up of office space per year is 17,337 sqm. This equates to under two years' worth of supply currently available in Exeter. However, the five-year average may not reflect current trends as the Covid-19 pandemic has significantly altered business requirements for office space.

- 4.28 The majority of marketed premises are within the smaller size bands, with the greatest number of vacant office premises within the 0-100 sqm size band, 30.0 percent of the total. Overall, units' sub 500 sqm accounted for 70.0 percent of marketed premises. There is a modest supply of mid-sized units with six premises between 1,001-5,000 sqm in size. No premises currently being marketed are greater than 5,000 sqm.

Figure 15 – Marketed Property, Office



Source: Data Radius Exchange, Various Commercial Agent Websites, 2022

4.29 Offices available by leasehold dominate the market in Exeter and account for 95.0 percent of marketed properties. Only three offices were available for freehold purchase. Like the industrial market, there is a lack of freehold opportunities for office space.

4.30 1 Pinhoe Road was quoting the highest rents within Exeter of £50.16/sqft (£540/sqm). However, this unit is of just 5 sqm and only achieving £2,859 per annum and therefore does not represent the true prime rent for Exeter. The largest office space on the market was Dean Clarke House, Southernhay Gardens. The 6,968 sqm premise is available for purchase for an undisclosed fee.

Mid-Devon

4.31 Over the last five years 68 industrial deals have been recorded within Mid-Devon, of which a total of 45,100 sqm of floorspace has been transacted. A breakdown by size band can be seen in Table 15 below. On average over the last five years, 14 deals were completed each year of 9,020 sqm/ year.

Table 15 – Industrial Transactions by Size, 2017-2021

		0-100	101-200	201-500	501-1,000	1,001-5,000	+5,000	Unknown	Total
2021	Floorspace	242	236	885	1,319	2,203	~	0	4,885
	No. of properties	3	2	3	2	2	~	0	12

2020	Floorspace	56	368	1,436	927	1,124	~	0	3,910
	No. of properties	1	2	5	1	1	~	0	10
2019	Floorspace	83	287	1,571	1,096	~	~	0	3,036
	No. of properties	1	2	5	2	~	~	1	11
2018	Floorspace	83	177	2,020	3,296	17,822	~	0	23,399
	No. of properties	1	1	7	4	9	~	0	22
2017	Floorspace	74	331	1,345	1,971	6,148	~	0	9,870
	No. of properties	1	2	4	3	3	~	0	13
Total	Floorspace	538	1,399	7,257	8,609	27,297	0	0	45,100
	No. of properties	7	9	24	12	15	0	1	68

Source: Data Radius Exchange, 2022

- 4.32 Properties of 201-500 sqm represented the highest number of deals, accounting for just over a third of the total during the time frame. This was followed by 18 deals occurring in 1,001-5,000 sqm size band. There was also a significant number of deals in the smaller size bands, with 16 transactions taking place for units under 200 sqm. No deals took place for units larger than 5,000 sqm. This indicates Mid-Devon's industrial market as significant for the small-mid sized units.
- 4.33 2018 saw the highest number of deals occur within a single year, 22, 32.4 percent of the total for the time frame. All other years saw between ten and thirteen transactions occur.
- 4.34 2018 was also the year in which the greatest amount of floorspace was transacted in a single year, 23,399 sqm, more than double any other year. In no other year did more than 10,000 sqm of floorspace transact. Transaction volumes since 2018 and floorspace transacted, have been significantly lower, both pre-pandemic in 2019 and through the pandemic period. Discussions with agents has suggested lower volumes transacted in recent times is more a function of availability of supply of units, rather than linked with the pandemic or economic uncertainty.
- 4.35 Of the transactions, the majority, 80.8 percent, were transacted on a leasehold basis. These comprised a total of 37,916 sqm, 84.1 percent of the total floorspace.

Rents

- 4.36 The highest rent achieved over the time frame was of £10.01/sqft (£108/sqm) for a 413 sqm unit at Hitchcocks Farm, Lucas Way, Uffculme.

4.37 Of the 55 units let over the last five years, 39 (70.9 percent) stated an achieved rent. These rents give a guide to the quality of the premises let, based on the following assumptions:

- <£2.50/ sqft (£27.00/ sqm) – Poor Quality
- £2.50-5.00/ sqft (£27.00-54.00/ sqm) – Average Quality
- > £5.00/sqft (£54.00/ sqm) – Good Quality.

4.38 The majority of units let, 34, were let for more than £5.00/ sqft, meaning 87.2 percent of lettings which stated an achieved rental figure were of good quality. Four lettings were deemed to be of average quality, whilst only one unit is viewed to be of a poor quality. This suggests recent market activity and demand has been focused on average and good quality units and limited take up of budget quality space, at least according to open market lettings.

Sales

4.39 A total of 13 sales of industrial units were completed over the last five years, 19.1 percent of the total number of transactions and totalling 7,184 sqm of industrial floorspace. These sales accounted for 15.9 percent of total floorspace transacted. The largest amount of floorspace to transact since the start of 2017 occurred at Unit 1-6, Lords Meadow Industrial Estate, Marsh End, a 3,075 sqm premise, for an undisclosed fee in 2017.

Investment Sales

4.40 14 investment sales have been recorded over the last five years, with only seven stating size information. The largest recorded floorspace saw 1,285 sqm of floorspace transact for Highmount Court, Mid Devon Business Park in 2017 for £932,000. The most expensive investment sale occurred for Unit D1, Mid Devon Business Park, achieving £1,230,000. The size of this unit is undisclosed.

Office Transactions

4.41 Within the last five years in Mid-Devon, just nine office deals have transacted totalling 1,521 sqm of office floorspace. Therefore, on average over the last five years, less than two deals have completed each year accounting for around 300 sqm/ year.

4.42 Table 16 shows a breakdown by size band, unsurprisingly with units of a small size being most popular as units under 200 sqm accounted for seven of the nine transactions. The largest deal was for a 551 sqm unit in 2017.

Table 16 – Office Transactions by Size, 2017-2021

		0-100	101-200	201-500	+500	Unknown	Total
2021	Floorspace	58	~	~	~	0	58
	No. of properties	1	~	~	~	0	1
2020	Floorspace	39	~	~	~	0	39
	No. of properties	1	~	~	~	0	1
2019	Floorspace	21	167	~	~	0	188
	No. of properties	1	1	~	~	0	2
2018	Floorspace	~	128	~	~	0	128
	No. of properties	~	1	~	~	0	1
2017	Floorspace	41	111	405	551	0	1,107
	No. of properties	1	1	1	1	0	4
Total	Floorspace	160	405	405	551	0	1,521
	No. of properties	4	3	1	1	0	9

Source: Radius Data Exchange, 2022

4.43 Critically, the most recent years have seen very small volumes of transactions of office units throughout Mid Devon. In 2020 only one unit, at 39 sqm, was transacted and again in 2021 only one unit was transacted, this time a 58 sqm unit. This highlights the very low level of demand in the market at present.

Rents

4.44 Of the nine office deals to complete in the last five years, six were leasehold transactions. The prime rent of the last five years occurred for Suites 3 & 9, Swallow Court, Sampford Peverel. The 167 sqm of office space achieved a rent of £14/ sqft (£151/ sqm) in 2019 when let to Larkfleet SW Limited.

Sales

4.45 Only three offices were sold in the last five years in Mid-Devon, a third of the total, comprising 1,741 sqm of floorspace. The largest transaction was for Coggans Well House, Phoenix Lane, Tiverton, a 405 sqm building sold in 2017. This was also the most expensive transaction, achieving £290,000.

Investment Sales

- 4.46 Additionally, five investment sales completed over the time frame, all of which occurred in either 2017 or 2018. The largest sale was for the Town Hall, St. Andrews Street, Tiverton, 681 sqm in size. The Town Hall achieved £175,000, the second most expensive transaction after the sale of Gotham Chambers, Hammett Square, Tiverton, for £180,000.

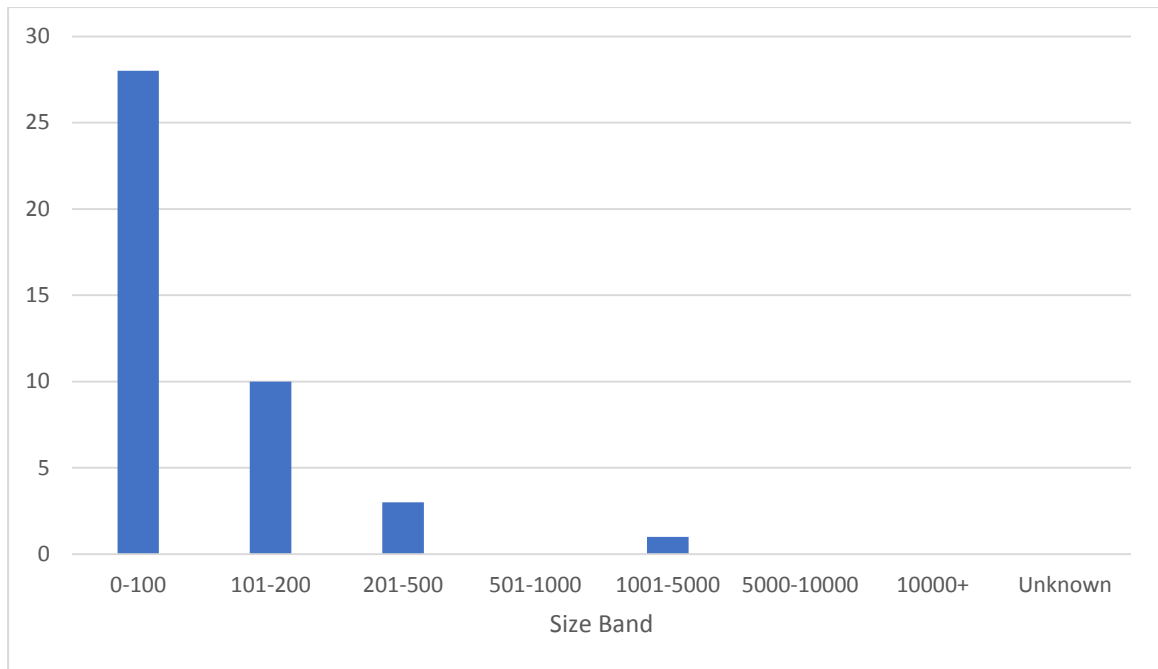
Property Supply

- 4.47 A schedule of vacant floorspace being market in Mid-Devon, as of the first quarter 2022, has been compiled from property websites such as Rightmove, EGi Property Link and commercial property agents' websites. The commentary below provides a summary of the characteristics of these marketed properties.

Industrial Supply

- 4.48 Within Mid-Devon a total of 6,299 sqm of industrial floorspace was being marketed comprised of 42 individual premises. A full list of these vacancies can be found in Appendix 1. From property transactions, an average take-up per year over the last five years has been 9,020 sqm/ year, meaning there is less than a year's supply of recorded vacant industrial floorspace within Mid-Devon.
- 4.49 As Figure 16 shows, the supply of marketed properties largely consisted of small units, with the largest amount of vacant property sized between 0-100 sqm (28 units). This somewhat reflects the transactional trend of the majority of properties let/ sold in Mid-Devon. However, there is a shortage of mid-sized units, with just one unit greater than 500 sqm in size.

Figure 16 – Marketed Property, Industrial



Source: Data Radius Exchange, Various Commercial Agent Websites, 2022

- 4.50 The majority of units were being marketed on both a leasehold and freehold basis, 88.1 percent of the marketed total. This is largely as a result of two new schemes offering multiple units for let or purchase. These schemes are at Mercury Business Park at the southern boundary of Mid Devon on the M5 and Sebale Business Park, in Cullompton. Four units were listed exclusively to let and one unit was listed as exclusively for sale.
- 4.51 Mercury Business Park is a new, partially developed scheme being marketed. Phase 1 of the business park has been transacted and Phase 2 is imminently being completed (Blocks B, C). All Phase 2 units are being marketed for pre-let. Phase 3 (Blocks D, E, F) will be constructed upon completion and sale/lease of Phase 2 units.
- 4.52 The largest individual premise being marketed was a new warehouse on Blundells Road, Tiverton. The 1,402 sqm unit was listed to let for £10.93/sqft (£118/sqm). The asking price is undisclosed.

Office Supply

- 4.53 As of the first quarter of 2022, there were only two office premises currently being marketed. The two vacancies total to 981 sqm. According to property transaction data, an average take-up of office space per year is around 300 sqm. This equates to around three years' worth of supply currently available in Mid-Devon. Though it is

noted from above that in 2020 and 2021 only one unit was transacted in the District in each year, both less than 100 sqm.

- 4.54 Both the units currently being marketed are available for freehold purchase. The first unit being marketed is Chiddenbrook Surgery, Threshers, Crediton. This 378 sqm premise is listed for £500,000.
- 4.55 The second listing is for New Valley Practice, Newcombes, Crediton. This is a 603 sqm unit also listed for £500,000.

Business Centres and Start-up Spaces

- 4.56 The following table provides a summary of the business centres and flexible office spaces in and around Mid Devon. This provides context of the types and range of flexible space available to the market, which can be taken up by businesses on a monthly, daily or desk basis. This is in addition to the traditional office space reviewed above. The following table provides price points and types of units available to the market. Such types of uses could be informative of types of units that could be supported at the CGV.

Table 17 – Business Centres and Flexible Office Spaces in Region

Local Authority	Name	Location (Distance from the Study Area)	Description	Number of Units/Unit Sizes	Availability (Occupancy Rate)	Rent
Mid Devon	The Nook	Simmonds Place Kingsmill Industrial Estate, Saunders Way, Cullompton EX15 1BS (1.6 km)	Co-working Space. Offer hot desks that are available 24/7 with prices varying depending on the quality of the desk and the hours between which the desk can be accessed. Office prices vary depending on size with one person offices available, all the way through to four person offices.	N/A	N/A	Hot desk - £95-£185 pm Offices - £295-£595 pm
	Oak Hub	2c St Peter St, Tiverton EX16 6NU (10.78 km)	Co-working Space. Offers hot desks and permanent desks with access to Wi-Fi, a café and a meeting space.	N/A	N/A	Hot desk - £144 pm Permanent Desk - £210 pm
North Devon	Bridge Chambers Business Centre	Bridge Chambers, Barnstaple EX31 1HB (65.02 km)	Short term leases of offices as well as hiring of meeting rooms. Furniture, Wi-Fi, heating, lighting, electricity, kitchen and rubbish collection all provided.	N/A	N/A	N/A
	Barnstaple Work Hub	Design Space, 1 Upcott Ave, Barnstaple EX31 1HN (67.75 km)	Co-working space offering, offices, hot desks, meeting rooms as well as facilities such as Wi-Fi and printing available.	13 offices, 6 hot desks and 2 meeting rooms	2 available (85 % Occupied)	Offices - £330-550 pm £76-127 pw Hot Desks – £10 half day £20 full day £180 pm
Taunton Deane	Creach Castle Business Centre	Creech Castle, The Keep, Bathpool, Taunton TA1 2DX (36.05 km)	Serviced office suites in a Grade II listed building with each suite housing 2-50 people. The monthly fee includes furniture, Wi-Fi, parking, cleaning and a staffed reception.	13 offices and 2 meeting rooms	N/A	N/A
East Devon	East Devon Business Centre	Heathpark Way, Heathpark Industrial Estate, Honiton EX14 1SF (19.31 km)	East Devon Business Centre offers office and meeting rooms for hire along with business advice and support and parking	21 offices and 4 meeting rooms	N/A	N/A
	Devon Business & Education	Devon Business & Education Centre (DBEC), Lower Tale, Payhembury,	Facility offering office, hot desk and meeting room hire along with the provision of lunch, showering facilities and parking.	N/A	N/A	Hot desks - £10/day or £100/month Rooms - £170- £450/day

Local Authority	Name	Location (Distance from the Study Area)	Description	Number of Units/Unit Sizes	Availability (Occupancy Rate)	Rent
	Centre	Honiton EX14 3HL (9.17 km)				
	Propeller - Exmouth	Propeller:Exmouth, 15 Victoria Rd, Exmouth EX8 1DL (31.70 km)	A not-for profit modern coworking space that offers hot desking or office rentals with a kitchen, furniture and Wi-Fi	N/A	N/A	Hot Desks - £200/month or £15/day Offices priced individually
	Spacexehub	3 Fortescue Court, Thorverton, Exeter EX5 5JN (16.09 km)	Co-working space offering rooms and hot desks as well as Wi-Fi, refreshments and parking	N/A	N/A	Hot desks – £15/day or £249/month
Page 75 Exeter	Basepoint Business Centre	Yeoford Way, Marsh Barton, Exeter EX2 8LB (25.11 km)	Business centre offering office rentals with a shared receptionist, Wi-Fi, kitchen facilities and parking.	93 Units	15 Available (84% Occupied)	N/A
	The Exeter Business Hub	Queensgate House, 48 Queen St, Exeter EX4 3SR (20.44 km)	Provides offices and meeting rooms for hire along with parking, reception and Wi-Fi.	N/A	N/A	Offices from £149/month Meeting Rooms – £100/half day £150/full day
	Regus - Exeter Business Park	Exeter Business Park, 1 Emperor Way, Exeter EX1 3QS (18.71 km)	Offers premium office space, coworking desks and meeting rooms along with furniture, Wi-Fi, reception and cleaning.	65 offices, 15 coworking desks and 2 meeting rooms	N/A	Offices – From £180 per person per month Coworking – From £19 per person per month Meeting rooms – From £46 per hour
	Partridge House	A38, Kennford, Exeter EX6 7TW (27.35 km)	Business centre offering hot desks and rooms along with a kitchen, refreshments, Wi-Fi and parking	7 units	4 available (57% Occupied)	N/A
	The Generator Quay House	The Gallery, Kings Wharf,, The Quay,, Exeter EX2 4AN	Offers hot desks, permanent desks, private offices and meeting rooms offering Wi-Fi, refreshments and postal service.	N/A	N/A	Hot desks – Flexible – From £10/month

Local Authority	Name	Location (Distance from the Study Area)	Description	Number of Units/Unit Sizes	Availability (Occupancy Rate)	Rent
Page 76		(26.33 km)				Permanent – From £200/month Meeting rooms- From £30/month Offices – 1-2 person offices £250/month 3-4 person £650/month 5-7 person offices £950/month 8+ person £1350/month
	Venaspace – The Mount	The Mt, 72 Paris St, Exeter EX1 2JY (22.57 km)	Offers offices, coworking desks and meeting rooms along with parking, WWi-Fi, refreshments and signage.	22 Offices, 26 coworking desks and 4 meeting rooms	8 (64 % Occupied)	Offices – £495 - £1,247 Meeting rooms – £42-£95/half day £70-£151/full day
	Offices at No.1	1 Barnfield Cres, Exeter EX1 1QT (22.93 km)	Offers offices and meeting rooms along with Wi-Fi, refreshments, printing and parking.	N/A	N/A	Offices – £175 per desk per month Meeting rooms – £25
	SETsquared Business Acceleration Centre Exeter	6 Babbage Way, Clyst Honiton, Exeter EX5 2FN (19.01 km)	Helps inspire innovation among high-tech businesses. SETsquared offer space for businesses starting out whether it be hot desks or starter offices. The space is offered at Exeter Science Park and services include a reception, meeting rooms, a café and conference suite.	N/A	N/A	N/A
	Foundry 17	Mccoys Arcade, Fore St, Exeter EX4 3AN (26.45 km)	Offers desks and meeting rooms along with printing, Wi-Fi, refreshments and entertainment.	N/A	N/A	Desks - £200/month

Local Authority	Name	Location (Distance from the Study Area)	Description	Number of Units/Unit Sizes	Availability (Occupancy Rate)	Rent
	Regus - Marsh Barton Trading Estate	Yeoford Way, Exeter, EX2 8LB (24.78 km)	Offers premium office space, coworking desks and meeting rooms along with furniture, Wi-Fi, reception and cleaning.	92 offices, 11 coworking desks and 4 meeting rooms	N/A	Offices – From £100 per person per month Coworking – From £90 per person per month Meeting rooms – From £61 per hour
	Regus – The Senate	Southernay Gardens, The Senate, Exeter, Devon EX1 1UG, GBR (23.5 km)	Offers premium office space, coworking desks and meeting rooms along with furniture, Wi-Fi, reception and cleaning.	43 offices, 6 coworking desks and 1 meeting rooms	N/A	Offices – From £200 per person per month Coworking – From £188 per person per month Meeting rooms – From £34 per hour

Sources: Business Centre websites, agent conversations

4.57 The widest choice of business centre facilities is located in Exeter, to the south of Mid Devon. The largest schemes in terms of units available are also in Exeter.

4.58 Within Mid Devon, The Nook in Cullompton and Oak Hub at Tiverton provide desk spaces and offices on a flexible basis. The Nook is within the Kingsmill Industrial Estate, providing flexible office facilities alongside industrial units near the M5 motorway.

Facilities at Cullompton

4.59 The industrial and office property choices in and around Cullompton have a reasonable range of uses, from small businesses servicing a local market to a small number of larger operators having a wider profile. The following table summarises the range of facilities currently in the market and with planning consent.

Table 18 – Cullompton Employment Areas

Scheme	Use Types	Description
Operational		
Kingsmill Industrial Estate	B2/B8	Industrial estate to the east of the M5, centred on King's Mill Rd and Saunders Wy. Occupiers are a mix of small operators and larger, land-consumptive operations. Smaller units are generally of moderate quality and with low eaves, with businesses such as auto services, engineering, plant hire, storage. The large, anchor uses are Gregory Distribution (logistics, 6.2ha), Higher Kings Mill (paper manufacturing, 5.3ha), Goonvean Fibres (fibre manufacturing, 4.5ha) and Bako (Western) Ltd (food distribution, 1.8ha), which demonstrates that this location is attractive to significant employers, being proximate to J28 of the M5.
Kingsford Rural Business Centre	B2/B8	Kingsford Rural Business Centre is a small agglomeration of industrial units in a rural setting, north-east of the CGV Phase 1 allocation site. Units are of a basic to moderate quality with a poor layout. Access is via Long Drag, which is a narrow rural road. Uses are local operations, including manufacturing, fabrication, distribution and rural services.
Longbridge Meadow Industrial Estate	E(g)/B2/B8	Linear industrial estate to the west of the M5. While very close to J28, it is limited by a narrow access point off the B3181 onto Longbridge Meadow. Units are of a moderate to good standard, though most units cannot be seen from the B3181. The unit at the entry-point is a modern, good quality office unit for a single occupier. Other uses are distribution and manufacturing.

Scheme	Use Types	Description
With Planning Permission		
Newlands Park/Fordmore Farm Shop	B8/E	Approved small rural business units adjacent to existing uses at Fordmore Farm currently under construction. Additional floorspace will be 622 sqm. Currently being marketed as opening in summer 2022.
Cullompton Business Park, Week Farm	E(g)/B2/B8	Four plots consented at Week Farm, south of the Kingsmill Industrial Estate, with access via Saunders Wy. Marketed as development plots, though yet to be brought forward. Consent for up to 13,000 sqm.

Comments from Commercial Agents

4.60 A range of locally active commercial agents were interviewed to gain insights into the local dynamics of the commercial property market. The following summarise the feedback from these commercial agents.

- Devon market generally constrained for the supply of commercial property, particularly industrial/warehousing. As a result, businesses are needing to look further afield when searching for premises.
- This is happening in Exeter – occupiers pushing further and further away from Exeter is a key driver of demand, including to find units or land.
- Rents are rising as result – Mercury Business Park achieving £9.50/sqft on 26,000 sqft or £150/sqft capital values.
- Envisage further rent growth potential for units below 20,000 sqft could rise to £11/sqft or £175/sqft capital values.
- More broadly in Devon, rents are typically £7-8/sqft – with good investment yields 4.75% to 6% for poorest space.
- No particular sector differential in the Mid Devon and wider market – full range of market interest arising from top-bottom of the market.
- Estimate demand typically 70/30 between logistics and manufacturing at present across the region, but there is strong demand at smaller scale for manufacturing – including typical rural/agri demand with need for external storage space not always readily catered for through planning/density expectations.
- Base level in Cullompton is probably around £4/sqft but basic space rising to around £6/sqft due to shortage of opportunities.

- Small business interest especially strong – prefer freehold opportunities to place in personal pension schemes rather than paying third party rents.
- Office sector across the area subdued/extremely cautious – space being vacated taking advantage of lease breaks.
- There is rising demand from fulfilment centres and small internet businesses that started from home during pandemic now expanding, needing formal storage space. But there are also mechanics/gardeners and usual agricultural contractor demand in the local market.
- Mid-Devon offices really only serving local interests – no substantial demand in the market. Any wider/regional demand for offices would be picked up by larger centres, rather than in Mid Devon.
- New offices would need to achieve rents of £25/sqft but the current market is more like £12.50/sqft rents. Therefore, there is no developer appetite for new office space.
- JLL undertook recent research to support a planning application for commercial units and identified some +400,000 sqft (37,200 sqm) of unmet demand around Exeter/Devon. They would consider that further latent demand would be in the market; however, this demand is not as active space requirements due to the lack of supply.
- Constraint especially tight around Exeter but also wider Devon and South Somerset – pushing enquires further afield but importantly anchored by access to M5.
- M5 access important not just for goods but labour access as well.
- Note that planning constraints are limiting the expansion of Hitchcocks Business Park at Willand (Junction 27).
- One issue in the market is that land is being held, waiting for values to rise or looking for change in use to housing. This constrains the amount of commercial land being brought forward, limiting supply.
- Tiverton East site is in several ownerships, which may be a constraint to bringing this site forward.
- Consider that opportunity for the CGV is to consider variety of employment land – not all high-spec space – as will attract local/rural market interests, which would be more price-sensitive.
- Potential for the CGV to link with Honiton to the east for labour and occupier demand as there is a reasonable east/west connection.

Summary

- 4.61 The review of the property market in and around Mid Devon has highlighted that the industrial market overall is performing more solidly than the office market. This is similar to patterns seen elsewhere in the UK. Primarily, this has been precipitated from changing workplace behaviours due to the pandemic but also are due to costs of construction increasing faster than achievable rents, making office developments in particular difficult to justify.
- 4.62 The industrial market is seeing strong interest in the market across the region. This has led to significant supply constraints, which is limiting businesses options in acquiring premises. As such, businesses are looking further afield, including Mid Devon, with sites along the M5 corridor being considered strong options.
- 4.63 The office market is significantly more subdued, with businesses re-evaluating their workspace requirements and invoking break clauses in their leases. New office developments are extremely difficult to make financially viable due to only modest rent levels, compared to development costs. This is apparent in more mature office markets, such as Exeter, which could achieve higher rents than Mid Devon. With Mid Devon office space only serving a local market, the prospects for new office development in the District are low in the current market.
- 4.64 The implications for the CGV are that:
- The current market suggests that an industrial-led employment scheme is the most likely prospect for employment within the CGV, rather than office-led.
 - The market has an immediate need for further B2/B8 units, with sites along the M5 corridor being in demand. Therefore, an industrial scheme in this location is likely to be attractive to the market.
 - An early phase delivery of industrial plots/units at this location would have benefits for the Mid Devon and wider markets, providing more supply of stock to a constrained market.
 - Increasing rents and decreasing yields in the industrial/warehousing sector suggest that there will be significant developer interest for new build schemes and would encourage speculative development.
 - Office space being developed at the CGV would need to overcome two significant obstacles – firstly, the lack of demand in the current market and secondly the viability constraints for development. The scheme would need to

identify and secure occupier(s) that are not yet apparent in the market, with developers likely to seek assurances of occupation prior to development. Any scheme would likely need to source gap funding to bring the project forward.

5.0 STAKEHOLDER INPUT

5.1 A range of key regional and local stakeholders were contacted to provide input into this document. Conversations were undertaken via digital meetings to provide context and further insights into the local markets and potential skills development opportunities for the CGV.

5.2 The following provide summaries of the conversations with the key stakeholders. The comments provided are from the representatives of the organisations.

Heart of the South West Local Enterprise Partnership

5.3 The following comments summarise the discussion with the representative of the LEP. The LEP is also represented on the steering board for the CGV.

- Considers that planning and development of the CGV has proceeded relatively slowly thus far. However, understands that this is because significant amount of effort has gone into addressing the strategic challenges for the CGV, such as:
 - Rail station, which now has funding secured and will be developed in coming years
 - Town centre road needs an upgrade to better link with CGV and needs funding for this
 - Junction 28 upgrades will be needed as part of CGV but does not know that a solution has been agreed upon, though considers that a solution would be found.
- There is momentum for residential development west of the M5 (Cullompton), so there is interest in this area for development.
- Securing the rail station funding and its imminent development provides a substantial boost for the CGV, as it can be developed with the confidence that rail connectivity is assured.
- LEP may not have much of an on-going role for the CGV, but could provide support in areas of economic/employment development. (This consultation was undertaken prior to the release of the Levelling Up White Paper and thus there was uncertainty as to the on-going role of LEPs at that time)
- At the national level, there could be other areas that would be seen as higher priorities for funding.

- The LEP's Build Back Better document identifies the region's sectoral opportunities for growth and key elements to address:
 - Engineering – including marine, photonics and aviation
 - Energy – nuclear and renewables
 - Digital futures – health technology, tourism technology, addressing societal challenges through technology
 - Places and infrastructure – supporting left behind areas and improving connectivity
 - Ideas – establishing a 'technopole' innovation ecosystem
 - Business environment – effective business support
 - People – developing a comprehensive skills strategy
- It was noted that only some of these would be applicable to the CGV. In particular, the CGV is unlikely to take a primary role in the industry sectors identified, though supporting manufacturing may be located at the CGV.
- The CGV's key advantage is its connectivity – being on the M5 and soon to be connected via rail. Therefore, can link with wider markets, from Exeter to Bristol. This corridor is a key area for innovation and data.
- Connectivity allows for links to colleges and universities, including those perhaps further than would normally be interested in Mid Devon (e.g. Bristol). In particular, those education facilities that are also close to rail services (e.g. Exeter College) could be a good fit for linking businesses and colleges.
- There are infrastructure challenges for the CGV to overcome, which might slow down pace of development, but overall the CGV is an attractive proposition for employment uses due to its good location.

Mid Devon District Council – Economic Development

- There is substantial demand for industrial units in the market at the moment. As soon as units become available, they are occupied. There is a substantial shortage of smaller units in the market.
- Demand is from indigenous businesses looking to expand or relocate.
- Furthermore, there is wider demand for warehousing space along the M5 corridor.
- Developers are responding to this demand, with recent schemes at Mercury Business Park and Hitchcocks Business Park providing smaller units.
- There is still capacity in the market for more smaller units and a clear market gap for mid-sized units (e.g. 20,000 sqft).

- Requirements in the market total some 200,000 sqft. On top of this, three businesses were recently displaced by a fire in Tiverton, which means a need for a further 15,000 sqft to relocate these businesses. While not all of these requirements will be realised, it demonstrates the urgency for further units being available in the market. Most requirements are local businesses, but some from further afield.
- Delays in bringing allocated land to the market is constraining businesses. This is through design, planning and infrastructure delivery.
- Mid Devon's Economic Strategy looks to secure higher quality jobs in the District. To do this, Mid Devon needs the right quality and size of units to be available.
- Sectors that could be considered for the CGV include distribution, green economy, agri-tech, food and beverage processing. The CGV could have all its employment land developed for distribution, but this is not the intent for the CGV. Employment should be broader than this.
- The planning consent for business units at the Farm Shop was noted. These small units are likely to be in demand and provide a catalyst for broader employment growth at the CGV.
- The potential to link with FE or HE institutions provide a good opportunity for the CGV. Are there opportunities for satellite campuses at the CGV? Would need to establish the rationale to establish a satellite campus at the CGV.
- Alternative to FE/HE could be to attract a public sector innovation agency to the CGV.
- Development of employment allocation at the CGV would need to overcome access obstacles. Saunders Way would need to be upgraded to allow for access through Kingsmill Industrial Estate.

Employment and Skills, Devon County

- Mid Devon's economy is a secondary supply function and is successful in doing that. It has some manufacturing strength, including food processing and mid-sized, general manufacturing.
- Mid Devon tends to underperform in relation to skills and employment. It has a lower-value economy and high out-commuting levels.
- Planning for the CGV should learn from the experiences at Cranbrook to the south. It should be better integrated with wider community and employment and housing should be better linked within the CGV.

- It is unlikely that employment within the CGV would include a significant office cluster. It is more likely to be hybrid spaces, manufacturing, green construction.
- The volume of housing proposed for the CGV gives it the opportunity for critical mass of facilities. The key is the mix of those facilities and ensuring that they are appropriate for the local community.
- Short-term specialisms in the CGV would be related to machining and engineering and metal fabrication. The green economy, especially green construction, could be a longer-term opportunity, but would need upskilling of the labour force to achieve this.
- Green retrofitting of existing buildings will be a massive growth sector across the UK in order to meet our climate change targets. At the moment, there are about 40 workers appropriately skilled in the South West to do this, but will need about 2,500 skilled workers to meet regional targets.
- Petroc College's Tiverton campus has some green construction specialism. The College is an underutilised asset in the area and could be a good link with this major construction project.
- Exeter College could also be a good fit with the CGV.
- Regardless of which FE/HE institution to link with, it will be important that there is some partnership with an institution to help pump-prime employment growth. While a FE link is more likely, a HE link should not be discounted.
- Employment at the CGV should concentrate on areas not adequately covered by Exeter (e.g. manufacturing, engineering, food and beverage).
- There is a shortage of small units in the market, including units linked with the rural economy.

Exeter College

- Exeter College is a large college with a national profile. It is the eighth largest sixth form college in England. Enrolments are about 6,500 students for <19 year olds, 2,000 apprenticeships and 4,000 adult learners. Being a large institution, Exeter College can link with large organisations (e.g. BBC Exeter)
- The College has a broad breadth of courses, comprising most sectors apart from agricultural.
- Fast growing course areas include digital/tech – data analytics (growing from five students in 2017 to 75 in 2022).

- Other key strengths of the College include advanced engineering, aviation engineering and construction.
- Construction has potential for further growth but is being constrained by being unable to attract more teaching staff.
- The College benefits from its rail connectivity, with every line going through Exeter. This means that it can attract students from a wide area.
- When assessing a Skills Hub for the CGV, the following should be considered:
 - An innovative/high tech skills centre might be enticing but it would be more expensive – the more advanced technology incorporated the more expensive the plant and equipment. (e.g. Advanced engineering facility within the College included substantial investment in equipment)
 - The main challenge for the CGV would be to connect businesses that are moving to the area with skills providers. There would be different ways of doing this.
 - Do not consider that the skills provider would need to have a permanent presence within the CGV to have good connectivity to businesses.
 - Note that the rail station would mean that people could move from Cullompton to Exeter city centre in less than 10 minutes.
 - Therefore, apprentices at businesses within the CGV could easily link with Exeter College, there would be no need for Exeter College to have a permanent physical presence within the CGV, but could still have strong working relationships with businesses.
- Exeter College has a strong focus on building bespoke relationships with businesses, tailoring skills programmes to meet their needs. They feel that this could be applied to businesses within the CGV.
- Could envisage that representatives of Exeter College could have a weekly presence within an employment area within the CGV as a 'face' for the College to meet with business representatives (e.g. have weekly presence at Exeter Science Park within the coffee shop).
- Exeter College has plans to grow enrolments by 30%.

Petroc College

- Petroc College is a further education college that provides vocational to level 6 bachelor degrees. Therefore, it serves 16-18 year olds, adults and apprenticeships.
- Government is increasing the role of further education facilities in the country and Petroc College could benefit from this.
- Petroc College is looking to grow at its Tiverton site. Sector courses to be provided would include construction, health and social care and business leadership and management. The College has identified that there is demand for these sectors within Mid Devon and matches what employers are looking for.
- Construction sector – need for skills provision to support baseline growth in this sector plus upskilling to support green construction/net zero agenda. Green construction and retrofitting of green technology into existing buildings will require a new skill set for workers.
- Health and social care – the population is ageing, which will increase demand for health and care services.
- Petroc College are looking to bring forward a Business Incubator/Accelerator in Tiverton. The proposed scheme would enable entrepreneurs to network with venture capitalists, mentors. See opportunities to develop agri-tech, auto, green economy sectors through this facility. The Incubator is not just serviced offices, but would provide business nurturing/support.
- In relation to the CGV:
 - Petroc College’s growth sectors (construction, health and social care) are excellent matches for the development of the CGV
 - There is potential for partnering with the CGV at all stages, including concept design, construction and future businesses within the area.
 - At about 5,000 homes, the CGV would have significant critical mass and this new population itself would require services, including employment and education facilities. Petroc College could have a role in this provision.

Exeter Science Park

- South West England does not have obvious specialisms. It is not particularly strong in manufacturing. But it is relatively well positioned, with good access to airport and port facilities. It has 1.4 million people within about 1hr drive and Exeter in particular is well connected by road.

- Exeter Science Park has four shareholders – Devon County Council, University of Exeter, East Devon District Council and Exeter City Council. Therefore, it is effectively a not-for-profit entity with broader strategic objectives than just a profit making enterprise.
- The Park has about 130,000-140,000 sqft of floorspace at the moment, but substantial area for further development.
- Space is a mix of own and operate and leased out areas. About 90,000 sqft is owner/operator space.
- Challenges for workspace development at present
 - The post-pandemic environment is likely to continue to include hybrid working – how will businesses respond in terms of size requirements, quality and types of units?
 - Construction inflation, which is about 20% annually in this area at the moment, making it very difficult to develop new stock.
 - There are multiple pressures at the moment competing for assistance from Government.
- The Science Park has a strategy for growth to 2035. The Park's focus will be on areas that the private sector will not develop – central facilities and small units for SMEs. Otherwise, will provide plots for private sector development.
- It is difficult to plan in the current market, it is too early to fully understand what the market will do post-pandemic. There could be a trend to quality, or a trend to low cost.
- Challenge for the CGV would be the cost of development of commercial property, it will be difficult to be financially viable.

6.0 OPPORTUNITIES ANALYSIS

6.1 From the baseline information gathered above, including property data, socio-economic information and consultations, the following Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis has been prepared to summarise and highlight the key elements and market context for the CGV. This is focused on the employment and skills potential of the site. Not all of the identified opportunities may be eventually realised within the CGV; rather this analysis provides insight into the current and emerging opportunities that could be pursued in this area.

Table 19 – SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Large site with significant opportunities for employment uses • Excellent, prominent location near a junction of the M5 • Alongside a rail corridor, with commitment for a rail station at Cullompton • Alongside an existing employment area (Kingsmill Industrial Estate) • Significant policy and political support at Mid Devon and regional levels. • Existing planning permissions are in place for further employment, including at Fordmore Farm Shop and Week Farm. • Existing employment allocations CU7-12 and CU17. • Planning is well-advanced for the CGV, including masterplanning, local authority support and an established landholders' forum. 	<ul style="list-style-type: none"> • CGV yet to commence • Considerable infrastructure requirements in order to deliver CGV • J28 upgrade required for significant employment activity at the site. • Upgrade of Saunders Way required to support further employment uses • Lack of direct access to parts of employment allocations • Current modest population of Cullompton limiting immediate availability of labour.
Opportunities	Threats
<ul style="list-style-type: none"> • Lack of supply of employment units in the Mid Devon market. • Lack of supply of employment units in the wider market, particularly Exeter. • Lack of readily developable, serviced employment land in Mid Devon. • Scale of overall development at CGV (+5,000 dwellings) provides broad opportunities, including significant increases in local labour supply and need for construction services and suppliers. • Immediate opportunity for further small to mid-sized industrial/warehousing units in this locality. • Flexible, hybrid workspaces that provide opportunities for businesses to easily 	<ul style="list-style-type: none"> • Construction cost inflation is high, limiting ability to deliver viable schemes • Economic uncertainty due to the pandemic, cost of living and war in Ukraine. • Difficulties in attracting skilled staff limiting business growth potential. • Lack of confidence in the office sector. • Low unemployment rate in District means that skilled labour is likely to be difficult to obtain. • Ageing population will limit availability of labour during lifetime of development of CGV. • Moderate level skills in the labour force, including below average levels of degree

<p>increase or decrease their floorspace usage depending on needs.</p> <ul style="list-style-type: none"> • Fordmore Farm Shop’s consent for rural business units provides an opportunity for a short-term focus for employment uses. • Potential to link with Kingsford Rural Business Centre to the north of the allocated site for further rural based industrial uses. • Manufacturing cluster supporting a range of engineering uses. • Manufacturing cluster supporting construction industry, including green construction and retrofitting of buildings to improve energy efficiency. • Ageing population provides an opportunity to provide services/facilities that meet needs of an older cohort. • Retirement and/or aged care facilities within the CGV provide an opportunity for collaboration with provision of health and social care skills in the area, including an integrated facilities providing services, training and research. • Opportunity to provide broad range of skills development services to increase Mid Devon’s overall skill level. • Petroc College have expressed an interest in partnering with the CGV in providing construction and health and social care training during construction and operation of the CGV. • Exeter College have expressed an interest in establishing partnerships with businesses operating from the CGV for apprenticeships and training. • Exeter Science Park expressed interest in management/operator role for employment area within CGV. 	<p>level qualifications.</p> <ul style="list-style-type: none"> • Yet to secure access between Week Farm and employment allocation CU17.
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Source: BE Group, 2022

6.2 From the above, the following key opportunities are considered the priorities for employment and skills development at the CGV.

Table 20 – Priority Opportunities for CGV

Opportunity	Advantages	Disadvantages
<p>Small business cluster – develop the planning consent at the Fordmore Farm Shop and expand to include a wider range of small and rural business units. This can act as a phase 1 focus for employment at the CGV. The landholder should be</p>	<ul style="list-style-type: none"> • Early development of employment units. • Can act as catalyst for small business interest in the CGV. • Early employment opportunity for CGV residents, reducing 	<ul style="list-style-type: none"> • May initially be isolated from new housing development. • Scale of growth could be constrained by competing uses for land within masterplan. • Only provides for small

Opportunity	Advantages	Disadvantages
<p>encouraged to bring the existing planning consent forward as soon as practical, with discussions on potential further phasing of the scheme.</p>	<p>commuting demand</p> <ul style="list-style-type: none"> Likely to be private sector led and funded. 	<p>units, not meeting the need in the Mid Devon market for mid-sized industrial units.</p>
<p>Development of B2/B8 industrial estate – develop a range of plots/units appropriate for B2/B8 units to meet some of the Mid Devon and wider need in the market. Units should be a range of small to mid-sized units. This can include bringing forward the Week Farm permission and the CU17 employment allocation, with further phases as appropriate.</p>	<ul style="list-style-type: none"> Early development of employment units and phased roll-out to meet needs. Builds on existing industrial uses at Kingsmill Industrial Estate. Meeting clear and urgent market demand. Early employment opportunity for CGV residents, reducing commuting demand. Likely to be private sector led. 	<ul style="list-style-type: none"> May require public sector infrastructure funding to deliver scheme. Limited to traditional industrial uses, rather than high-tech/innovative uses.
<p>Green construction cluster – an integrated cluster of manufacturing firms supporting green construction methods and training facilities to improve skills for green construction techniques.</p> <p>Potential to link with Petroc or Exeter College for training provision, or development of a dedicated construction village training facility on-site.</p>	<ul style="list-style-type: none"> Strong need to improve local skills for growing green construction sector. Opportunity to be exemplar facility for the region. Matches climate change objectives and need for adaption of practices. Complementary to construction programme at CGV. 	<ul style="list-style-type: none"> Narrow focus of cluster and training provision. Need to attract a green construction skills provider. Likely to be lower take up rate of businesses within cluster due to narrow focus. Likely to require incentivisation/support to encourage green construction manufacturers to the CGV in early phases
<p>Healthcare and aged services cluster – integrated retirement village, aged care facilities and training provision related to health and aged care. Potential for research facility in the longer term. Staged project, responding to growth in needs.</p> <p>Potential to link with Petroc or Exeter College for training provision, or specialist health training provider.</p>	<ul style="list-style-type: none"> Ageing population in Mid Devon and wider region requires increased services and facilities. Complementary to provision of residential dwellings in CGV, including very low impact on neighbouring uses. Opportunity to be exemplar facility for the region. 	<ul style="list-style-type: none"> Narrow focus of training provision. Long term project to realise a fully integrated facility. Need to attract a training provider.
<p>Innovation and skills catalyst – innovation centre/business centre to provide specialist training and business support. Link to high-tech sector (e.g.</p>	<ul style="list-style-type: none"> Provides a USP/market identity to promote employment at the CGV. Opportunity to be 	<ul style="list-style-type: none"> High costs of plant and equipment to fit-out Competition from other high-tech facilities in region for funding,

Opportunity	Advantages	Disadvantages
<p>advanced engineering). Provision of start-up and grow-on spaces for SMEs and entrepreneurs.</p> <p>Potential to link with regional colleges or universities.</p>	<p>exemplar facility for the region.</p> <ul style="list-style-type: none"> • Complementary to LEP/ regional growth sectors. • High value jobs. 	<p>occupiers and support.</p> <ul style="list-style-type: none"> • Pump priming public investment required. • Narrow focus of training facilities.

Source: BE Group and Per Consulting, 2022

7.0 DELIVERY STRATEGY AND ACTION PLAN

7.1 The following chapter outlines how the proposed potential employment and skills development opportunities in the CGV can be brought forward.

Overall Strategy for Employment and Skills Development

7.2 The CGV is in multiple private-sector ownerships and should continue to be led and driven by the landholders and their developers. Mid Devon District Council has had an active role in facilitating and driving the planning for the CGV, including supporting the masterplan development, ensuring planning provisions are in place and the commissioning of this study.

7.3 However, as explored below, there are a range of approaches to delivering the employment components of the CGV. As the project proceeds, there would be opportunities for the Council to take different roles in order to help ensure that these elements are brought to the market efficiently and effectively. The overall strategy though, should be to allow the landholders to lead on the project and its delivery, including the employment elements. Council can look at targeted interventions where the employment elements are not being delivered.

7.4 At an early stage, the project should look to confirm the spatial framework for the employment elements within the masterplan area. It would not be necessary for all employment elements to be co-located and indeed it would be preferable if there are elements that are separated that have differing functions and target markets. Most notably, proposed small business/rural employment units around the Fordmore Farm Shop could be separate from a broader range of B2/B8 units, given their differing functions, amenity and intensity of uses.

7.5 It would be appropriate to build on the existing (and permitted) industrial elements at the edge of the masterplan area at Kingsmill Industrial Estate and the Week Farm land, with further, similar employment uses to be adjacent where possible.

7.6 The employment elements should be seen as crucial elements of the overall masterplan and given a high priority for development in the early stages. There is a clear immediate need for further units and serviced, developable employment plots in Mid Devon, with the CGV site being a good option to help to meet that need.

Planning support for the CGV should include provisions that ensure the early development of employment land and units.

Mechanisms of Delivery of Employment Uses

7.7 Property interventions can be delivered in a range of ways, from purely private sector schemes to public sector involvement (from low to high level). The following table provides a review of potential delivery mechanisms for employment delivery, focusing on the roles that Council may play in ensuring that schemes can be brought to the market in a timely manner.

Table 21 – Potential Delivery Mechanisms

Mechanism	Description
Private Sector Led/Private Sector Funded	This will happen where development is financially viable, there are willing developers and market confidence in occupier demand and potential for rental growth. Public sector input may be more focused on nurturing market confidence through positive engagement by planning and economic development officers, to ensure a smooth delivery of the relevant property mix.
Mixed Use Development to cross-fund Employment Land	<p>Responds to potential viability gap, but no direct public sector intervention. Rather council officers and the developer negotiate a suitable development mix which includes a strong element of higher value uses to offset the gap. This does not automatically mean housing but could include retail or leisure uses, appropriate to the location, which can also improve values. Pubs/restaurants, a gym or hotel are examples of uses that both generate reasonable returns for developers and can improve the offer and attractiveness of a potential business park scheme. Council would need to ensure that the employment elements (the less financially attractive elements) are actually delivered rather than just the housing. This can be achieved through planning conditions outlined upon, such as having an agreed number of dwellings constructed that would trigger the development of the employment uses.</p> <p>The scale of the CGV provides significant scope for income from housing to be directed to delivering infrastructure for following stages or employment. This can be most effective when there is an equalisation agreement between all landholders in terms of incomes and costs.</p>
Low Level Public Support Practical Advice	<p>Public sector support does not always mean large scale investment. Sometimes a landowner may simply be unaware of the full potential of their site, level of market demand or how site constraints can be overcome. An increasingly common approach is for local authorities to assume some of the initial research costs, producing for example a planning brief or masterplan to show the owner/developer what is possible and prompt development. Support on site and area marketing may also be welcome.</p> <p>The approach thus far by Mid Devon in supporting the CGV is along this line, which has allowed planning to advance while having a manageable commitment of resources from Council. As the project advances, Council may look to target their support to certain elements of the project (such as employment delivery), rather than the project as a whole.</p>

Mechanism	Description
<p>Medium Level Public Support</p> <p>De-Risking Development</p>	<p>The public sector could go further to “de-risk” commercial development through, for example, direct delivery of infrastructure and/or site improvement work. This could include environmental mitigation, enhanced drainage and/or on and off-site highway improvements which could otherwise impinge on the development viability. Pro-active support may also be required to ensure strategic infrastructure and services are available including energy and waste treatment.</p>
<p>Planning support & Local Development Orders</p>	<p>Greater use of Local Development Orders (LDO’s) is commonly seen as a way of unlocking development potential and resolving potential planning risks/barriers. By advancing planning consent in this way, it can help speed up development delivery process in response to investor/occupier demand. However, even with LDO’s in place, if the proposal does not match market needs/expectations, it may not come forward as intended.</p>
<p>Public Sector Land Acquisition</p>	<p>In this approach the public sector takes the lead in acquiring employment land, taking a more proactive approach to development delivery either as direct provider or in partnership with others. Once the land is acquired, the public sector has direct control over the roll out of the land and choose to develop themselves, enter into a partnership arrangement or sell on the site with conditions that it is developed.</p> <p>This should be seen as a long-term, back-up option, if employment sites are not being delivered at the CGV, but would not be a preferred approach at this stage.</p>
<p>Joint Venture Agreement</p>	<p>A defined agreement between public sector agencies and private developer partners. This is most commonly used where land is, at least in part, owned by the public sector. The public sector can then support development by inputting the land at low or nil value or by seeking out infrastructure funding.</p> <p>Such a Joint Venture partnership can take a number of forms:</p> <ul style="list-style-type: none"> • Contractual Partnership – Normally a short-term arrangement where the parties enter into a contractual arrangement where one party, usually the developer, will deliver. It would relate to the most straightforward developments. • Joint Venture through formation of a limited company formed through share issue - A common arrangement where each party will put in an element of cost and risk, and the return reflects the share. The council may put in land and/or capital, the developer will often meet development costs. The arrangement may see proceeds distributed in different ways. This could be a revenue share, or a share on sale of the investment. The party taking the greater level of risk will normally have first call on the profit. • Company limited by guarantee – Tends to be more for non-profit making arrangements and can introduce a number of partners to the company. This arrangement is more likely to be suitable for marketing and promotion of regeneration schemes rather than a Joint Venture to deliver development.
<p>Public Sector Support – Loans and Gap Funding</p>	<p>A range of public sector funding options can be brought into the project to help bridge funding gaps. In recent years, Government support for development projects has been more focussed on housing schemes, to alleviate housing pressures. However, through mixed-use schemes, employment land can benefit through the delivery of enabling infrastructure.</p> <p>LEPs also have a role to play in delivering gap funding and provide a link between Government and the local business community.</p>

Mechanism	Description
	The Levelling Up programme is the focus of funding at the moment, with a focus towards Northern and Midland areas.
Public Sector Support – Rental Guarantee	Another direct support approach could be through rental guarantees (either in terms of minimum rental thresholds) or where a public body (Local Authority or Government agency) enter into a long-term “head-lease” arrangement with the developer to help secure funding and the public body then “sub-lets” to future business occupiers. This is increasingly a means of delivering further office stock in areas of established need, but where construction costs detract developer investment.
Long lease interest and Annuity Rent	This is also increasingly used to support investments by pension funds and other major financial institutions into developments. The institution will fund the development in exchange for a lease of circa 35 years and an annuity rent paid by a secure covenant such as the council acting as developer. This would be a low but secured rent over the time period with agreed uplifts. The developer can then sub-let at market value to obtain a profitable rent. At the end of the 35 years the property will revert to the developer for £1 and the developer retains the long-term asset value.
Public Sector direct development	Ultimately, when soft intervention schemes as set out above still fail to encourage private sector development the remaining option is for the public sector to take full responsibility for speculative property development. This means the public body takes full financial and market risk prior to securing a commercial tenant or freehold sale of the completed property. The public sector is able to secure funding at significantly competitive rates through the Public Works Loan Board (PWLB) and defer repayments over the lifetime of the completed asset (40 - 50 years potentially).

Source: BE Group, 2022

7.8 These potential mechanisms are applied to the proposed employment and skills development opportunities for the CGV in the Action Plan below. This Action Plan provides advice on the key tasks required to bring each element forward, as well as location requirements, lead agencies, timing and prioritisation.

Table 22 – Action Plan for Employment and Skills Development

Proposition	Objectives	Location Requirements	Actions	Lead	Timing	Prioritisation
Small Business Cluster(s)	<p>To provide range of employment units for SMEs in early stage of masterplan to support employment opportunities.</p> <p>Potential to utilise consent at Fordmore Farm Shop for rural business units and expand on this offer.</p> <p>Investigate opportunities for improving the amenity of the employment node at Kingsford Rural Business Park and expanding.</p>	<ul style="list-style-type: none"> • Build on existing/consented employment uses • Good access to road network • <0.5ha 	<ul style="list-style-type: none"> • Support Fordmore Farm Shop's development of their scheme, including strong corroboration with masterplan team and landholders. • MDDC's Economic Development team to support Fordmore Farm Shop, including providing information on potential occupants. • Enable flexibility in the masterplan to allow for further stages of development of small units to respond to needs. • Engage with Kingsford Rural Business Park to encourage improvement of amenity within current site and explore opportunities for expansion of further rural business units at this location. 	FFS, MDDC, KRBP	Short term	<p>High (for FFS site)</p> <p>Low (for KRBP site)</p>
B2/B8 Industrial Estate	<p>Provision of employment land, predominantly for manufacturing and logistics uses.</p> <p>Provision of small and mid-sized units to provide for local demand and businesses seeking M5 corridor sites. Size of plots would look to discourage large and very large logistics units.</p>	<ul style="list-style-type: none"> • Excellent links to M5 • Co-location with Kingsmill Industrial Estate, Week Farm • Flat site • Opportunities for mid-sized, regular shaped plots. • 8-12ha 	<ul style="list-style-type: none"> • Attain agreement with landholders on preferred location within masterplan area for industrial estate • Masterplan and planning support to allow for mid-sized development plots. • Outline planning application for masterplan to include B2/B8 opportunity. Explore options to prepare a LDO for the employment elements of the masterplan area. • Monitor infrastructure requirements to unlock site, with MDDC/LEP to explore options to secure funding if required. • Prepare General Investment Prospectus highlighting employment site and development opportunities as part of Garden Village. • MDDC's Economic Development team to support landholders, including providing information on potential requirements in the market. • MDDC to work with landholders and developer to 	Landholders, developer, MDDC, LEP	Short and medium term, phased development	High

Proposition	Objectives	Location Requirements	Actions	Lead	Timing	Prioritisation
			<p>ensure that employment uses are an early stage of the Garden Village development.</p> <ul style="list-style-type: none"> • Marketing strategy for employment plots. • Investigate opportunities for speculative build of units to encourage occupier market. • Support opportunities for on-site apprenticeships and links with Exeter College and Petroc College 			
<p>Green Construction Cluster</p> <p style="text-align: center;">Page 99</p>	<p>To take advantage of expected growth in demand for green construction services, practices and materials. To increase skills within the sector for green construction techniques.</p> <p>This node would include a cluster of manufacturing firms supporting green construction methods and training facilities to improve skills for green construction techniques.</p>	<ul style="list-style-type: none"> • Excellent links to M5 • Co-location with other industrial facilities (existing or planned) • Flat site • Opportunities for small to mid-sized, regular shaped plots and outdoor storage. • Linked to rail station • Site for teaching/ demonstrating construction techniques • 2-4ha (potentially forming part of wider industrial estate) 	<ul style="list-style-type: none"> • Attain agreement with landholders on preferred location within masterplan area for construction cluster • Masterplan and planning support to allow for mid-sized development plots. • Develop principles in masterplan clearly articulating CGV as green construction scheme. • Explore training models, including dedicated green construction skills village, apprenticeship programme with existing colleges, privately-run scheme, etc. • Procure training provider. • Agree partnership with developer and training provider to maximise collaboration between • LEP to liaise with Government and regional bodies to encourage green manufacturing operators to locate to the CGV. • Explore incentivisation programmes for target manufacturing firms to encourage relocation to the CGV. • Ensure policies/selection criteria are appropriate to limit businesses to relevant operator to create clustering. • MDDC's Economic Development team to support landholders, including providing information on potential green construction sector requirements 	Landholders, developer, LEP	Mid to long term, phased development	Medium

Proposition	Objectives	Location Requirements	Actions	Lead	Timing	Prioritisation
			<p>in the market.</p> <ul style="list-style-type: none"> Targeted marketing strategy for plots. Investigate opportunities for speculative build of first phase to stimulate market. 			
<p>Healthcare and Aged Services Cluster</p> <p style="text-align: center;">Page 100</p>	<p>To provide an integrated retirement community within the Garden Village, including independent units, low and high care facilities, supported by on-site health and social care training.</p> <p>Potential for research facility in the long term.</p>	<ul style="list-style-type: none"> Excellent access to public transport High amenity site Flat site 2-4ha 	<ul style="list-style-type: none"> Attain agreement with landholders on preferred location within masterplan area for retirement community cluster Ensure options in line with this opportunity are a key element within the final masterplan Outline planning application for masterplan to include retirement community, including care and training uses. Development strategy within masterplan to include approach of development of retirement community – decision to be taken whether it is part of the scheme brought forward by the wider project developer(s) or whether a separate developer is procured for this element. Undertake detailed feasibility assessment and business case for the retirement community and services cluster – including determination of scale, mix of uses, incomes, costs, management structure, training models, etc. Procure operator/manager for the retirement community. Procure operator/provider of training services, including investigating partnership options with colleges or bringing in specialist health and social care training provider. Marketing strategy for the retirement community. 	Landholders, care provider, Colleges, MDDC	Mid to long term, phased development	<p>Retirement/aged care – high</p> <p>Research and training hub – medium</p>
Innovation and Skills Catalyst	To provide an innovation centre/business centre to provide specialist training and business	<ul style="list-style-type: none"> Good access to road network High amenity site 	<ul style="list-style-type: none"> Outline clear project proposal for scheme. Undertake feasibility assessment on scheme, including areas of specialism, management 	Landholders, LEP, MDDC	Medium term	Low

Proposition	Objectives	Location Requirements	Actions	Lead	Timing	Prioritisation
	support for high-tech SMEs.	<ul style="list-style-type: none"> • Co-location with complementary uses (employment, centre uses) • Access to rail station • <0.5ha 	<p>models, scale, unit sizes, plant/equipment requirements. Assessment to explore public sector role in project, including partnerships, funding inputs, management and ownership roles.</p> <ul style="list-style-type: none"> • Attain agreement with landholders on preferred location within masterplan area for innovation and skills catalyst. • Secure funding for project, including construction, fit-out and equipment. • Procure manager/operator. 			

Source: BE Group and Per Consulting, 2022

Integration with the CGV

- 7.9 The employment uses should be well-integrated with the wider CGV uses and neighbouring uses. As outlined in the table above, industrial type uses should be co-located with the existing and committed industrial areas at the edges of the CGV area., creating a wider hub of complementary uses. This would also enable separation of such uses from sensitive areas elsewhere within the CGV.
- 7.10 However, consideration would also need to be given to services and facilities that businesses and workers would need to access, including retail, food retailing, cafes, banking, meeting rooms, hotel, etc. Good links, including strong links via active travel, between such services and the employment areas would make the employment areas more attractive to businesses and workers and reduce the need to use private vehicles to travel outside of the CGV area. A hub of facilities that are specifically tailored to meet the needs of workers and businesses is an increasing expectation within new build employment areas and the masterplan should give strong consideration for such a hub to be delivered in the early stages of the scheme as a catalyst to drive employment growth.
- 7.11 Most of the employment opportunities explored in this study would benefit from the strong transport characteristics of the area – the proximity to the M5 and the commitment of the rail station. Therefore, optimising the links to those assets, including ensuring that Junction 28 upgrades are delivered in a timely manner, would be of significant benefit to marketing and delivering employment uses within the site. In particular, links between employment nodes within the CGV and training facilities outside (e.g. Exeter, Tiverton) will be important and thus ensuring easy, safe and convenient access to the rail station from employment areas should be a key principle of the masterplan.
- 7.12 Employment facilities should include flexible spaces and units that can accommodate individuals that may be spending part of their working week working from home within the CGV. Such flexible spaces can allow such workers to meet clients or have a professional/corporate location for part of their working week, reducing the need for out-commuting. These spaces should be integrated within centre or hub locations.

Marketing and Investment

- 7.13 Promotion of the CGV should include specific promotion of the employment and business opportunities within the scheme. An Investment Prospectus should highlight the following:
- High amenity environment
 - Potential for living and working in a clean, high-quality environment
 - Proximity to Exeter and regional centres
 - Transport assets
 - Diversity of employment opportunities
 - Plot sizes available
 - Demand outlook
- 7.14 Specific marketing strategies would be required for the health and aged care project and the green construction cluster, targeting potential providers/operators and investors.
- 7.15 Mid Devon's Economic Development and the LEP would have roles to play in supporting marketing and investor attraction for the site, particularly in encouraging investment in sector specific projects.

APPENDIX 1

VACANCY SCHEDULE

Marketed Premises – Exeter

Address	Tenure	Price	Size, sqm
Industrial			
Eurosat Distribution, Kingfisher Way, Exeter, EX2 7LE	Leasehold	-	3420
Matford Green Trade Park, Exeter, EX2 8LB	Leasehold	-	2861
Trusham Trade Park, Alphin Brook Road, Marsh Barton Trading Estate, Exeter, Devon, EX2 8RF	Leasehold	-	761
4 Grace Units, Grace Road, Marsh Barton Trading Estate, Exeter EX2 8QA	Leasehold	45,000	607
St John House, 44, King Street, Exeter, EX1 1AT	Leasehold	-	607
Grace Parade, Grace Rd W, Exeter, EX2 8PU	Leasehold	42,500	595
Jardine Park, Bradman Way, Grace Road West, Marsh Barton, Exeter, EX2 8PE	Leasehold	49,936	580
Merriott House, Hennock Road, Exeter, EX2 8NP	Leasehold	62,385	573
Unit 4 Ulysses Park, Sowton Industrial Estate, Exeter EX2 7LL	Leasehold	32,500	434
Unit 3, Trusham Trade Park, Alphin Brook Road, Marsh Barton Trading Estate, Exeter, Devon, EX2 8RF	Leasehold	-	424
Workshop Premises, Former Gullivers Premises, Water Lane, Exeter, EX2 8BU	Leasehold	55,000	382
10, Marsh Barton Road, Exeter, EX2 8LW	Leasehold	29,696	342
Unit 2, Trusham Trade Park, Alphin Brook Road, Marsh Barton Trading Estate, Exeter, Devon, EX2 8RF	Leasehold	-	337
Unit 1 Forrest Units, EXETER EX2 8RU	Leasehold	23,200	308.00
Unit 2 The Venture Centre, Yeoford Way, Matford, Exeter, Devon, EX2 8LP	Leasehold	26,950	305
Unit 7, Alphinbrook Road, Exeter, EX2 8RG	Leasehold	16,700	239
Unit 1, 26a Marsh Green Road West, Marsh Barton Trading Estate, Exeter, Devon, EX2 8PN	Leasehold	-	196
Arches 12-13 St Thomas Court, Near Exeter St Thomas Railway Station Exeter Devon, Exeter, EX4 1DU	Leasehold	12,000	178
Arches 22, 23, St Thomas Court, Cowick St, Exeter, EX4 1AJ	Leasehold	14,650	173
St Thomas Station Arches, Okehampton Place, Exeter, EX4 1AZ	Leasehold	10,750	125
Arch 21 St Thomas Court, Off Cowick Street, Exeter, EX4 1AJ	Leasehold	9,950	115
Arch 19 St Thomas Court, Cowick Street Exeter Devon, Exeter, EX4 1AJ	Leasehold	9,950	114
Zone 4 Wrentham Business Centre, Prospect Park, Off Old Tiverton Road, Exeter, Devon, EX4 6NA	Leasehold	8,950	84
St Thomas Station Arches, Okehampton Place, Exeter, EX4 1AZ	Leasehold	5,000	50
Unit 1 The Alpha Centre, Osprey Road, Sowton Industrial Estate, Exeter EX2 7LH	Freehold	395,000	687
Exhibition Way, Exeter	Freehold	-	1076
Unit 6 & 7 Grace Parade, Grace Road West, Exeter EX2 8PU	Freehold	750,000	913
Office			
Osprey House, Osprey Road, Exeter, EX2 7WN	Leasehold	-	2588
Vantage Point, Pynes Hill, Exeter, EX2 5FD	Leasehold	-	2528
Cumberland Way, Exeter, EX1 3RW	Leasehold	-	1943
Belvedere House, Pynes Hill, Exeter, EX2 5WS	Leasehold	-	1217
Milford House, Pynes Hill, Exeter, EX2 5TH	Leasehold	-	1203
1st, 2nd, 3rd And 4th Floors, Queens House, Little Queen	Leasehold	-	1085

Address	Tenure	Price	Size, sqm
Street, Exeter, EX4 3LJ			
Beaufort House 51 New North Road Exeter EX4 4EP	Leasehold	-	845
Second Floor Office Suite, Emperor House, Grenadier Road, Exeter Business Park, Exeter, Devon, EX1 3LH	Leasehold	-	716
Broadwalk House, Southernhay West, Exeter, Devon, Ex1	Leasehold	-	712
Sentio House, Pynes Hill, Exeter, EX2 5AZ	Leasehold	-	539
Third Floor St Stephen's House, Catherine Street, Exeter, Devon, EX1 1EU	Leasehold	-	469
3 Kew Court, Pynes Hill, Exeter, EX2 5AZ	Leasehold	-	375
Senate Court, Southernhay Gardens, Exeter, EX1 1UG	Leasehold	-	372
Unit 7, Kew Court, Exeter EX2 5AZ	Leasehold	-	371
Communications House, Moor Lane, Exeter, EX2 7JF	Leasehold	-	371
Keble House, Southernhay Gardens Estate, Southernhay Gardens, Exeter, EX1 1NT	Leasehold	-	311
Abbey Court, Eagle Way, Exeter, EX2 7HY	Leasehold	-	267
Ground Floor Office Suite, Richmond Court, Emperor Way, Exeter Business Park, Exeter, Devon	Leasehold	-	141
Ground, Lower Ground Floor, 23 Southernhay West, Exeter, EX1 1PR	Leasehold	-	136
Part First Floor, Endeavour House, Pynes Hill, Exeter, EX2 5WH	Leasehold	-	107
Broadwalk House, Southernhay West, Exeter, EX1 1LF	Leasehold	-	57
3rd Floor, 23 Southernhay West, Exeter, Devon, EX1 1PR	Leasehold	-	35
69d Church Road, Alphington, Exeter, EX2 8SW	Leasehold	-	25
1 Pinhoe Road, Exeter, EX4 7HP	Leasehold	2,859	5
First Floor Office Suites, Alphinbrook Business Centre, Alphinbrook Road, Marsh Barton, Exeter, Devon, EX2 8QR	Leasehold	4,776	14
The Station Masters House, New North Road, Exeter, EX4 4HE	Leasehold	5,580	17
Notaries House 3rd Floor West, EX1 1AJ	Leasehold	5,988	24
First Floor, Kensington Court, Pynes Hill, Exeter, EX2 5TY	Leasehold	42,750	186
10 Southernhay West, EX1 1JG	Leasehold	12,500	58
2nd Floor 11-15 Dixs Field, Exeter, EX1 1QA	Leasehold	35,890	180
2nd Floor Office, The Forum, Barnfield Road, Exeter, EX1 1QR	Leasehold	25,000	156
Ff, Bickleigh House, Park Five Business Centre, Sowton, Exeter, EX2 7HU	Leasehold	13,250	83
First Floor, Bickleigh House, Park Five Business Centre, Harrier Way, Exeter, EX2 7HU	Leasehold	13,250	83
First & Second Floors, 176 Fore Street, Exeter, EX4 3AX	Leasehold	13,500	88
Killerton House Park Five Exeter EX2 7HU	Leasehold	81,018	538
Pff, Forde House, Park Five Business Park, Sowton, Exeter, EX2 7HU	Leasehold	13,188	88
Arlington House Park Five Exeter EX2 7HU	Leasehold	21,850	150
2 Buckland, Harrier Way, Exeter, EX2 7HU	Leasehold	21,950	151
Pynes Hill Court, Rydon Lane, Exeter, EX2 5SP	Leasehold	49,150	339
Roman House, Chancel Lane, Exeter, Devon, Ex4	Leasehold	100,000	694
Pgf, Kensington Court Pynes Hill, Rydon Lane, Exeter, EX2 5TY	Leasehold	20,426	142
1st Floor, 82 Queen Street, Exeter, EX4 3RP	Leasehold	20,605	147
1st Floor Stratford House, Waterbridge Court, Exeter EX2 8EX	Leasehold	40,500	308
Unit 6 The Boat Shed, Michael Browning Way, Haven Banks, Exeter, Devon, EX2 8DD	Leasehold	8,950	69
Ff, Bathurst House, Smythen Street, Exeter, EX1 1BN	Leasehold	9,500	75

Address	Tenure	Price	Size, sqm
Fourth Floor, 1-2 Northernhay Place Exeter EX4 3QH	Leasehold	13,000	103
3rd Floor, Suite 8, Hampton House, Longbrook Street, Exeter, EX4 6AB	Leasehold	7,500	61
Suite 5 Hampton House Longbrook Street, Exeter, EX4 6AB	Leasehold	14,950	122
57 High Street, 2nd Floor Suite, Exeter, EX4 3DJ	Leasehold	6,500	56
First Floor, 1 Oak Tree Place, Manaton Close, Matford Business Park, Exeter, Devon, EX2 8WA	Leasehold	16,950	149
5 Mulberry Court, Lustleigh Close, Matford, Exeter, Devon, EX2 8PW	Leasehold	17,500	154
Gf, Bathurst House, Smythen Street, Exeter, EX1 1BN	Leasehold	4,950	46
7 Marsh Green Road, Marsh Barton Trading Estate, Exeter EX2 8NY	Leasehold	9,000	97
Units 8/9 Kestrel Business Park, Kestrel Way, Exeter, EX2 7JS	Leasehold	82,550	902
Unit 1, Forrest Units, Hennock Road East, Marsh Barton, Exeter, EX2 8RU	Leasehold	23,200	308
First & Second Floors, Killerton House, Park Five Business Centre, Exeter, EX2 7HU	Leasehold	39,750	538
Sowton Industrial Estate, Orchard Court, Heron Road, Exeter, EX2 7LL	Leasehold	39,500	616
Courtenay House, Pynes Hill, Exeter, EX2 5AZ	Freehold	970,000	476
Dean Clarke House, Southernhay Gardens, Exeter, EX1 1AP	Freehold	-	6968
Gadeon House, Grenadier Road, Exeter, EX1 3UT	Freehold	-	618

Marketed Premises – Mid Devon

Address	Tenure	Price	Size, sqm
Industrial			
1 Halsgrove Units, Lower Moor Way, Tiverton Business Park Tiverton EX16 6FR	Leasehold	7,500	58
Unit 1 East Town Park, Mill Street, Crediton, EX17 1HL	Leasehold	17,000	443
Hitchcocks Farm, Lucas Way, Uffculme, EX15 3FA	Leasehold	-	151
Harris Court, Kennedy Way, Tiverton, EX16 6RZ	Leasehold	-	372
New Retail Warehouse, Blundells Road, Tiverton, EX16 4BZ			1402
Units 1-10, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 1, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 2, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 3, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 4, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 5, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 6, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 7, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 8, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 9, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	95
Unit 10, Phase 1, Sebale Business Park, Honiton Road, Cullompton, EX15 1QM	Leasehold or Freehold	POA	170
B1, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	92
B2, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	92
B3, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	136
B4, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	170
B5, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	103
C1, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	86
C2, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	86
C3, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	86
C4, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	86
C5, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	86
C6, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	86
C7, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	145
C8, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	118

Address	Tenure	Price	Size, sqm
C9, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	70
C10, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	70
C11, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	70
C12, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	70
C13, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	70
C14, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	70
C15, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	84
D1, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	170
D2, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	92
D3, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	92
D4, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	136
D5, Mercury Business Park, Exeter Road, Near Cullompton, EX5 4LB	Leasehold or Freehold	POA	170
Unit 6 Dunkeswell Airfield, HONITON EX14 4LE	Freehold	POA	211
Office			
Chiddenbrook Surgery, Threshers, Crediton, EX17 3JJ	Freehold	500,000	378
Newcombes Surgery, Clifford Gardens, Crediton, EX17 2AR	Freehold	500,000	603

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ECONOMY POLICY DEVELOPMENT GROUP

26 MAY 2022

WORK PROGRAMME & POLICY DEVELOPMENT 2022/23

Reason for Report: To identify and prioritise the PDG's work for 2022/23.

RECOMMENDATION: The PDG's work programme (as currently sent out in Appendix A) be updated.

Financial Implications: No direct implications.

Budget and Policy Framework: No direct implications

Legal Implications: None

Risk Assessment: N/A

Equality Impact Assessment: N/A

Relationship to Corporate Plan: The PDG's work programme should be consistent with the Corporate Plan or recommend changes to reflect budget pressures.

Impact on Climate Change: No direct implications for this report.

1.0 **Background**

1.1 Members of the PDG will appreciate that the PDG has a key role in investigating and advising Cabinet on economy related policy matters which:

(a) are pertinent to the Council's existing 'Economy' priorities set out in its Corporate Plan at <https://www.middevon.gov.uk/media/348008/20200312corporateplan20-2024v6.pdf>

(b) are pertinent to the PDG's strategic service responsibilities namely:

- Economic Development
- Inward Funding and investment
- Business support and development
- Tourism
- Town Centres
- CCTV
- Car Parking
- Business Rates

and

(c) look ahead and in that regard continue to be ambitious but realistic (even if demanding) particularly taking account of:

- the medium term budget forecasts; and
- the needs of and feedback from, the communities within Mid Devon.

1.2 Given the wide range of such work, the PDG is invited to identify the areas of policy work it would like to concentrate on during 2022/23, being the last year

of the current Council term. The current work programme which contains matters carried forward from 2021/22, is set out in Appendix A.

1.2 As indicated in paragraph 1.1 above, when identifying the work to include in its programme, it is strongly recommended that consideration be given to the medium term budget pressures and the review or prioritisation of economy focused actions within the Council's Corporate Plan particularly for the year ahead. For example, in deciding to investigate the potential impact of 2023/24 budget pressures on existing priorities as part of its work programme in the first six months of the current civic year, the PDG could:

- effectively engage a range of key stakeholders in helping to identify how lower service priorities could be changed for the better (or reluctantly compromised), in the public interest;
 - provide detailed advice to Cabinet in the autumn and ultimately full Council in February 2023 as part of the budget setting process;
- and
- outline an effective process / path which will highlight the key policy development role of the PDG in promoting the Council's leadership of economy focused projects / services beyond 2022.

1.3 Furthermore, to assist with the identification of its work programme, feedback from the 2021/22 residents' survey is set out in the remainder of this report. Section 2 considers general issues pertinent to all PDGs and Scrutiny Committee. Section 3 covers feedback specific to the environment for more detailed consideration as part of the Economy PDG's work programme.

2. **Residents' Survey**

2.1 There were 1683 responses to the survey. Residents were asked to reply to 33 questions – with a mix of closed 'tick box' questions and open 'feedback' questions. Open feedback questions included:

- What single thing can the Council do to improve quality of life in your community?
- Are there any particular service areas which you feel should NOT reduce their expenditure?
- Is there anything else you think the Council should consider a priority when setting the budget?
- If you have any specific issues not covered in this survey, please comment below.

2.2 When asked how well MDDC keeps residents informed, 8% replied very well informed, 37% well informed, 37% not well informed, and 14% not well informed at all; with 'don't know' covering the deficit in the 100% response. There were 48 specific comments from respondents about increased communication, engagement and consultation with residents. Ideas and comments included:

- Provide local written updates from the District Councillor e.g. in neighbourhood magazines;

- Increase interaction with the local community, e.g. community events or walkabouts;
- Greater consultation about forthcoming changes/regularly seek views;
- Allow residents to be more involved in decisions that affect me;
- Enable citizen participation in working groups; and
- Revert to pre-covid opening hours of Phoenix House.

2.3 There were 13 comments requesting the Council ensure focus is wider than just on Tiverton. Residents asked for greater focus on rural areas and for other towns, to be treated in line with Tiverton.

2.4 In response to the specific question, 67% of respondents said it is very important that the Council tackles climate change. A further 23% said it is fairly important (90% in total).

3. **Survey Responses re: Town Centres**

3.1 When asked which discretionary services residents would you most like to see protected, 52% of respondents to the particular question said 'town centre regeneration' (option to choose up to 5).

3.2 There were 32 comments on improving/developing town and village centres, residents would like to see:

- action to revitalise town and village centres;
- investment in the high streets;
- increase in entertainment facilities e.g. bowling alley;
- action to improve appearances of town centres;
- an increase of trees and flowers; and
- support and guidance to town/parish councils to help reopen shops and pubs.

4 **Survey Response re: Support Local Businesses**

4.1 62% of people who responded to a question on this issue, said it is very important to support local businesses and high streets, and a further 32% said it is fairly important.

4.2 There were 13 comments on supporting local businesses, including:

- increased support to small businesses and retailers;
- reduction of business rates; and
- encouraging local businesses over large scale national businesses.

5 **Survey Response re: Parking**

5.1 There were 25 comments on parking, with many requesting free parking to help regenerate trade in the towns, and a number requesting reduced parking fees in Tiverton.

5.2 There were a couple of comments made about ensuring that the District has the skills needed for the local area and the local economy.

6. Survey Response re: Supporting people who lose their jobs

- 6.1 42% of people who responded to the question on the importance of supporting individuals who lose their jobs, said it is very important to support such people and 44% said it is fairly important.

7 Conclusion

- 7.1 Taking account of the matters covered in this report, the PDG is invited to (i) discuss and reflect on specific comments and themes which have emerged from the survey results; and (ii) identify policy development projects it would like to undertake in 2022/23.

Contact for more Information:

District Solicitor and Monitoring Officer: ktrickey@middevon.gov.uk

Policy Research Officer: crobathan@middevon.gov.uk

WORK PROGRAMME ECONOMY PDG 2022/23

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
21 July 2022				
21.07.22	Performance and Risk Outturn To consider the Performance and Risk Outturn Report that was presented to the Cabinet on 17 th May 2022.	Annual Review	Corporate Manager, People, Governance and Waste	
21.07.22	Economic Recovery Plan To receive the draft Local Economic Recovery Plan	Review of the new plan	Director of Place	
21.07.22	Market Environmental Strategy To receive a report regarding the Market Environmental Strategy	Review of the Strategy	Director of Place	
21.07.22	Shopfront Enhancement Scheme To receive a report regarding the Shopfront Enhancement Scheme	Review of the Scheme	Director of Place	
21.07.22	Team work programme update	Regular bi-monthly update	Economic Development Team	
15 September 2022				
15.09.22	Team work programme update	Regular bi-monthly update	Economic Development Team	

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
10 November 2022				
10.11.22	Team work programme update	Regular bi-monthly update	Economic Development Team	
10.11.22	Draft budget (first version) - 2023/24	Review annual budget proposals	Deputy Chief Executive (S151)	
12 January 2023				
2.01.23	Team work programme update	Regular bi-monthly update	Economic Development Team	
2.01.23	Draft budget (revised version) - 2023/24	Review revised annual budget proposals	Deputy Chief Executive (S151)	
17 March 2023				
16.03.23	Team work programme update	Regular bi-monthly update	Economic Development Team	

CABINET
5 APRIL 2022

Corporate Plan 2020-24 – Mid Point Review

Cabinet Member(s): Leader, Cllr Bob Deed
Responsible Officer: Chief Executive, Stephen Walford

Reason for Report: To consider the progress against delivery for the Corporate Plan 2020-2024 at its midway point. This report reflects on performance against achievement of the priorities over the past two years, undertakes a brief gap analysis to understand where delivery is untracked via existing KPIs, identifies a range of challenges to delivery moving forward and, ultimately, recommends a refreshed corporate plan be brought back to cabinet for consideration and onward recommendation to full council as appropriate.

RECOMMENDATIONS:

- 1. That the Cabinet notes the progress on delivery of the Corporate Plan.**
- 2. That an updated version of the Corporate Plan be brought back to Cabinet in due course, reflecting the known gaps and refreshed delivery priorities.**

Relationship to Corporate Plan: This report provides an update on the current corporate plan 2020-2024.

Financial Implications: There are no direct financial implications arising from this report. However, if performance is not at the expected or desired level then resources may need to be reviewed or redirected to enable improved performance.

Legal Implications: There are no direct legal implications arising from this report. However, if performance is not at satisfactory levels, the risk of legal challenge arising increases.

Equalities Impact Assessment: Customer feedback can help the council identify any groups of people who may potentially be experiencing our services differently to the majority of our customers. When reviewing performance and making recommendations on priorities, the council should be minded to consider how services might impact on different sections of the community.

Risk Assessment: Any areas at risk of missing target are highlighted within this report. Members are asked to consider these areas and consider any proposed remedial actions.

Climate Change: There are no direct climate change implications arising from this report. However, some individual supporting projects reflect specific elements of the council's climate change agenda as set out in the corporate plan.

1.0 Introduction

- 1.1** It is now two years since the Council adopted its second Corporate Plan, a period in which there have been major changes locally, nationally and globally. The Corporate Plan was adopted a matter of weeks before the pandemic

struck, therefore it is safe to say that the first half of this plan period is not quite what the council may have envisaged at the time of its approval in February 2020. It is therefore appropriate to take some time to reflect on the progress against the Council's Corporate Plan, to review our successes and to review the priorities where necessary as we move into the second half of the Corporate Plan (2022-2024).

- 1.2 Additionally, it has created an opportunity for the business planning and performance framework to be reviewed and realigned to the needs of the council at this point in time as it reflects on the successes of the past two years and the challenges going forward.

2.0 Background

- 2.1 The Council's Corporate Plan included at Appendix A, was adopted by the Council in February 2020. It set out the Council's aims and priorities, and expanded on these with an explanation of the Council's thinking and the key actions that would deliver on these priorities.

- 2.2 The Corporate Plan is a document which sets out what the council want to achieve in the district to support and enrich our communities and businesses and the environment we live in. The Plan retained the four key priority areas that were identified in 2016 and these continue to 'map' onto the thematic 'Policy Development Groups' (PDGs) that make up part of the council's governance structure to enable targeted focus by elected members in each of those areas.

3.0 Pandemic Delivery

- 3.1 The global pandemic has clearly impacted on virtually all aspects of life over the last two years. Mid Devon District Council has played an important role in responding to this challenge, along with our partner agencies to develop 'Team Devon' and support our business communities and the welfare of our residents.

- 3.2 During the pandemic the council facilitated the Mid Devon Shielding Hub for the Clinically Extremely Vulnerable and has been managing the Covid Financial Hardship Fund. With support from officers across the council (including from Leisure, Housing and Customer First) the Community Support Hub has provided essential food supplies, practical support and advice to 585 vulnerable households in need of help and during the national lockdowns delivered 236 emergency food parcels.

The Council has also administered a financial hardship fund, in partnership with CHAT and Navigate charity, with funding from Devon County Council and Central Government. The scheme has received a large number of applications, with a total of 554 applications to the fund, and has distributed over £48k in emergency relief as well as providing signposting to other emergency support and money and debt advice.

- 3.3 The council has also administered the COVID Test and Trace mandatory scheme (where of 925 applicants 42.49% received support) and the discretionary scheme (where of 827 applications 41.89% received support).
- 3.4 The pandemic led to a step change in the way the council works, with services able to continue being delivered digitally and remotely. Officers (and councillors) have made use of modern technology for example by having virtual meetings instead of face to face meetings. The Council implemented virtual meetings live streamed to the public with recordings placed on our website, making the decision process transparent and accessible. While legislation allowing remote votes has since lapsed, the council continues to broadcast its meetings and holds many non-decision making meetings in a digital way to minimise travel requirements, improve sustainability and fit better with the range of other time commitments of its members (as well as increasing public access and engagement).
- 3.5 Officers have continued to show a high level of dedication and flexibility with many taking on additional duties or being redeployed as necessary to support the numerous front line activities required as part of the response.
- 3.6 To achieve our strategic priorities within the current financial constraints, and while we continue to emerge from the pandemic, it was necessary to continue to reform how key services and activities are designed and delivered, and also how we work across the local public sector system and with our partners in the most efficient and effective way. This learning continues and while in some areas a reversion to a pre-pandemic 'normal' is returning, in others the last two years have opened a window into a new way of working that is being felt across the country from both a business and employment perspective.

4.0 Gap Analysis

- 4.1 There is a requirement to review our use of internal and external sources of data to ensure our performance can be appropriately benchmarked, compared and assessed in a specific, measurable, achievable, realistic and timely (SMART) way. A large amount of the council's operational performance (and hence strategic delivery) is tracked via a basket of key performance indicators (KPIs) reported to members regularly.
- 4.2 What is clear is that there are a range of aspects in the corporate plan where no specific KPI (or suitable proxy indicator) exists to measure performance. As part of this review, a short gap analysis was undertaken to review the existing framework and highlight any gaps that will not be addressed without intervention outside of the existing performance management framework.
- 4.3 The gap analysis can be located at Appendix B.

5.0 Risks

- 5.1 Throughout the planning and performance management cycle, risks are identified, assessed and appropriately managed. Mid Devon District Council has a comprehensive risk management framework in place with clear governance, including reporting of strategic level risks to Cabinet and the Audit

Committee. Strategic risks and operational risks are reviewed regularly, with high-scoring risks reported through the relevant corporate and council channels.

- 5.2 The latest high-scoring risks, alongside a report on performance went before the Audit Committee on 22 March 2022.

6.0 Successes

- 6.1 Given the background of significant challenges posed by the pandemic, the Council has made significant progress against the aims in the plan. Achievements include:

6.2 Homes

The Council has been working hard and recently developed and adopted a new, comprehensive and innovative housing strategy (2021-2025) ensuring a whole organisation approach to housing enablement, delivery and management.

- Planning consent has been secured to deliver a number of new zero carbon council houses and construction / delivery of these will take place later this year
- The creation of a multi-disciplinary Housing Strategy Delivery team
- A 5 year rolling development programme for 1-4-1 receipts
- An additional, emerging 5 year non-1-4-1 development programme
- Identification for potential areas/sites for up to 500 new social and affordable homes
- 2019-2020 – brought 138 empty homes back into use and in 2020-2021 brought back 101 empty homes, strong performance against a target of 72 each year
- Commissioned a major new Housing Revenue Account scheme of 70 new affordable homes at Post Hill and will be added to our Council Housing Stock, now at RIBA Stage 2-3;
- Regular engagement with Homes England and the Affordable Homes Programme, and
- Initiatives to focus on brownfield regeneration and sustainable development - including meeting life tenure needs through physical adapted standards and emerging neuro-diversity work to support the most vulnerable customers

6.3 Environment

One of the most notable initiatives is related to the commitment to increase recycling rates and reduce the amount of residual waste being generated and collected through our waste services.

A trial of three weekly residual waste collection in parts of the District took place between July and October 2021 – demonstrating a reduction in residual waste of between 24% and 44% in the urban trial locations, and a reduction of between 6% and 30% in rural settings. Analysis suggests that the majority of this change accrues to the diversion of food waste from residual waste – aided by the trial of weekly food caddy collections.

71% of those surveyed thought that reducing the carbon footprint was the most important aspect to them when asked about the benefits of collecting non-recyclable waste every three weeks. Plans are progressing to roll out district wide 3 weekly collections. It is estimated that this will generate significant improvements in recycling rates and put us on track to meet national targets, as well as delivering a reduction in operational carbon emissions from council vehicles and deliver a revenue saving of up to £143k per annum.

Key objectives are now to ensure the communication plan effectively prepares and educates the public for the change in service delivery accompanied by in-person guidance and assistance for anticipated areas of challenge. Wider consideration of how we mobilise our workforce and transport to deliver services to expanding areas of housing development and population over the coming months and years will be an important area of efficiency planning.

The Litter Strategy was approved by Cabinet in February 2022 which asserts the importance of Education and Enforcement working hand in hand to improve public behaviours and attitudes towards litter collection and management. The new Environment and Enforcement Manager has this high on his agenda in terms of implementation.

The recruitment and retention of the workforce in this service area remains an urgent priority due to the external environment and pressures of the labour market e.g. high demand for loaders and drivers with some private firms offering an extensive range of incentives and benefits – often making direct approaches to staff while on rounds. This makes our own position challenging and the consideration for how we respond to these challenges vital.

With the Culm Garden village, various initiatives are underway; the mobility strategy seeks to identify and promote options to reduce and design-out car dependency alongside wider initiatives to reduce commuting for work and connectivity with historic Cullompton to retain the ethos of buy locally and boost the high street.

6.4 Economy

The Council and Somerset West and Taunton Council together secured a portion of £5 million of funding through the 'Restoring your Railway' fund to progress plans for the re-opening of Cullompton railway station – supporting wider development initiatives within the town and the Culm Garden Village, and working in conjunction with other rail initiatives across the wider south-west network.

Work to enhance Cullompton high street have commenced and is backed by Historic England through a Heritage Action Zone. The Council was not successful in securing Levelling Up funding for the Cullompton Town Centre relief road however progress is being made to support the economic development initiatives such as the local farmers markets, and facilitating investment in many of the historic buildings making them more suitable for modern use whilst preserving them for the future.

In terms of strategic development, one of the district's most significant future development opportunities exists at Junction 27 of the M5 – where the M5 and the A361 north Devon link road intersect. The Eden project has received £250k of Community Renewal Fund monies in order to progress its outline proposals for the site – this Eden-led component having considerable scope to create a significant destination at Junction 27, creating a gateway to Devon / North Devon in a highly accessible location on the strategic highway network.

The economic development team have been promoting a campaign to shop local, 'Taste Mid Devon' seeks to encourage local producers and suppliers to interact with consumers by organising special events and local farmers markets.

Mid Devon District Council was one of 14 councils in England chosen to take part in a fully-funded pilot programme to test the Government's new National Model Design Code, the code is to give planning authorities a set of design principles to consider for new developments such as street character, building type, as well as environmental, heritage and wellbeing factors. The shortlisted councils all took part in a six-month testing programme to explore how the code could be applied in their area.

6.5 Community

The council has set their own local target, following the climate declaration in 2019, where the council is aiming to become carbon neutral by a more ambitious date of 2030. We have invested in specific plant at our 3 leisure centres to reduce our utility consumption (this included a biomass boiler at one of the sites). Recently, the council has secured in excess of £300k of government funding towards decarbonising our 3 leisure centres and have circa £5 million of bids at various stages of deployment to further reduce the carbon emissions from our corporate estate and our 3,000 council houses.

The Council will hold a public 'State of the District Debate' purely on the Climate Agenda on 5 April 2022. The public will be encouraged to explore topics to reduce individual and communities' carbon footprint as the council aims for Net Zero by 2030.

The council has launched a consultation on 'Plan Mid Devon' as it works towards planning the future of Mid Devon for decades to come; the current Local Plan was adopted by the Council in July 2020 and has a lifespan up to 2033. This plan helps guide multi-million pound investment across the district and provides greater certainty about where new homes, employment, schools, roads and other supporting infrastructure will be located. It will also help us regenerate our town centres and protect and enhance those parts of Mid Devon where we do not wish to see unplanned development taking place, including the open countryside and high quality landscapes. Consultation closed at the end of March 2022.

7.0 **Peer Review**

7.1 The council has recently participated in a peer challenge review under the auspices of the Local Government Association's sector-led improvement process. These reviews are an established tool that supports councils across

the country to drive improvements and efficiency in specific areas, including finance, communications, health and wellbeing, equalities, housing, planning etc.

- 7.2 These reviews are undertaken typically every 4-5 years and the council had its previous review back in early 2017. The peer team included experienced officers and members spending significant time with us to identify and address issues and challenge progress across themes including local priorities and outcomes, organisational and place leadership, governance and culture, financial planning and management and capacity for improvement.
- 7.3 This peer-led process acts as a critical friend providing feedback on how the council is performing and delivering for its communities. As a follow up to the time spent on site the council will receive a comprehensive report and recommendations which will be shared widely in order to encourage participation in opportunities for improvement.

8.0 Challenges

- 8.1 The lifting of all remaining covid restrictions on 24 March 2022 could impact our service delivery; the government has removed the legal requirement for self-isolation and free testing. The focus on prevention moves to individuals and communities, and the Council has seen an increase in the number of cases both across its workforce and across Devon as a whole. The emergence of new variants will be a significant factor in determining the future path of the virus.
- 8.2 Employers across the public and private sectors continue to face growing skills shortages due to what has widely been described as a perfect storm of pressures arising from the pandemic, a change in employment priorities for many people, a reduction in foreign labour arising from Brexit, and a resultant fiercely competitive jobs market, so it's more important than ever to try and retain existing talent. Mid Devon District Council's turnover figure for 2021/2022 is approximately 20%.
- 8.3 Like many councils, our largest cost is manifested in our workforce through whom council services are delivered. We have recently experienced severe difficulties in recruiting officers in several service areas. This has led to temporary engagement of agency workers at much greater cost which is unsustainable in the long term. It is also likely to be exacerbated in the coming months as inflationary (cost of living) pressures force people to seek better paying jobs, with local government unlikely to be able to offer the same rises in salary as other sectors (and all sectors unlikely to be able to offer salaries that keep pace with inflation).
- 8.4 The council continues to face a number of challenges in the way it is funded, how it is able to manage demand for services and demographic pressures, and how it responds to policy and legislative changes. At the same time, new technology and ways of working represent opportunities to transform our business processes and systems, to work in more modern and productive ways.
- 8.5 The council began a Parish Review (formally known as a Community Governance Review) in November 2021, and the first public consultation

finished on 28 February 2022. The review is taking into consideration a number of options, for example looking at the number parishes, creating, merging, altering or grouping parishes and the number of parish / town councillors to improve the effectiveness and convenience of local government at the most local level. Any changes as a result of the review will come into effect for 2023 all out elections.

- 8.6 The challenges of unknown or unplanned tasks or priorities continues to ensure that the deployment of council resources is more reactive than we would like. The most recent example being that of government asking councils to process and deliver the £150 council tax rebate for Band D and below households; this rebate is to assist with the energy costs crisis.
- 8.7 A further challenge over the coming months is likely to be the work required to support and assist with the Ukrainian refugee crisis under the Homes for Ukraine scheme. Team Devon authorities have pledged to work together to support Ukrainian refugees seeking sanctuary in the UK, albeit it remains unclear quite how significant these demands on resources could be. This is in addition to the work that continues on supporting other refugees and asylum seekers under previous national schemes.
- 8.8 Finally on the challenges, we are currently working through the Devon, Plymouth and Torbay 'county deal' devolution conversation with government to understand where there is potential to secure meaningful devolved powers, funding, influence and control closer to the democratic decision-making in Devon. This is the subject of a separate report being brought to Cabinet, however it represents an additional new workstream that may be of significant benefit to the people of Devon.

9.0 Business Transformation Update

- 9.1 During the past two years there has been a significant programme of transformation taking place across our services which have looked at how we deliver our services, how we have developed our customer focused processes and systems, and how we have been meeting customer expectations and accessibility needs throughout the pandemic.
- 9.2 Appendix C outlines the achievements that various services have made during the past two years whilst dealing with a range of new challenges and finding innovative ways to deliver essential services.

10.0 Conclusion

- 10.1 In conclusion, good progress has been made against many of the objectives identified in the current Corporate Plan. A key element of any plan review is to ensure it remains relevant, current, and continues to identify the key priorities.
- 10.2 In addition to considering the information contained within this report, members are asked to consider whether the proposed actions as projected/anticipated are adequate and appropriate to address concerns and improve performance to the desired level. Or, alternatively, to provide a steer on delivery priorities for the remaining two year period so that officers can bring back an updated corporate

plan for review to give clarity on delivery objectives over the remaining life of this corporate plan.

Appendices

Appendix A - Corporate Plan 2020-24 (hyperlinked)

Appendix B - The Corporate Plan Gap Analysis

Appendix C - Business Transformation and Improvement Activity – Corporate Plan
2020-2024

Appendix A – Corporate Plan 2020-24

[Corporate Plan 2020-2024](#)

Appendix B - Corporate Plan Gap Analysis

Corporate Plan 2020-2024 Aims with limited data available or without progress/mitigation tracking via KPIs (SPAR)

Portfolio	Aim	Deliverable in next 2 years?		Comments/updates/mitigation
		YES	NO	
Climate Change	1 Facilitate networking across volunteer and community groups to spread knowledge, expertise and awareness on climate issues	✓		Actively engaging with groups and individuals on work ranging from the Sustainable Mid Devon website (events, resource map, etc), to tree planting at the Tiverton Community Orchard, to public art ideas. The 2022 State of the District Debate. Groups and networks e.g. Exeter Community Energy, CAG Devon, Blackdown Hills Transition, Sustainable Bradninch, Sustainable Crediton, Sustainable Tiverton, Uffculme Green Team.
	2 Promote sustainable farming practices in partnership with local farmers, District and County Councils; including research into best practice re better soil management and animal husbandry	✓		Research begun - calls and correspondence with local farmers, growers, land owners / managers, advisors. Initial report due soon to Environment PDG, work expected to expand; albeit the MDDC role is likely best promotional of good practices and facilitative of existing networks and services rather than to develop and implement.
	3 Use new development as opportunities to help communities to become increasingly sustainable and self-sustaining at neighbourhood level (district heating, energy use, recycling/re-use systems etc)	✓		Strategic partnership opportunities to be identified. Neighbourhood Plans being developed in many areas; presents some opportunities. A Sustainability Strategy is being developed for the Culm Garden Village. MDDC housing being retrofitted with insulation and low-carbon tech to improve sustainability and affordability of energy consumption. MDDC new housing projects seek to achieve and set high standards, e.g. modular homes with Net Zero annual energy performance; looking into designs such as Passivhaus. Private development is harder to influence, but action through the LPA and other council services/communications can make people aware of opportunities and encourage a shift towards more sustainable living.
	4 Enable communities to deliver their own projects to reduce carbon emissions	✓		Climate and Biodiversity fund is a priority in the Climate Strategy. Proposal included in the Budget Options for Climate Investment report to Environment PDG 11 Jan 2022.
Environment	5 Consider promoting the designation of the Exe Valley as an Area of Outstanding Natural Beauty (AONB)		✓	Preliminary research project could be devised to understand the scope and scale of the challenge, albeit early estimates suggested a timeframe of many years and a cost in excess of £250k. No budget or resource has been identified for this work and it is not currently being progressed.
Homes	6 Lobby to see the abolition of the 'Right-to-Buy' or the devolvement of discounting powers to individual local housing authorities	✓		Opportunities are being taken to lobby government for positive change via operational/technical routes (service-led) and through strategic influencing routes such as MPs and the emerging county deal conversation. However, as a flagship government policy it is unlikely that radical change is on the cards; we are probably realistically aiming for greater local influence on parameters and variables rather than the policy concept itself.
Economy	7 Use car park pricing mechanism to effectively balance the needs of vehicular access with those of reducing car use.		✓	Cross-cutting between economy, community, climate change - so this work needs to be coordinated with the other travel / transport / sustainable community aims. Until travel patterns (re)stabilise in the wake of the pandemic, it is unclear how much pricing policy levers are needed to influence a change / reduction in car use.
	8 Work with developers and DCC to deliver strategic cycle routes between settlements and key destinations		✓	This is a transport authority function, but opportunities will be taken to try and influence transport policy and planning priorities where possible in order to encourage active travel and healthier travel options.
	9 Promote the development of the farming economy and local food production	✓		The Economic Development team has been working on a 'Taste Mid Devon' initiative to promote the farming economic and local food production. Opportunity exists to develop this initiative further – once the team returns to full strength in light of other community priorities.
	Working in partnership with farmers to develop		✓	No budget or resource has been identified for this work and it is not currently being progressed.

Portfolio	Aim	Deliverable in next 2 years?		Comments/updates/mitigation
10	and grow markets on the principle of reducing carbon emissions and sustainability			
11	Facilitate the creation of exciting new commercial opportunities within strategic developments at Culm Garden Village and Tiverton Eastern Urban Extension	✓		Work is underway to consider how commercial development could come forwards in conjunction with the development of the new garden village at Culm and how development can also support the existing town centre in Cullompton. Discussions are also underway in relation to Tiverton EUE in terms of both community assets and employment opportunities.
12	Promote zero carbon exemplar sites within commercial settings	✓		The Council continues to support carbon exemplar sites within the commercial settings.
13	Work with local stakeholders to initiate delivery of the new garden village at Culm	✓		Culm Garden Village has a comprehensive governance arrangements which facilitates the involvement of key stakeholders – allowing them to participate in shaping the future community and support delivery.
Planning 14	Work with developers to secure our ambitious plans for J27 'Devon Gateway' development site	✓		Work is underway to engage landowners in relation to development at Junction 27. It will be necessary to reflect on plans for the development in light of the effects of covid-19 – but this work will be undertaken in the coming months.
Community 15	Work with education providers to secure appropriate post-16 provision within the district to minimise the need to commute out for A/T level studies	✓		Work is underway to consider skills provision within the district and what interventions could be supported or promoted to support improvement or retention within the district. Early conversations around localised skills development funding is taking place as part of the devolution conversation i.e. devolving decision making a funding on skills development.
16	Work with the NHS and other health bodies to promote use of our leisure centres	✓		Leisure has been working with local GP surgeries in order to identify Covid safe systems for the provision of elements of NHS referrals during the pandemic. This conversation has also been taking place at a regional level through the Active Devon group, supported by Sport England, to ensure a consistent approach to this important although non-statutory element of the Leisure provision. Our efforts to increase the number of Referrals is on-going.
17	Lobby DCC and others to introduce 20 mph speed limits where children play, and take opportunities to pilot car-free days/routes	✓		Would need agreement from members on specific locations to target for 20mph zones or decisions on days for traffic to be restricted. No work is yet taking place on this.
18	Promote new approaches to Rural Transport in partnership with Town and Parish Councils through the deployment of emerging technologies	✓		There may be some locations where MDDC can do more by facilitating opportunities for transport hubs in larger settlements (Tiverton, Crediton and Cullompton) by considering what interventions could be delivered as we develop and deliver against masterplans for these towns. However, rural transport provision remains the responsibility of the transport authority.
19	Work with County, Town and Parish Councils to identify safer walking journeys to school	✓		We will participate as part of the consultation on safer routes to schools projects and programmes (or their equivalents) as appropriate.
20	Work with Parish and Town councils to promote the development and retention of parks and play areas across the district	✓		Work on this continues and talks with Town and Parish Councils are on-going.
Corporate 21	Produce business plans for the creation of a commercial Economic Development function perhaps in partnership with other agencies		✓	This concept has not been revisited since it was last considered (2018/19?) and with priorities in the economic development team this is unlikely to be taken forward in the near future.

Appendix C

Business Transformation and Improvement Activity – Corporate Plan 2020-2024 Mid Point Assessment

Revenues

- Provision of Citizen Access portal enabling 24/7 access to account information and ability for customers to self-serve such as, apply for discounts, moves in and out of district, apply for Council Tax Reduction, set-up Direct Debits
- Pilot of Revenues Information Service role with a view to improving customer resolution at first point of contact “there and then” service
- Service restructure and cross-training of staff to improve resilience and responsiveness
- Creation of Customer Welfare Officer

Planning

- Management changes to address perceived failures and service review in progress (planning performance now among the best in the south west for delegated decisions)
- Increased enforcement resources to address outstanding issues
- S106 - relocation of resource and responsibility to revenues - improving recovery and oversight

HR

- Improved quality and return rate of Appraisal/Personal Development Review through online portal.
- Successful introduction of Evolve project, commencing with revised staff competency measure that were recorded in online portal.
- Mobile/hybrid contract clause negotiated and agreed with Union in new staff contract to allow it to become a permanent fixture.
- Independent and online external staff survey instigated which gave comparative sector results on leadership, communication, development and wellbeing.
- New HR structure brought in including the introduction of an HR Service Desk that can provide instant advice and information to customers and employees.
- New Union Recognition agreed with the Union to prioritise meaningful consultation on all relevant employment issues.

ICT

- Restructure completed
- Skills and resource analysis - resulting in additional training and resources procured
- Review of ageing network infrastructure and replacement project underway
- Improved and improving system/data backups for resilience
- Support of hybrid working and mobilisation of workforce
- Identification of additional communication tools and work programme devised
- Provision of accessible websites and content, including Climate and infrastructure projects

Customer Services

- Increased scanning at post opening
- Removal of waste calendars with online (and downloadable/printable) alternatives
- Increased outsourcing of correspondence printing

- Customer Satisfaction Survey
- Enabling working from home
- Implementation of appointment based visits
- Facilitating changing/identified business needs with staff secondments and flexing resources e.g. Customer Welfare, Revenues Information Officer and various Grant work during pandemic.

Waste/Street Scene

- Pilot of 3 weekly waste collections gauged through online feedback portal to assess resident views.
- Recycling rates assessed and reported using national Waste data flow tool. This is then available for viewing to the general public.
- Online transport portal used to collect key documents from drivers including car insurance and other information.
- Update current software in relation to vehicle tracking to improve efficiencies in relation to performance and environment targets.
- Review of some enforcement practice arising from different cases undertaken e.g. abandoned vehicles and future practice to be strengthened led by the Environment and Enforcement Manager.
- Review of Transport practice e.g. future use of electric vehicles to be led on by new Transport Manager working with Environment Officer.

Property

- Multi-Storey Car Park refurbishment
- Migration of play areas to parishes
- CCTV Policy and procedures
- Capital asset/S106 spend improvements by regular stakeholder engagement (Capital Strategy Asset Group meetings)
- Revised Capital Strategy Asset Management Plan 2021-2025
- Recruitment of a Climate & Sustainability Specialist with Policy and Action Plan been costed
- Securing circa £3.1 Million from the Business, Energy and Industrial Strategy (BEIS) fund
- Merging front of house duties to the property services caretaker function for improved value for money
- Support Housing Revenue Accounts on the provision of additional homes via construction and the purchase of ex Right To Buy properties
- Providing draft plans and options for moving to mobile, agile/hybrid ways of working
- Corporate Health and Safety work on Corporate risk assessments for different ways of working during the pandemic

Housing

- Review of business against new Social Housing White Paper (SHWP) and regulatory framework
- Creation of a single Mid Devon Housing service and combined tenant support team across tenancy and building functions
- Restructure and amalgamation of teams improving knowledge and resilience, new roles in response to SHWP especially regarding decarbonisation, safety, tenant engagement, policy resource and complaints management

- On-going revision and streamlining of policy framework to align with Regulator of Social Housing core standards and emerging new Tenant Satisfaction Measures
- E-lettings
- Revision and significant update to Housing Strategy – working across Planning, Public Health, Sustainability and Asset Management functions
- Innovative, zero-carbon modular social-housing solutions including new St Andrews scheme and 5-year development programme

Public Health

- New 'Report it' and 'Noise' apps for complainants regarding nuisance and Anti-Social Behaviour activity
- Restructure and relocation of Housing Needs into the team
- Developing joint Private Sector Housing and Homelessness working at strategy and delivery level
- The Minimum Energy Efficiency Standard project - must not renew existing tenancies or grant new tenancies if the building has less than the minimum energy performance certificate (EPC) rating of E unless the landlord registers an exemption. For Districts, this applies to private sector residential rental properties and our regulation of housing standards in that sector.
- Covid response lead role externally including new ways of working with businesses, guidance and support via Better Business for All/HotSW working
- Contain Outbreak Management Fund: funding utilisation to support Covid outbreak mgt and enforcement including project and dedicated officer resource
- Review and restructure of technical business support into dedicated areas with improved service request triage and case management

Leisure

- Business adaptation to the on-going changes with the pandemic
- Top level management restructure to create Operations Manager post
- Wider restructure underway for the whole service

Finance and Procurement

- Supported the payments of Covid-19 Support Grants to businesses
- One of the first Councils in the country to publish draft accounts
- Unqualified Accounts
- Balanced the budget – no reductions in service levels
- Successfully implemented software update
- Joined the Devon Procurement Partnership
- Worked fully remotely for 2 years
- Successfully claimed over £2m from Governments Income Compensation Scheme for 2020/21
- Cross training of Exchequer staff
- Team members passed various professional exams

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ECONOMY POLICY DEVELOPMENT GROUP 26 May 2022

REVENUE AND CAPITAL OUTTURN 2021/22

Cabinet Member Cllr Andrew Moore, Cabinet Member for Finance
Responsible Officer Deputy Chief Executive (S151): Andrew Jarrett

Reason for Report: To present the Revenue and Capital Outturn figures for the financial year 2021/22 for both the General Fund (GF) and Housing Revenue Account (HRA).

RECOMMENDATION(S): That Economy PDG notes and reports and feeds back to Cabinet any areas of concern.

Relationship to the Corporate Plan: The financial resources of the Council impact directly on its ability to deliver the Corporate Plan prioritising the use of available resources carried forward from 2021/22. The Outturn Report indicates how the Council's resources have been used to support the delivery of budgetary decisions. All future spending will be closely linked to four key priority areas identified in the 2020 – 2024 Corporate Plan.

Financial Implications: Good financial management and administration underpin the entire document. A surplus or deficit on the Revenue Budget will impact on the Council's General Fund balances. The Council's financial position is constantly reviewed to ensure its continued financial health.

Legal Implications: None.

Risk Assessment: Regular financial monitoring information mitigates the risk of over or underspends at year-end and allows the Council to direct its resources to key corporate priorities. Members will be aware that the Council continues to face a financially difficult and uncertain future. As such, the Strategic Risk Register (monitored by Audit Committee) includes a specific risk relating to this issue:

Equality Impact Assessment: No equality issues identified for this report.

Impact on Climate Change: No impacts identified for this report.

1 Executive Summary

- 1.1 This report contains information relating to the Council's overall financial performance for the 2021/22 financial year. The Outturn figures included are provisional and subject to external audit; the findings of which are expected to be reported to Audit Committee in November this year.
- 1.2 Monitoring the Budget is an important part of the Council's performance management framework. The aim is to keep a tight control on spending on services within a flexible budget management framework.
- 1.3 The Revenue Outturn position for the financial year 2021/22 is as follows:

- The General Fund (GF) Revenue Outturn position for 2021/22 is a net under spend of £29k as shown in **Appendix 1a**. The table below assumes this is transferred to the General Fund Reserve.
- The HRA is a “Self-Financing” account for the Council’s Housing Landlord function, which is budgeted to “breakeven” (net of approved transfers to/from HRA Reserves). The HRA Outturn for 2021/22 is a net under spend of £67k as shown in **Appendix 2**. It is assumed the £67k will be transferred to the ring-fenced HRA Earmarked Reserves, therefore the balance held on the HRA Reserve is unaffected.

1.4 Members should note that officers have also identified areas where the carry-forward of some unspent budgets where it will be beneficial to help mitigate the impact of financial pressures and commitments in 2022/23. These are proposed to be transferred into Earmarked Reserves. These are identified within the individual service summaries and within **Appendix 3**.

1.5 The Council continued to feel the financial effects of Covid-19 in 2021/22, leading to some significant variances in expenditure incurred, income collected and funding received. The Council has again lost income across Business Rates and Service Fees and Charges and has incurred additional spend in providing support to businesses and local communities. The lost Business Rates income and officer time undertaking the grant payments has been largely compensated by a wide variety of additional grant and compensation schemes. However the lost fee income has only been partially offset as the Government’s Income Compensation was only live during the first quarter of the year.

1.6 The Capital Outturn position for 2021/22 is an under spend of £32,340k with the vast majority carried forward as shown in Section 6. A summary is included within **Appendix 4**.

1.7 A summary of the Council’s Treasury Management year end position is shown in Section 7.

2 Introduction

2.1 Members of the Committee should note that the Outturn report is fundamentally a set of management reports that show the year-end position on all service areas. The Finance Team then have to turn these management reports into the statutory financial statements which are subject to a wide number of complex accounting rules that often significantly change the final picture of a service’s financial position for the year. However, it is important to note that the bottom-line profit or loss for the year remains constant.

2.2 Members will be aware from previous experience that the position can change between “in-year” projections and the final Outturn position, mainly due to demand-led service costs and income levels. The budget monitoring process involves a regular review of budgets. Budget Holders, with support and advice from their Accountants, review the position and update their forecasts based on currently available information and knowledge of service requirements for the remainder of the year. As with any forecast there is always a risk that assumptions and estimates will differ from the eventual outcome.

2.3 During the budget setting process, Budget Holders / Accountants continue to ensure that Revenue and Capital Budgets are set on a robust basis and take a prudent view of the likely levels of income and expenditure.

3 Covid-19

3.1 The Covid-19 Pandemic continued to have a significant impact on the Council's finances. During the year, the country has been in various degrees of restrictions – ranging from full lock down and cautious social distancing measures. This has affected our staffing levels with additional short term agency support often required to continue to deliver services such as waste collection. Income generated in services such as Leisure and Car Parking was also reduced. Also, the Council has continued to be the vehicle chosen by Government to distribute various grants to local businesses and residents affected by the pandemic. This has significantly diverted team's attention and required additional staffing to cope with the additional requirements placed upon the Council.

3.2 Despite these significant impacts, the financial support from Government has been markedly lower in 2021/22 than in the first year of the pandemic. Unring-fenced grant support reduced to £408k (£1,184k in 2020/21) and income compensation was only available during the first quarter of the year. Therefore the amount of compensation reduced from £2,019k in 2020/21 to just £363k in 2021/22. There has however been a number of one-off grants to mitigate the impact on staffing costs arising from the additional requirements such as the grant distribution. These requirements, and the associated financial support, looks set to continue in 2022/23.

3.3 Despite this, our financial position has remained robust and our Revenue Outturn position is very close to Budget, at £28k or 0.28% under spent. Each aspect of the overall finances are covered across the following sections.

3.4 In 2021/22 the Council has received additional Covid-19 related funding during the year (across 6 grant schemes with a value of circa £9.2m) to help businesses and local communities with financial hardship. The Council treats these funds differently depending on the control it has over the funds.

- Some of the funding, such as the Business Rates Grants are directly passported to Businesses through the claim scheme the Council has put in place. As such the Council is only acting as an "Agent" for this funding and therefore has no control over it. Any unclaimed funding is to be returned to Government. These funds are not included within the "funding" of the Council and any unspent element is held as a creditor on the Balance Sheet.
- The Council has greater control over other aspects of the additional funding, such as the generic Support Grant tranches and discretionary elements of grant schemes. Here the Council is acting as a "Principal". These are therefore recognised as "funding" for the Council. However as these schemes have now closed they are subject to reconciliation with the Government and any balance due to be returned is now held as a Creditor in the Balance Sheet.

3.5 In 2020/21, the Government legislated that the Collection Fund deficits should be smoothed over three years. The Council has used grant funding to smooth the

cashflow implication of this. Therefore £3,171k for Business Rates and £115k for Council Tax has been drawdown from reserves to offset the impact of this deficit in year. This process will also occur in 2022/23.

- 3.6 However, the easing of restrictions from the 1 April 2022 hopefully signals the phasing out of these issues and encourages a return to “normal” pre-pandemic activity levels. The economic effects of Covid-19 will continue into 2022/23 and probably beyond. In the medium term, external income levels will need to return to pre-pandemic levels, as without this, it will be necessary for the service budgets within the Medium Term Financial Plan (MTFP) to be adjusted in future years.

4 The General Fund

- 4.1 The summarised General Fund Revenue Outturn Position is provided in **Appendix 1a**, with more detail provided on a service-by-service basis shown in **Appendix 1b**.

- 4.2 Detailed budget monitoring reports were provided to both senior managers and Members throughout 2021/22. This monitoring focused on significant budget variances (+/- £20k), including any remedial action where necessary leading to an estimated overall Outturn position. The final written monitoring report considered by the Cabinet gave a detailed position as at 31 December 2021 and predicted an end of year under spend of £30k for the General Fund. Therefore the final position has remained static.

- 4.3 The table below shows the overall Budget, Actual and Variance, summarised for 2021/22.

Financial Summary for 2021/22	2021/22 Budget £	2021/22 Actual £	2021/22 Variance £
Total Net Cost of Services	12,915,724	10,114,000	(2,801,724)
Other Income and Expenditure	(4,314,110)	(29,135)	4,284,975
Total Budgeted Expenditure	8,601,614	10,084,865	1,483,251
Total Funding	(8,601,614)	(10,113,416)	(1,511,802)
Net Income and Expenditure	0	(28,551)	(28,551)

- 4.4 As described above, there have been some significant variances at an individual service level. A summary explanation of these key variances is shown in **Appendix 1a**, service by service. **Appendix 1b** also provides the detail of the key variances at individual service level to enable full transparency of the position.

- 4.5 Key Variances from the Original Budget

- 4.5.1 **Car parks** – Car parking income is reduced due to lower activity as a result of Covid-19 restrictions and less travel to work or shops. Part of this has been reclaimed under the government’s sales, fees and charges re-imbursment scheme which only ran for the first Quarter of 2021/22. Therefore the lost income for the year is £118k.

- 4.5.2 **Public Health** – This large underspend is largely due to additional S106 income mainly related to Pollution. In addition there were additional Covid-19 related grants received to offset costs incurred. The

majority of these variances have been earmarked to offset expenditure in 2022/23.

- 4.5.3 **General Fund Housing** – This variance is due to a mechanical change in the funding of the expenditure. Previously, the Homelessness Grant funding received was added to an earmarked reserve for the following year, therefore there was a lag in the use of the grant. The 2021/22 Grant has been now used in 2021/22 and the planned drawdown from reserves is not required and has been returned to the EMR.
- 4.5.4 **Planning & Regeneration** – similar to Public Health, significant additional S106 income has been received which is proposed to be added to an earmarked reserve. Planning income has also over achieved by nearly £200k on budget, reflecting the current boom in the housing market. Delays incurred in the HAZ project and the Statutory Plan along with additional funding received have contributed £375k to the under spend.
- 4.5.5 **Property Services** – Salary underspends and delays in completing maintenance projects are partially offset by reductions in rental income from the commercial property portfolio.
- 4.5.6 **Revenues & Benefits** – As stated above, additional grant funding has been received to compensate for the additional workload required to make the payments for the various Covid-19 related grant schemes. Housing Benefit overpayment recovery has been better than forecast.
- 4.5.7 **Recreation & Sport** – Similar to Car Parks, fee income is significantly lower than budget (£570k) as a result of Covid-19 restrictions in the early part of the year and lower usage during the remainder of the year. This has been partially offset by savings on utility bills and delays in maintenance projects. These savings have been earmarked for 2022/23.
- 4.5.8 **Waste Services** – the main reason for this overspend is the need for additional agency staffing to cover absences through vacancies, holiday, sickness and training. This is partially offset by a significant increase in the income from recycling materials, particularly for aluminium and cardboard. However the return from the Shared Savings Scheme across Devon was lower than expected. This also includes the reduction experienced in 2020/21 but notified to the Council after the year end.
- 4.5.9 **Non-Service Area** – Interest on investments were significantly higher than forecast due to higher lending to 3 Rivers Developments Ltd that generated interest of £558k and the rise in interest rates in the latter part of the year. The Minimum Revenue Provision was also £65k lower than forecast due to lower than expected capital expenditure.
- 4.5.10 **Pay Award and Thank-you payment** – the 2021/22 Pay Award was approved in March 2022. Previously this had been forecast using a 2% increase and reported under Corporate Management. By making the agreed 1.75% payment in March, the costs have been charged to the individual service areas, and the forecast removed from Corporate Management. In January 2022 Council staff were thanked for their hard work

and dedication during the pandemic and received a payment of £250 in recognition of the outstanding work done. This is again included within each service area.

- 4.6 During the last quarter of the year, a virement was completed to move £18k of budgeted grant funding from Revenues and Benefits into the Council Tax Funding area as it was clarified to not be service specific.
- 4.7 On 1 February 2022, Cabinet agree a move to 3-weekly waste collections (1-2-3 Recycle, Reuse, Reduce). Part of that change is to provide households with a wheeled bin for their waste. Approval is sought to add £750k one-off expenditure to the 2022/23 Revenue Budget, fully funded from Earmarked Reserves, for the purchase of these bins. The cost of the bins are increased slightly since February reflecting the current economic conditions.

5 Reserves

- 5.1 The General Fund Reserve is the major Revenue Reserve of the Council. It is increased or decreased by the surplus or deficit generated on the General Fund in the year. This reserve held a balance of £2,186k at the start of the year. In 2021/22 the final £29k surplus generated in year is proposed to be transferred to this Reserve leaving a balance of £2,215k. If this is approved, the General Fund Reserve will still remain above the recommended minimum level of £2,000k as required by Cabinet agreement on 16 January 2020.

2021/22 Revenue Outturn Position	31 March 2021 £k	In year movement £k	31 March 2022 £k
General Fund Reserve	2,186	29*	2,215

* Pre Audit

- 5.2 In addition to the General Fund Reserve, the Council holds a number of Earmarked Reserves (EMRs) where service underspends are kept so that they can be used to help fund anticipated future expenditure commitments. The net movement of £408k to these reserves and the end of year balances held on them are shown in Appendix 3.
- 5.3 As described above, in 2020/21 a significant amount of s31 Covid-19 grant funding was transferred to the EMR to smooth of the Collection Fund Deficit. For Business Rates, £3,171k has been used to smooth the impact in 2021/22 and the balance of £304k will be drawdown equally in 2022/23 and 2023/24. In addition, a further £1,563k contribution to the smoothing reserve is proposed this year to mitigate the 2021/22 deficit that will impact in 2022/23. For Council Tax, £115k has been used to smooth 2021/22 and the balance of £125k will be drawdown equally in 2022/23 and 2023/24.
- 5.4 The Council (in common with other public bodies) continues to face a difficult financial climate, therefore, it is prudent to retain robust balances to smooth the potential effect to the tax payer of further cuts. The level of Earmarked Reserves in this report further supports the forward planning of the organisation. This approach to financial management will help to deliver our corporate priorities during the short to medium term whilst mitigating the effect of any future cuts in Government funding as we move towards becoming a self-financing organisation.

6 Housing Revenue Account (HRA)

6.1 This is a ring-fenced reserve in respect of the Council's housing landlord function. It is increased or decreased by the surplus or deficit generated on the HRA in the year. For 2021/22 the Outturn is a net surplus of £67k and Members are requested to approve a transfer to HRA reserves to bring this to zero.

6.2 Some of the key variances within this surplus are explained in paragraph 6.4 and the effect of it on the HRA balance is shown below.

HRA Balance

HRA Reserve Summary	£k
HRA balance @ 31/03/2021	(2,000)
Budget saving achieved in 2021/22	(67)
Net transfer to HRA ring-fenced reserves	67
HRA balance @ 31/03/2022	(2,000)

6.3 Given the positive closing financial position delivered in 2021/22, it is recommended to transfer a sum of £67k into the ring-fenced HRA reserves. Inclusive of budgeted contributions, this has resulted in a net contribution to the Housing Maintenance Fund of £742k. The above position leaves the HRA balance of £2,000k untouched as at 31 March 2022.

6.4 Main budget variances during 2021/22 giving rise to the surplus of £67k include:

- £160k Lower Rental Income due to a higher number of RTBs and delays in processing of the voids backlog; this should improve going forward;
- £286k salary savings due to delays in filling vacancies;
- £361k the budgeted transfer to the Major Repairs Reserve is the higher of the actual spend on maintenance, or the depreciation charge for the year. This year depreciation has been transferred as maintenance spending was reduced due to Covid-19.

For further details, please see the HRA Outturn Summary for 2021/22, which is attached as Appendix 2 to this report.

6.5 The Outturn includes a number of accounting entries 'below the line' that don't affect the revenue position for the HRA, such as Depreciation. For presentational purposes these items have been excluded from the report. Members should note that these items will be shown in full in the Statement of Accounts.

6.6 In addition to the above, the HRA holds a number of Earmarked Reserves. The movements on these during 2021/22 and their closing balances are shown on Appendix 3. This money is effectively "ring-fenced" and will be held to meet expenditure during 2022/23 and beyond.

7 The Collection Fund

- 7.1 Mid Devon is a Collection Authority for Council Tax and Non-Domestic Rates, and as such, is required to produce a Collection Fund Account for the Mid Devon area.
- 7.2 The Council collects Council Tax on behalf of Devon County Council, Devon Fire and Rescue Service, Devon & Cornwall Police and the Town/Parish Councils. The Council Tax collection rate for 2021/22 was 96.6% (97.0% in 2020/21). This demonstrates how our Revenues section has consistently been effective in collecting the annual charge in extremely challenging economic times. The budget was based upon a collection rate of 96% and therefore this resulted in a closing collection surplus of £2,274k for the year, with Mid Devon's share of this amounting to £303k.
- 7.3 The Non-Domestic Rates collection rate was 98.6% for 2021/22 (96.8% in 2020/21). Again, this demonstrates how our Revenues section has consistently been effective in collecting the annual charge in extremely challenging economic times. This has resulted in a closing collection deficit of £4,348k for the year, with Mid Devon's share of this amounting to £1,739k. This deficit has been offset by the award of additional s31 Grant during the year.

8 Capital Outturn

- 8.1 It is important to recognise the difference between a Revenue and Capital under spend; Revenue is an under spend against a cash budget, Capital is an under spend against an outline approval. Therefore this does not necessarily result in a cash balance to carry forward, instead it generally leads to a lower Capital Financing Requirement (in essence lower borrowing).
- 8.2 A Capital Outturn summary is attached as Appendix 4 to this report. The total Capital Programme is £43,963k, although much of this is planned to be spent in future years. These schemes will continue to be funded as before through a mix of unspent Capital Grants, Capital Earmarked Reserves or Prudential Borrowing.
- 8.3 At the year-end £11,623k has been spent against that total programme. This expenditure has been funded by the use of £1,484k of Capital Receipts (including 1-4-1 receipts), £1,367k grant funding, £2,889k utilisation of reserves and £5,883k through internal borrowing. No further external borrowing has been required during the year.
- 8.4 Of the remaining Budgeted Capital Programme, £30,763k is proposed to be rolled forward into 2022/23 and future years in order to complete on-going projects. In addition there is a net £174k that can be returned to reserves for future prioritisation, consisting of £217k HRA Renewable Energy and an additional £44k drawn down from Disabled Facilities Grant (this includes £106k underspend in year offset by a drawdown of £150k to fund the Lendology loans scheme).
- 8.5 The remaining net £1,403k is the under or over spend on completed projects, or release of funding that is no longer required. The most significant being Round Hill, which has been sufficiently delayed and altered and therefore

required to be resubmitted for consideration in future years and is therefore included in the MTFP. Whereas HRA Regeneration Scheme 1 has been used to deliver the two new Modular Housing schemes in Tiverton and Cullompton.

- 8.6 The movement on the Capital Receipts Reserve for the year is given below:

Capital Receipts Reserve Summary	£k
Balance at 1 April 2021	(5,498)
Sale of Council Houses (29)	(2,733)
General Fund Sales	(17)
Pooling of Housing Capital Receipts to Government	235
Capital Receipts applied in year	1,484
Balance at 31 March 2022	(6,529)

Note – the remaining balance of £6,529k is committed in order to fund any slippage, specific projects in ICT and Private Sector Housing and to balance the Capital Medium Term Financial Plan.

- 8.7 There were no revenue contributions to or from the Capital Earmarked Reserve required to fund capital projects; therefore the balance on this reserve remains at £255k as shown in Appendix 3. This remaining balance is committed to fund any slippage and to balance the Capital Medium Term Financial Plan.
- 8.8 The Council also holds New Homes Bonus which can be used for either Revenue or to support future Capital Programmes, the balance held at 31 March 2022 is £3,295k as shown in Appendix 3; again this remaining balance is fully committed against a mix of support to both the General Fund Revenue Budget and the Capital Medium Term Financial Plan.
- 8.9 Approval is sought to transfer the freehold land at Post Hill, Tiverton from the General Fund to the HRA. On 6 July 2016, the Planning Committee resolved to discharge market housing developers from all affordable housing requirements, upon the completion of the Council's land purchase of part of the site in order for the Council to be the affordable housing provider and meet the policy requirements and wider aspirations of the Tiverton Eastern Urban Extension. The transfer of the land was completed on 6 October 2020. Therefore this is more appropriate to be categorised as an HRA asset. This will transfer the liabilities associated with this site including any capital financial implications to the HRA. However the HRA will also retain all of the benefits generated from its development.

9 Treasury Management

- 9.1 A review of the 2021/22 investment performance, including the details of interest payable, are included within the separate 2021/22 Treasury Outturn Report on this agenda.
- 9.2 During the year, the Council maintained an average balance of £29,796k of internally managed funds. These internally managed funds earned interest of

£54k giving an average rate of return of 0.18%. The comparable performance indicator is the 3 month LIBID rate¹, which was 0.0605%.

- 9.3 As at the 31 March 2022, the Council had short term cash investments totalling £27,000k. In addition, the Council held £5m invested in Churches, Charities and Local Authorities (CCLA) Property Funds earning dividends of £183k (3.67%) in 2021/22.
- 9.4 The Authority holds a 100% interest in 3 Rivers Development Limited, a private limited company engaged in construction in the Mid Devon area. The Authority advances funds to the Company to facilitate operations with the intention that they are repaid from the proceeds of the sale of the developments.
- 9.5 During the year ended 31 March 2022, a net £3,373k was loaned to the Company and the total outstanding loan value at this date was £13,590k. During the year £558k interest was received by the Authority in respect of these loans.
- 9.6 These loans are subject to overarching management review on a regular basis with any impairments made reported within both the periodic monitoring reports and in the year-end financial statements. The year-end review, carried out in compliance with IFRS 9 Financial Instruments, concluded that no further impairments above and beyond the £790k impairment made in 2019/20 in respect of one of the project loans and the working capital loan was necessary.
- 9.7 During 2021/22, the Council lent £2,175k to help build the new NHS hub known as Redlands Primary Care, Crediton. Interest of £47k has been earned from this loan during the year.

10 Procurement Waivers

- 10.1 In exceptional circumstances, there are sometimes justifiable reasons to act outside the contract procedure regulations. These include the following reasons:
- I. The work, goods or materials are urgently required, and loss would be entailed by delay arising from advertising;
 - II. The work, goods or materials required are of such special nature that no advantage would accrue by inviting competitive tenders;
 - III. There is no effective competition for the goods or materials required by reason of the fixing of prices under statutory authority or that such goods or materials are patented or proprietary articles or materials;
 - IV. Transactions, which, because of special circumstances, may (either individually or as a class) be excepted from time to time by the Cabinet of the Council.
- 10.2 In such circumstances, prior written approval of the Deputy Chief Executive (S151) is required and Cabinet will be informed. Below is a list of the Procurement Waivers utilised during the third quarter of this financial year:

¹ The London Interbank Bid Rate (LIBID) is the average interest rate at which major London banks bid for Eurocurrency deposits from other banks in the interbank market.

Ref	Subject of the Waiver	Approximate Value £	Reason Code
1	Housing Options – specialist staff training provided by HQN	£15k	III
2	ICT – Desk phones and headsets ensuring they are compatible with new telephony software being rolled out and delivered in time	£9k	I
3	Planning SLA for ecological advice from Devon County Council	£15k	II
4	Planning – Ecological and ecosystems expertise to support the Culm Garden Village Masterplan	£37k	I

11 Conclusion

- 11.1 Members are asked to note the Revenue and Capital Outturn figures for the financial year 2021/22 and agree the proposed earmarking of surplus funds generated by in-year savings from both the General Fund and the HRA. In addition, Members are requested to approve the ongoing projects on the 2021/22 Capital Programme be rolled forward into the 2022/23 Capital Programme and the transfer of the land at Post Hill, Tiverton from the General Fund to the HRA. Finally, Members are asked to note the use of Procurement Waivers as outline in Section 10.
- 11.2 Achieving an outturn position on budget is a significant achievement given the impacts of Covid-19 on the finances and is a credit to the financial management of the organisation. Collection rates have improved during the year on Business Rates and the Council has made thousands of payments to businesses and local residents across a wide variety of Government Grant schemes helping support them with the financial effects of Covid-19. It has also been possible to make provision for the cost of living pressures that are affecting the Council and outturn with a small under spend. This has been the Council a strong starting position for 2022/23.

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Appendix 1a – General Fund Revenue Account Outturn Summary 2021/22

	Budget 2021/22 £	Actual 2021/22 £	Variance 2021/22 £	Net contributions To / (From) Earmarked Reserves 2021/22 £	Total Expenditure variation after Earmarked Reserves 2021/22 £
GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2021/22					
Community Development	217,920	199,271	(18,649)	(5,621)	(24,270)
Corporate Management	1,434,470	1,507,435	72,965	0	72,965
Car Parks	(529,250)	(456,339)	72,911	51,340	124,251
Customer Services	774,360	727,608	(46,752)	10,791	(35,961)
Public Health	977,744	219,887	(757,857)	600,897	(156,960)
Finance and Procurement	832,210	806,895	(25,315)	20,000	(5,315)
Grounds Maintenance	555,436	514,917	(40,519)	(11,811)	(52,330)
General Fund Housing	396,640	(20,808)	(417,448)	375,305	(42,143)
Human Resources	501,100	528,057	26,957	0	26,957
I.T. Services	1,038,930	985,919	(53,011)	70,622	17,611
Legal and Democratic Services	1,103,783	1,068,826	(34,957)	44,572	9,615
Planning and Regeneration	2,025,473	594,177	(1,431,296)	1,068,054	(363,242)
Property Services	1,130,620	1,006,599	(124,021)	48,968	(75,053)
Revenues and Benefits	618,080	205,228	(412,852)	134,279	(278,572)
Recreation and Sport	906,999	1,170,626	263,627	173,985	437,612
Waste Services	1,700,899	1,860,916	160,017	(133,978)	26,039
ALL GENERAL FUND SERVICES	13,685,414	10,919,215	(2,766,199)	2,447,403	(318,797)
Net recharge to HRA	(1,501,410)	(1,476,150)	25,260		25,260
Statutory Adjustments (Capital Charges)	731,720	670,935	(60,785)	0	(60,785)
NET COST OF SERVICES	12,915,724	10,114,000	(2,801,724)	2,447,403	(354,322)
					0
Finance Lease Interest Payable	159,410	151,087	(8,323)	141,147	132,824
Interest Charged Between GF and HRA	(46,400)	(41,519)	4,881		4,881
Interest Receivable / Payable on Other Activities	140,520	90,486	(50,034)		(50,034)
Interest Receivable on Investments	(633,170)	(815,615)	(182,445)		(182,445)
Transfers into Earmarked Reserves (see Appendix 3)	2,361,372	5,426,154	3,064,782	369,000	3,433,782
Transfers from Earmarked Reserves (see Appendix 3)	(5,446,321)	(5,855,736)	(409,415)		(409,415)
Net Budgeted Contribution to/(from) New Homes Bonus Reserve	(849,521)	(725,521)	124,000		124,000
Contribution to NDR Collection Fund Smoothing Reserve*	0	1,563,344	1,563,344		1,563,344
Revenue contribution to fund 2021/22 Capital Programme	0	178,184	178,184	(178,184)	0
TOTAL EXPENDITURE	8,601,614	10,084,865	1,483,251	2,779,366	4,262,617
FUNDED BY:-					
Business Rates					
Non-Domestic Rates	(3,150,000)	(1,874,365)	1,275,635		1,275,635
S31 Grant associated with Covid-19 Reliefs*	0	(2,787,222)	(2,787,222)	1,563,344	(1,223,877)
Non-Domestic Rates (Surplus)/Deficit	3,171,340	3,171,340	0		0
Business Rates Benefit from Devon Pool	0	(145,453)	(145,453)		(145,453)
Council Tax					
Council Tax - (Band D at £213.84)	(6,114,620)	(6,114,622)	(2)		(2)
Collection Fund (Surplus)/Deficit	115,109	115,109	(0)	0	(0)
S31 Grants	(18,000)	(24,217)	(6,217)		(6,217)
Unring-fenced Grants					
New Homes Bonus Grant	(958,750)	(959,279)	(529)		(529)
Rural Services Delivery Grant	(489,742)	(489,742)	0		0
Lower Tier Services Grant	(179,252)	(179,252)	0		0
Other Grants	0	(20,000)	(20,000)		(20,000)
Covid-19 Related Funding					
Covid-19 Grant	(407,699)	(392,147)	15,552		15,552
Covid-19 Income Compensation Scheme	(570,000)	(413,564)	156,436		156,436
TOTAL FUNDING	(8,601,614)	(10,113,416)	(1,511,802)	1,563,344	51,543
NET INCOME AND EXPENDITURE	0	(28,551)	(28,551)	4,342,711	4,314,160

* These lines have been included to transparently show the additional Section 31 Grant received in respect of reduced NNDR, the majority of this has been placed in an EMR to be release to cover the 2021/22 deficit that will be realised in 2022/23.

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Community Development

Code	Community Development	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	83,040	78,178	(4,862)	-5.9%
2,000	Premises	48,730	45,778	(2,952)	-6.1%
3,000	Transport	0	0	0	0.0%
4,000	Supplies and Services	160,710	154,869	(5,841)	-3.6%
	Total Direct Expenditure	292,480	278,825	(13,655)	-4.7%
7,000	External Income	(74,560)	(79,554)	(4,994)	-6.7%
	Net Direct Expenditure	217,920	199,271	(18,649)	-8.6% (a)
	Total Community and Development Expenditure	217,920	199,271	(18,649)	-8.6%
	Community and Development - Service units				
CD200	Community Development	138,500	140,724	2,224	1.6%
CD300	Tiverton Pannier Market	79,420	58,437	(20,983)	-26.4%
CD305	Market - Electric Nights	0	110	110	0.0%
CD400	Crediton Market Square	0	0	0	0.0%
	Total Community and Development Expenditure	217,920	199,271	(18,649)	-8.6%
				£	£
	Total Expenditure Variation				(18,649) (a)
	Major Cost Changes				0
	Major Cost Savings				0
	Major Changes in Income Levels				0
	Minor Variations				(18,649)
	Total Expenditure Variation				(18,649) (a)
	EARMARKED RESERVES				
	Utilised 2020/21				
	EQ701 - release to fund Communities Together Fund Grant paid out			(2,200)	
CD300	EQ699 Release to fund Crediton Town Square resurfacing			(3,421)	
	Proposed contribution c/fwd to 2022/23				
	Net movement in earmarked reserves				(5,621)
	Total Expenditure variation after Earmarked Reserves				(24,270)

Corporate Management

Code	Corporate Management	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	1,328,170	1,350,364	22,194	1.7%
2,000	Premises	0	0	0	0.0%
3,000	Transport	2,210	273	(1,937)	-87.7%
4,000	Supplies and Services	104,090	248,668	144,578	138.9%
	Total Direct Expenditure	1,434,470	1,599,305	164,835	11.5%
7,000	External Income	0	(91,870)	(91,870)	0.0%
	Net Direct Expenditure	1,434,470	1,507,435	72,965	5.1% (a)
	Total Corporate Expenditure	1,434,470	1,507,435	72,965	5.1%
	Corporate Management Service Units				
CM100	Leadership Team	406,590	460,180	53,590	13.2%
CM210	Performance, Governance and Data	95,740	62,245	(33,495)	-35.0%
CM300	Corporate Fees/charges	144,440	212,199	67,759	46.9%
CM340	Unison	8,010	308	(7,702)	-96.2%
CM600	Pension Back funding	779,690	772,503	(7,187)	-0.9%
CM800	Tiverton Hub	0	0	0	0.0%
	Total Corporate Expenditure	1,434,470	1,507,435	72,965	5.1%
				£	£
	Total Expenditure Variation				72,965 (a)
	Major Cost Changes				
	Director of Place post not budgeted			49,342	
	Budgeted net corporate vacancy savings included within Service Variances			100,000	
	Additional external audit fees			36,300	
					185,642
	Major Cost Savings				
					0
	Major Changes in Income Levels				
	Unring-fenced grant received to partially offset additional Audit Fees and Transparency requirements			(27,037)	
	Bad Debt Provision for the year has reduced to reflect lower levels of long term debt			(62,900)	
					(89,937)
	Minor Variances				(22,740)
	Total Expenditure Variation				72,965
	EARMARKED RESERVES				
	Utilised 2020/21				
	Proposed contribution c/fwd to 2022/23				
	Net movement in earmarked reserves				0
	Total Expenditure variation after Earmarked Reserves				72,965

Car Parks

Code	Car Parks	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	0	0	0	0.0%
2,000	Premises	254,720	208,654	(46,067)	-18.1%
3,000	Transport	0	0	0	0.0%
4,000	Supplies and Services	71,800	72,629	829	1.2%
Total Direct Expenditure		326,520	281,282	(45,238)	-13.9%
7,000	External Income	(855,770)	(737,622)	118,148	13.8%
Net Direct Expenditure		(529,250)	(456,339)	72,911	13.8% (a)
Total Car Park Expenditure		(529,250)	(456,339)	72,911	13.8%
Car Park - Service units					
CP520	Multi-Storey Car Park (MSCP)	(81,410)	(81,383)	27	0.0%
CP530	Amenity Car Parks	38,530	16,197	(22,333)	-58.0%
CP540	Paying Car Parks	(486,370)	(391,153)	95,217	-19.6%
Total Car Park Expenditure		(529,250)	(456,339)	72,911	13.8%
				£	£
Total Expenditure Variation					72,911 (a)
Major Cost Changes					
					0
Major Cost Savings					
CP530/540	Underspend on specific premises maintenance projects			(51,340)	(51,340)
Major Changes in Income Levels					
CP520/540	Reduction in P&D car parking income			134,980	
CP520/540	Increased income from permits			(8,510)	
CP540	Increased income from parking fines due to reductions in outstanding debt			(6,740)	
					119,730
Minor Variations					
					4,521
Total Expenditure Variation					72,911 (a)
EARMARKED RESERVES					
Utilised 2021/22					
Proposed contribution c/fwd to 2022/23					
CP530	EQ707 Specific premises project maintenance for Amenity car parks			25,000	
CP540	EQ708 Specific premises project maintenance for P&D car parks			26,340	
Net movement in earmarked reserves					51,340
Total Expenditure variation after Earmarked Reserves					124,251

Customer Services

Code	Customer Services	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	704,460	683,669	(20,791)	-3.0%
2,000	Premises	0	0	0	0.0%
3,000	Transport	1,290	0	(1,290)	-100.0%
4,000	Supplies and Services	68,610	44,207	(24,403)	-35.6%
	Total Direct Expenditure	774,360	727,876	(46,484)	-6.0%
7,000	External Income	0	(268)	(268)	0.00%
	Net Direct Expenditure	774,360	727,608	(46,752)	-6.0% (a)
	Total Customer Services Expenditure	774,360	727,608	(46,752)	-6.0%
	Customer Services - Service units				
CS200	Communications	97,510	91,883	(5,627)	-5.8%
CS900	Central Photocopying	4,530	4,288	(242)	-5.3%
CS902	Central Postage	18,820	15,435	(3,385)	-18.0%
CS910	Customer Services Admin	0	424	424	0.0%
CS930	Customer First Management	168,330	175,028	6,698	4.0%
CS932	Customer First	485,170	440,551	(44,619)	-9.2%
	Total Customer Services Expenditure	774,360	727,608	(46,752)	-6.0%
				£	£
	Total Expenditure Variation				(46,752) (a)
	Major Cost Changes				
					0
	Major Cost Savings				
CS932	Computer software, reduced costs for switch charges and cash collection			(15,635)	
CS932	Salaries - Apprentice post not filled, 0.5FTE post relinquished, vacant posts			(28,580)	
					(44,215)
	Major Changes in Income Levels				
					0
	Minor Variations				(2,537)
	Total Expenditure Variation				(46,752) (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
CS932	CS Replacement Scanners CS932 EQ770			(10,000)	
	Proposed contribution c/fwd to 2022/23				
CS932	Customer Services Staffing CS932 ER008			20,791	
	Net movement in earmarked reserves				10,791
	Total Expenditure variation after Earmarked Reserves				(35,961)

Public Health

Code	Public Health	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	885,914	961,862	75,948	8.6%
2,000	Premises	301,310	191,703	(109,607)	-36.4%
3,000	Transport	33,770	25,808	(7,962)	-23.6%
4,000	Supplies and Services	118,280	170,792	52,512	44.4%
	S106 Expenditure		54,830	54,830	0.0%
	Total Direct Expenditure	1,339,274	1,404,996	65,722	4.9%
7,000	External Income	(361,530)	(672,962)	(311,432)	-86.1%
	S106 contributions		(512,146)	(512,146)	0.0%
	Net Direct Expenditure	977,744	219,887	(757,857)	-77.5% (a)
	Total Public Health Expenditure	977,744	219,887	(757,857)	-77.5%
	Public Health - Service units				
ES100	Cemeteries	(79,660)	(100,528)	(20,868)	-26.2%
ES101	Cemetery Lodge	(7,560)	(4,410)	3,150	41.7%
ES110	Bereavement Services	24,590	26,186	1,596	6.5%
ES200	CCTV Initiatives	45,200	(32,988)	(78,188)	-173.0%
ES250	Community Safety	6,220	1,125	(5,095)	-81.9%
ES252	Building Safer Community Fund	0	(2,465)	(2,465)	0.0%
ES260	Food Protection	(200)	(8,592)	(8,392)	-4195.9%
ES270	Water Quality Monitoring	(24,000)	(15,608)	8,392	35.0%
ES354	Private Sector Housing	(3,630)	(29,291)	(25,661)	-706.9%
ES360	Dog Warden	3,990	4,509	519	13.0%
ES361	Public Health	0	0	0	0.0%
ES450	Parks and Open Spaces	67,534	67,332	(202)	-0.3%
ES455	Amory Park	24,440	11,115	(13,325)	-54.5%
ES460	Play Areas	108,880	98,967	(9,913)	-9.1%
ES500	Emergency Planning	8,150	(19,087)	(27,237)	-334.2%
ES550	Licensing	(86,090)	(106,363)	(20,273)	-23.5%
ES580	Pool Car Running Costs	280	7,823	7,543	2693.9%
ES600	Pest Control	5,000	512	(4,488)	-89.8%
ES660	Control of Pollution	9,470	(475,871)	(485,341)	-5125.0%
ES670	Local Air Pollution	(10,050)	(9,434)	616	6.1%
ES730	Environmental Enforcement	132,130	155,502	23,372	17.7%
ES733	Environmental Health	618,480	515,973	(102,508)	-16.6%
ES740	Licensing Unit	134,570	135,480	910	0.7%
PS480	MDDC Footpaths and Railway Walks	0	0	0	0.0%
	Total Public Health Expenditure	977,744	219,887	(757,857)	-77.5%
	Total Expenditure Variation			£ (757,857)	£ (757,857) (a)
	Major Cost Changes				
ES730	Legal consultancy			19,000	
ES200	CCTV Salary overspend to be offset by grant income & contributions from Town Council			23,550	
ES733	Public Health salary overspend on Agency offset by grant income received in year			24,000	
ES733	Covid-19 Enforcement salary costs within Public Health offset by EMR			30,000	
ES660	Overspend on Control of Pollution equipment is offset by grant income received within Public Health			11,000	
					107,550
	Major Cost Savings				
ES100	Cemetery specific premises maintenance project underspend			(20,000)	
ES200	CCTV specific premises maintenance project underspend			(23,900)	
ES455	Amory Park specific maintenance project underspend			(10,000)	
ES450	Play Area specific maintenance project underspend			(39,830)	
ES733	Mileage underspend within Public Health due to Covid-19 restrictions throughout the year on inspections			(7,000)	
ES733	Salary underspend due to Partnership working with DCC on Covid-19			(46,920)	
					(147,650)

Public Health (continued)

	£	£
Major Changes in Income Levels		
ES200	Welcome back funding, Town Council & Police contributions toward CCTV enhancement projects	(79,831)
ES354	MEES grant income received offset salary spend within Public Health	(33,628)
ES354	Repayments of Grant income within Private Sector Housing	(4,508)
ES550	Expected Covid-19 losses in Licensing income did not materialise	(29,000)
ES733	COMF (Containment Outbreak Management Fund) grant income used against budgeted salary costs in Public Health	(105,213)
		(252,180)
Minor Variations		
		(8,261)
SERVICE MOVEMENT BEFORE STATUTORY ADJUSTMENTS		
		(300,541)
ES460	Net S106 receipts and grants (see EMR below) Play Areas	40,943
ES660	Net S106 receipts and grants (see EMR below) Control of Pollution	(498,259)
Total Expenditure Variation		(757,857) (a)
EARMARKED RESERVES		
Utilised 2021/22		
	S106 - Air Quality	(13,888)
	S106 - Public Open Space	(40,943)
ES580	Reduction in release from EQ756 to fund fleet contract	450
ES730	Reduction in release from EQ756 to fund fleet contract	(325)
ES733	Release of EQ784 Covid-19 Enforcement grant	(30,976)
ES450	Release EQ767 for Park Lodge Window replacement	(9,875)
ES200	Release EQ709 CCTV Salary	(5,000)
Proposed contribution c/fwd to 2022/23		
	S106 - Air Quality	512,146
ES733	EQ718 Post Entry Training Corporate Underspend HR200	4,700
ES100	EQ766 Cemetery specific premises project underspend	20,000
ES200	EQ709 CCTV specific premises project maintenance underspend and contribution income	78,400
ES455	ER005 Amory Park specific premises project maintenance underspend	10,000
ES460	EQ715 Play Area specific premises project maintenance underspend	39,830
ES354	ER002 Remaining MEES grant	3,901
ES354	EQ711 Repayment of Private Sector Housing grant income	4,508
ES733	ER003 Remaining COMF grant	26,049
ES252	EQ710 Remaining Community Safety grant	1,920
Net movement in earmarked reserves before statutory adjustments		600,897
Total Expenditure variation after Earmarked Reserves		(156,960)

Finance and Procurement

Code	Finance and Procurement	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	606,090	591,880	(14,210)	-2.3%
2,000	Premises	0	0	0	0.0%
3,000	Transport	1,170	0	(1,170)	-100.0%
4,000	Supplies and Services	225,950	229,580	3,630	1.6%
	Total Direct Expenditure	833,210	821,460	(11,750)	-1.4%
7,000	External Income	(1,000)	(14,565)	(13,565)	-1356.48%
	Net Direct Expenditure	832,210	806,895	(25,315)	-3.0% (a)
	Total Finance and Performance Expenditure	832,210	806,895	(25,315)	-3.0%
	Finance and Performance - Service units				
FP100	Accountancy Services	533,720	534,722	1,002	0.2%
FP200	Internal Audit	94,410	95,000	590	0.6%
FP300	Procurement	113,470	83,551	(29,919)	-26.4%
FP400	Purchase Ledger	45,840	46,684	844	1.8%
FP500	Sales Ledger	44,770	46,938	2,168	4.8%
	Total Finance and Performance	832,210	806,895	(25,315)	-3.0%
				£	£
	Total Expenditure Variation				(25,315) (a)
	Major Cost Changes				
	Procurement partnership - offset by salary savings			17,000	
					17,000
	Major Cost Savings				
	Procurement manager post removed from structure			(46,480)	
					(46,480)
	Major Changes in Income Levels				
					0
	Minor Variations				4,165
	Total Expenditure Variation				(25,315) (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
FP100	EQ755 return of unused budgeted release of earmarked reserve funds			20,000	
	Proposed contribution c/fwd to 2022/23				
	Net movement in earmarked reserves				20,000
	Total Expenditure variation after Earmarked Reserves				(5,315)

Grounds Maintenance

Code	Grounds Maintenance	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	517,740	452,547	(65,193)	-12.6%
2,000	Premises	0	0	0	0.0%
3,000	Transport	85,430	113,799	28,369	33.2%
4,000	Supplies and Services	21,350	22,546	1,196	5.6%
	Total Direct Expenditure	624,520	588,891	(35,629)	-5.7%
7,000	External Income	(69,084)	(73,974)	(4,890)	-7.08%
	Net Direct Expenditure	555,436	514,917	(40,519)	-7.3% (a)
	Total Grounds Maintenance Expenditure	555,436	514,917	(40,519)	-7.3%
	Grounds Maintenance - Service units				
GM960	Grounds Maintenance	555,436	514,917	(40,519)	-7.3%
	Total Grounds Maintenance Expenditure	555,436	514,917	(40,519)	-7.3%
				£	£
	Total Expenditure Variation				(40,519) (a)
	Major Cost Changes				
	Purchase of 3 x trailers - EMR utilised			12,915	
	Additional vehicle maintenance			7,896	
					20,811
	Major Cost Savings				
	Salaries - savings due vacant posts. Savings to be offset against additional costs in Waste			(56,000)	
	Post entry training not undertaken due to Covid-19			(9,300)	
					(65,300)
	Major Changes in Income Levels				
	No longer receiving income from Town Councils towards contributions for flower beds.			13,000	
	Internal income - no budget set for 2021-22			(12,000)	
					1,000
	Minor Variations				2,970
	Total Expenditure Variation				(40,519) (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
GM960	EQ760 - release to purchase 3 x trailers			(12,915)	
GM960	Release from EQ756 to fund fleet contract			(7,896)	
	Proposed contribution c/fwd to 2022/23				
	EQ718 Post Entry Training Corporate Underspend HR200			9,000	
	Net movement in earmarked reserves				(11,811)
	Total Expenditure variation after Earmarked Reserves				(52,330)

General Fund Housing

Code	General Fund Housing	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	362,550	348,914	(13,636)	-3.8%
2,000	Premises	23,180	20,312	(2,868)	-12.4%
3,000	Transport	7,690	3,156	(4,534)	-59.0%
4,000	Supplies and Services	429,900	519,649	89,749	20.9%
	Total Direct Expenditure	823,320	892,032	68,712	8.3%
7,000	External Income	(426,680)	(912,840)	(486,160)	-113.94%
	Net Direct Expenditure	396,640	(20,808)	(417,448)	-105.2% (a)
	Total General Fund Housing Services Expenditure	396,640	(20,808)	(417,448)	-105.2%
	General Fund Housing - Service units				
HG320	Housing and Homelessness Advice	119,910	(96,052)	(215,962)	-180.1%
HG345	Rough Sleeping Initiative	90,290	(92,895)	(183,185)	-202.9%
HG349	Domestic Abuse Duty	0	(27,518)	(27,518)	0.0%
HG350	Community Alarms	(113,590)	(96,994)	16,596	14.6%
HG373	Homelessness and Enabling Team	251,180	259,898	8,718	3.5%
HG376	Ivor Macey House Project	48,850	32,752	(16,098)	-33.0%
	Total General Fund Housing Services Expenditure	396,640	(20,808)	(417,448)	-105.2%
				£	£
	Total Expenditure Variation				(417,448) (a)
	Major Cost Changes				
HG320	Increased cases of Homelessness have resulted in an overspend in B&B temp accommodation costs - offset by increased income received in rental licence fees			113,700	
	Major Cost Savings				
HG345/373	Salary savings due to vacant post during the year			(11,300)	
HG376	Ivory Macey House running costs lower than budgeted			(16,000)	
					86,400
	Major Changes in Income Levels				
HG320	Increased income from Rent Licence fees to offset B&B costs and improvement in Homelessness debt provision			(86,000)	
HG320	Flexible Homelessness support grant			(197,431)	
HG320	Top-up Homelessness support grant & other smaller one off grants			(49,944)	
HG345	Rough Sleepers Initiative grant (RSI) & Vaccinate & Protect grant			(162,207)	
HG349	Domestic Abuse grant			(32,455)	
HG350	Community Alarms Income below target			43,000	
					(485,037)
	Minor Variations				(18,811)
	Total Expenditure Variation				(417,448) (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
HG373/376	EQ742 return of unused budgeted release of earmarked reserve funds			108,180	
	Proposed contribution c/fwd to 2022/23				
HG320	EQ742 Flexible Homelessness support grant			174,000	
HG320	EQ742 Top-up Homelessness support grant			41,397	
HG345	EQ743 RSI grant			24,228	
HG349	ER004 Domestic Abuse grant			27,500	
	Net movement in earmarked reserves				375,305
	Total Expenditure variation after Earmarked Reserves				(42,143)

Human Resources

Code	Human Resources	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	461,120	476,811	15,691	3.4%
2,000	Premises	0	0	0	0.0%
3,000	Transport	3,200	1,275	(1,925)	-60.1%
4,000	Supplies and Services	36,780	56,355	19,575	53.2%
	Total Direct Expenditure	501,100	534,441	33,341	6.7%
7,000	External Income	0	(6,384)	(6,384)	0.00%
	Net Direct Expenditure	501,100	528,057	26,957	5.4% (a)
	Total Human Resources Expenditure	501,100	528,057	26,957	5.4%
	HR - Service units				
HR100	Human Resources	348,530	377,090	28,560	8.2%
HR200	Staff Development Training	29,870	21,556	(8,314)	-27.8%
HR300	Payroll	36,370	40,714	4,344	11.9%
HR400	Learning and Development	47,500	50,685	3,185	6.7%
HR600	Health and Safety Officer	38,830	38,012	(818)	-2.1%
	Total Human Resources Expenditure	501,100	528,057	26,957	5.4%
				£	£
	Total Expenditure Variation				26,957 (a)
	Major Cost Changes				
HR100	Staff survey and recruitment graphics on vehicles			10,800	
HR100/300	Salary - pay award, acting up pay, holiday pay and staff starting on higher scale points			27,050	
HR100	Zellis upgrade costs			9,000	
					46,850
	Major Cost Savings				
HR100	Vacant apprentice post			(9,800)	
					(9,800)
	Major Changes in Income Levels				
HR200	Funding from Petroc and Education & Skills			(5,500)	
					(5,500)
	Minor Variations				(4,593)
	Total Expenditure Variation				26,957 (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
	Proposed contribution c/fwd to 2022/23				
	Net movement in earmarked reserves				0
	Total Expenditure variation after Earmarked Reserves				26,957

I.C.T. Services

Code	ICT Services	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	593,760	566,185	(27,575)	-4.6%
2,000	Premises	0	0	0	0.0%
3,000	Transport	1,020	692	(328)	-32.2%
4,000	Supplies and Services	444,750	498,468	53,718	12.1%
	Total Direct Expenditure	1,039,530	1,065,345	25,815	2.5%
7,000	External Income	(600)	(79,426)	(78,826)	-13137.67%
	Net Direct Expenditure	1,038,930	985,919	(53,011)	-5.1% (a)
	Total ICT Services Expenditure	1,038,930	985,919	(53,011)	-5.1%
	ICT - Service units				
IT100	Gazetteer Management	70,500	77,021	6,521	9.3%
IT300	Central Telephones	36,500	31,735	(4,765)	-13.1%
IT400	ICT Network and Hardware	98,140	58,284	(39,856)	-40.6%
IT500	ICT Software Support and Maintenance.	237,860	255,346	17,486	7.4%
IT600	ICT Staff Unit	329,760	360,045	30,285	9.2%
IT700	Cyber Security	43,690	(19,740)	(63,430)	-145.2%
IT800	Phoenix House Printing	11,300	11,459	159	1.4%
IT900	Digital Services	211,180	211,769	589	0.3%
	Total ICT Services Expenditure	1,038,930	985,919	(53,011)	-5.1%
				£	£
	Total Expenditure Variation				(53,011) (a)
	Major Cost Changes				
IT600	Consultancy to provide support to cover vacant posts			60,270	
IT600/900	IT Recruitment costs			15,700	
IT600/900	Salary overspend due to unbudgeted pay award			12,750	
IT500	Inflation on annual software costs			16,800	
IT700	Cyber security hardware and licencing required by audit			10,350	
IT900	Inflation on annual software costs			6,600	
					122,470
	Major Cost Savings				
IT600/900	Salary underspend due to vacancies			(52,000)	
IT400	Delayed spend on IT Equipment due to staff vacancies			(20,800)	
IT400	Reduced line rental and internet costs			(19,400)	
					(92,200)
	Major Changes in Income Levels				
IT700	Cyber Security Resilience Grant			(75,000)	
					(75,000)
	Minor Variations				(8,281)
	Total Expenditure Variation				(53,011) (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
IT100	EQ719 release to fund staff training			(2,550)	
	Proposed contribution c/fwd to 2022/23				
IT700	ER001 contribution - Cyber Security Resilience Grant			73,172	
	Net movement in earmarked reserves				70,622
	Total Expenditure variation after Earmarked Reserves				17,611

Legal and Democratic Services

Code	Legal and Democratic Services	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	589,433	775,021	185,588	31.5%
2,000	Premises	0	16,540	16,540	0.0%
3,000	Transport	17,700	5,265	(12,435)	-70.3%
4,000	Supplies and Services	524,190	540,434	16,244	3.1%
	Total Direct Expenditure	1,131,323	1,337,261	205,938	18.2%
7,000	External Income	(27,540)	(268,435)	(240,895)	-874.71%
	Net Direct Expenditure	1,103,783	1,068,826	(34,957)	18.2% (a)
	Total Legal and Democratic Services	1,103,783	1,068,826	(34,957)	18.2%
	Legal and Democratic Services - Service units				
LD100	Electoral Registration	230,820	187,558	(43,262)	-18.7%
LD200	Election costs	0	46,134	46,134	N/A
LD300	Democratic Rep and Management	375,440	351,387	(24,053)	-6.4%
LD400	Committee Services	129,020	141,229	12,209	9.5%
LD600	Legal Services	368,503	342,517	(25,986)	-7.1%
	Total Legal and Democratic Services	1,103,783	1,068,826	(34,957)	
				£	£
	Total Expenditure Variation				(34,957) (a)
	Major Cost Changes				
LD200	Unbudgeted spend on district by-elections			46,130	
LD200	Unbudgeted elections staffing recharged to other authorities & central government			146,300	
LD200	Unbudgeted elections costs (excl staffing) recharged to other authorities & central government			64,100	
LD400	Salary overspend due to new apprentice post and unbudgeted pay award			11,900	
LD600	Salary overspend due to restructure			9,045	
					277,475
	Major Cost Savings				
LD100	Computer software underspend - no longer using mobile canvasser app			(10,270)	
LD100	Underspend on parish boundary review, to be spent in 2022/23			(33,072)	
LD300	Savings against member car mileage due to reduced travelling during pandemic			(13,400)	
LD300	Savings against member allowances due to vacant seats during the year			(7,005)	
LD600	Computer software underspend - Legal Case Management System not yet implemented			(10,080)	
					(73,827)
	Major Changes in Income Levels				
LD200	Income received from other authorities & central government to cover elections held in 2021/22			(210,400)	
LD600	Increased income S106 Fees and Court Costs and Fees			(20,970)	
					(231,370)
	Minor Variations				(7,235)
	Total Expenditure Variation				(34,957) (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
LD100	Reduction in budgeted release from EQ788 - Boundary Review			33,072	
	Proposed contribution c/fwd to 2022/23				
LD600	ER006 Legal Services - Additional Staffing Costs			11,500	
	Net movement in earmarked reserves (other than budgeted)				44,572
	Total Expenditure variation after Earmarked Reserves				9,615

Planning and Regeneration

Code	Planning and Regeneration	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	1,959,800	2,026,943	67,143	3.4%
2,000	Premises	0	787	787	0.0%
3,000	Transport	32,540	16,668	(15,872)	-48.8%
4,000	Supplies and Services	1,182,723	1,002,997	(179,726)	-15.2%
	S106 Expenditure	0	95,353	95,353	0.0%
	Total Direct Expenditure	3,175,063	3,142,747	(32,316)	-1.0%
7,000	External Income	(960,900)	(1,328,816)	(367,916)	-38.3%
	S106 contributions	0	(832,003)	(832,003)	0.0%
	Grant funding	(188,690)	(387,751)	(199,061)	-105.5%
	Net Direct Expenditure	2,025,473	594,177	(1,431,296)	-70.7% (a)
	Total Planning and Regeneration Expenditure	2,025,473	594,177	(1,431,296)	-70.7%
	Planning and Regeneration - Service units				
PR100	Building Regulations	57,690	(17,583)	(75,273)	-130.5%
PR110	Enforcement	91,780	115,358	23,578	25.7%
PR200	Development Control	433,320	(361,056)	(794,376)	-183.3%
PR210	Local Land Charges	(16,970)	(36,612)	(19,642)	-115.7%
PR220	Tiverton EUE	55,210	57,275	2,065	3.7%
PR225	Garden Village Project	336,890	226,769	(110,121)	-32.7%
PR400	Business Development	386,820	306,997	(79,823)	-20.6%
PR401	Reopening High Street Fund	0	(11,752)	(11,752)	0.0%
PR402	Cullompton HAZ	167,340	59,814	(107,526)	-64.3%
PR600	Forward Planning Unit	263,550	236,946	(26,604)	-10.1%
PR810	Statutory Development Plan	248,103	16,829	(231,274)	-93.2%
PR820	Assets of community value	0	170	170	0.0%
PR900	Dangerous Buildings And Trees	1,740	1,020	(720)	-41.4%
	Total Planning and Regeneration Expenditure	2,025,473	594,177	(1,431,296)	-70.7%
	Total Expenditure Variation			£ (1,431,296)	£ (a)
	Major Cost Changes				
PR110	Enforcement - staffing, agency support for project work tackling backlogged cases - (see EMR utilisation)			35,000	
PR200	Development Management - staffing, agency for interim replacements and cover staff to clear backlogs, - partially covered from vacancies, grant receipt and EMR release - (see EMR utilisation below)			26,000	
PR200	Development Management - National Design Model Testing - (see EMR utilisation below)			50,000	
PR200	Development Management - provision adjustment			200,000	
PR220	Tiverton EUE - consultancy and agency spend fully funded by HIF grant receipt			36,500	
PR225	North West Cullompton development - consultancy and agency spend fully funded by HIF grant receipt			43,341	
PR400	Love Your Town Centre grants awarded			25,825	
PR600	Forward Planning - LGA funded tool for Housing and Planning Policy - (see EMR utilisation below)			20,000	
				436,666	
	Major Cost Savings				
PR200	Development Management - underspend on consultancy			(27,500)	
PR210	Local Land Charges - underspend on DCC Land Searches and supplies & services			(11,940)	
PR225	Cullompton Garden Village - delayed consultancy expenditure until 2022/23 - (see return to EMR below)			(37,000)	
PR400	Crediton Masterplan - delayed spend until 2022/23 - (see budgeted release returned to EMR below)			(60,000)	
PR400	Growth & Economic Development - delayed project work - (see EMR contribution below)			(74,000)	
PR402	Cullompton HAZ project - delayed project spend mainly through uptake on grants - (see EMR transactions)			(183,000)	
PR810	Statutory Plan - cost savings, delayed spend, delivering from existing resource or from new grant receipts			(191,653)	
PR810	Greater Exeter Strategic Partnership - saving on costs following withdrawal from partnership			(37,500)	
				(622,593)	

Planning and Regeneration (continued)

	£	£
Major Changes in Income Levels		
PR100 Building Control - overachievement on income	(65,000)	
PR200 Development Management - overachievement on income	(196,000)	
PR200 Development Management - recovered costs on Harlequin Valet	(85,500)	
PR200 Development Management - Biodiversity Grant receipt - (See EMR contribution below)	(10,047)	
PR220 Tiverton EUE - HIF grant receipt	(36,500)	
PR225 Cullompton Garden Village - Capacity funding grant receipt - (See EMR contribution below)	(80,000)	
PR225 Cullompton Garden Village - HIF grant receipt	(43,341)	
PR402 Cullompton HAZ project - delayed spend has impacted on profiled grant receipts	75,500	
PR600 Forward Planning - LGA Housing Advisor grant receipt - (See EMR contribution below)	(25,000)	
		(465,888)
Minor Variations		
		(42,830)
SERVICE MOVEMENT BEFORE STATUTORY ADJUSTMENTS		
		(694,645)
PR200 Net S106 Receipts and Grants (also see EMR below)		(736,651)
Total Expenditure Variation		
		(1,431,296) (a)
EARMARKED RESERVES		
Utilised 2021/22		
PR110 EQ790 release to fund staffing on Enforcement	(34,500)	
PR200 S106 - Public Open Space	(95,353)	
PR200 EQ790 release to fund staffing on Development Management	(64,000)	
PR200 EQ782 release to fund National Design Model testing expenditure	(50,000)	
PR220 EQ820 release to fund overspend on Tiverton EUE	(2,065)	
PR225 EQ656 release to fund MDDC contribution towards the reopening of Cullompton Rail Station	(5,838)	
PR225 EQ824 return of unused budgeted release of earmarked reserve funds	37,068	
PR400 EQ722 release to fund agency staffing	(9,500)	
PR400 EQ722 release to fund Love Your Town Centre Grants	(25,825)	
PR400 EQ728 release to fund Cullompton Masterplan consultancy spend	(12,695)	
PR400 EQ728 return of unused budgeted release of earmarked reserve funds	60,000	
PR402 EQ653 return of unused budgeted release of earmarked reserve funds	124,000	
PR402 EQ652 return of unused budgeted release of earmarked reserve funds	15,000	
PR402 EQ722 release to fund Cullompton HAZ expenditure	(29,814)	
PR600 EQ780 release to fund LGA funded tool for Housing and Planning Policy	(20,000)	
PR600 EQ741 release to fund Community Housing Grant	(500)	
PR810 EQ728 return of unused budgeted release of earmarked reserve funds	80,500	
PR810 EQ726 return of unused budgeted release of earmarked reserve funds	36,260	
PR810 EQ729 return of unused budgeted release of earmarked reserve funds	45,000	
PR810 EQ821 return of unused budgeted release of earmarked reserve funds	2,120	
Proposed contribution c/fwd to 2022/23		
PR100 EQ775 - Contribution from underspend for future costs associated with changes in regulations	31,000	
PR200 S106 - Public Open Space	825,348	
PR200 EQ782 contribution - Biodiversity Grant	10,047	
PR200 EQ718 Post Entry Training Corporate Underspend HR200	1,800	
PR225 EQ824 contribution - Capacity funding grant receipt	80,000	
PR400 EQ722 contribution - Love Your Town Centre Grants and promoting Visit Mid Devon in 2022/23	45,000	
PR600 EQ780 contribution - LGA Housing Advisor grant receipt	25,000	
Net movement in earmarked reserves		
		1,068,054
Total Expenditure variation after Earmarked Reserves		
		(363,242)

Property Services

Code	Property Services	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	701,850	576,328	(125,522)	-17.9%
2,000	Premises	1,002,420	905,845	(96,575)	-9.6%
3,000	Transport	31,850	25,048	(6,802)	-21.4%
4,000	Supplies and Services	110,840	154,284	43,444	39.2%
Total Direct Expenditure		1,846,960	1,661,506	(185,454)	-10.0%
7,000	External Income	(716,340)	(654,907)	61,433	8.6%
Net Direct Expenditure		1,130,620	1,006,599	(124,021)	-11.0% (a)
Total Property Services Expenditure		1,130,620	1,006,599	(124,021)	-11.0%
Property Services - Service units					
PS160	Asset Management	40,000	1,991	(38,009)	-95.0%
PS350	Public Conveniences	63,980	26,251	(37,729)	-59.0%
PS400	Flood Defences and Land Drainage	26,430	24,500	(1,930)	-7.3%
PS600	Street Naming and Numbering	7,810	7,675	(135)	-1.7%
PS700	Contract Services - P-Health	7,920	8,619	699	8.8%
PS810	Phoenix House	262,420	222,873	(39,547)	-15.1%
PS850	Old Road Depot	74,990	55,112	(19,878)	-26.5%
PS880	Bus Station Maintenance	(15,280)	(14,145)	1,135	7.4%
PS890	10 Phoenix Lane	(10,690)	(12,295)	(1,605)	-15.0%
PS910	Grounds Maintenance Depot	0	314	314	0.0%
PS950	Climate Change	0	59,265	59,265	0.0%
PS960	Caretaking Services	112,094	76,190	(35,904)	-32.0%
PS970	Office Building Cleaning	0	32	32	0.0%
PS980	Property Services	618,876	468,516	(150,361)	-24.3%
PS990	30/38 Fore Street	(99,910)	(72,123)	27,787	27.8%
PS991	Industrial Units	(99,010)	(119,528)	(20,518)	-20.7%
PS992	Market Walk	(162,450)	(40,755)	121,695	74.9%
PS993	Lowman Green Unit	(10,000)	(10,000)	0	0.0%
PS994	Moorhayes Community Centre	0	(2,219)	(2,219)	0.0%
PS995	Coggan's Well	(19,000)	7,137	26,137	137.6%
WS770	Unit 3 Carlu Close	332,440	318,591	(13,849)	-4.2%
Total Property Services		1,130,620	1,005,999	(124,621)	-11.0%
				£	£
Total Expenditure Variation					(124,021) (a)
Major Cost Changes					
PS950	Climate Change salary overspend is to be offset by Property Services salary underspend			50,450	
PS992	Market Walk maintenance overspend to be funded by EMR			76,910	
PS995	Coggan Well external contractors overspend to be funded from EMR			30,000	
WS770	Increased rental charges for Carlu Depot			35,000	
WS770	Increased utility costs & additional cleaning due to Covid-19 for Carlu Depot			20,000	
				212,360	
Major Cost Savings					
PS960	Caretaking Services salary underspend due to vacant posts			(31,180)	
PS980	Property Services salary underspend due to vacant post and Climate Change salary coded to PS950			(148,830)	
PS350	Public Convenience rates refund and reduction in utility costs due to delayed opening due to Covid-19			(37,400)	
PS810	Phoenix House maintenance and utility underspend			(58,500)	
PS850	Old Road maintenance and utility underspend			(25,000)	
PS991	Industrial Unit maintenance underspend			(11,980)	
WS770	Specific premises project maintenance underspend			(66,000)	
				(378,890)	
Major Changes in Income Levels					
PS992	Reduction in Market Walk rental income following rent reviews			48,000	
PS990	Reduction in flat rental income due to vacancies & the postponement of the Tiverton Town Centre - enhancement programme. 2 flats have not been able to be developed into rental properties			22,000	
PS160	Increased income from Easements and wayleaves			(19,000)	
				51,000	
Minor Variations					(8,491)
Total Expenditure Variation					(124,021) (a)

Property Services (continued)

		£	£
EARMARKED RESERVES			
Utilised 2021/22			
	Reduction in release from EQ756 to fund fleet contract	1,398	
	Release EQ838 GF Shop EMR for works to Market Walk flat windows & Unit 17		
PS992	remodel	(76,910)	
PS995	EQ772 Coggan's Well roof repairs	(30,000)	
Proposed contribution c/fwd to 2022/23			
PS810	EQ827 Phoenix House specific premises maintenance underspend	25,000	
PS850	EQ829 Old Road specific premises maintenance underspend	15,000	
PS991	EQ771 Industrial Units specific premises maintenance underspend	11,980	
PS980	ER007 Property Services Staffing	36,500	
WS770	EQ786 Carlu Depot specific premises maintenance underspend	66,000	
Net movement in earmarked reserves			48,968
Total Expenditure variation after Earmarked Reserves			(75,053)

Leisure Services

Code	Leisure Services	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	2,069,309	2,051,669	(17,640)	-0.9%
2,000	Premises	1,100,020	844,835	(255,185)	-23.2%
3,000	Transport	6,400	4,040	(2,360)	-36.9%
4,000	Supplies and Services	255,600	231,701	(23,899)	-9.4%
	Total Direct Expenditure	3,431,329	3,132,246	(299,083)	-8.7%
7,000	External Income	(2,524,330)	(1,961,620)	562,710	22.3%
	Net Direct Expenditure	906,999	1,170,626	263,627	29.1% (a)
	Total Leisure Services Expenditure	906,999	1,170,626	263,627	29.1%
	Leisure Services - Service units				
RS100	Leisure Facilities Maintenance and Equipment	379,420	182,952	(196,468)	-51.8%
RS110	Leisure Management and Administration	40,630	21,028	(19,602)	-48.2%
RS140	Exe Valley Leisure Centre	221,364	455,055	233,691	105.6%
RS150	Lords Meadow Leisure Centre	183,926	284,577	100,651	54.7%
RS151	Feasibility	0	0	0	0.0%
RS155	Leisure Land Rents	(9,830)	(7,692)	2,138	21.8%
RS160	Culm Valley Sports Centre	91,489	234,706	143,217	156.5%
	Total Leisure Services Expenditure	906,999	1,170,626	263,627	29.1%
				£	£
	Total Expenditure Variation				263,627 (a)
	Major Cost Changes				
All sites	Decarbonisation works funded from EMR			24,670	
					24,670
	Major Cost Savings				
All sites	Underspend on utility bills across all Leisure Centre			(70,000)	
RS100	Leisure specific premises maintenance project underspend			(199,000)	
All sites	Salary savings due to vacancies and reduction in certain activities during pandemic			(33,800)	
					(302,800)
	Major Changes in Income Levels				
RS160	Shortfall in dual use income at CVSC due to delays in agreeing new terms with DCC			56,200	
All sites	Shortfall in income across all three leisure centres due to Covid-19			506,500	
					562,700
	Minor Variations				(20,943)
	Total Expenditure Variation				263,627 (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
RS	EQ785 Decarbonisation works			(24,670)	
RS100	EQ764 Leisure specific project works			(5,705)	
RS140	EQ764 Leisure water dispute			(30,000)	
	Proposed contribution c/fwd to 2022/23				
RS150/160	EQ718 Post Entry Training Corporate Underspend HR200			4,500	
RS100	EQ764 Leisure specific premises maintenance underspend			199,860	
RS	EQ764 Leisure water underspend			30,000	
	Net movement in earmarked reserves				173,985
	Total Expenditure variation after Earmarked Reserves				437,612

Revenues and Benefits

Code	Revenues and Benefits	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	697,340	757,926	60,586	8.7%
2,000	Premises	0	0	0	0.0%
3,000	Transport	4,670	3,716	(954)	-20.4%
4,000	Supplies and Services	228,230	2,600,402	2,372,172	1039.4%
	Housing Benefit Payments (RB400)	12,975,160	11,340,547	(1,634,613)	-12.6%
	Total Direct Expenditure	13,905,400	14,702,590	797,190	5.7%
	Income from Housing Benefit Subsidy (RB400)	(12,910,160)	(11,300,849)	1,609,311	-12.5%
	All other Income	(377,160)	(3,196,512)	(2,819,352)	747.5%
7,000	External Income	(13,287,320)	(14,497,361)	(1,210,041)	-9.1%
	Net Direct Expenditure	618,080	205,228	(412,852)	-66.8% (a)
	Total Revenues and Benefits Expenditure	618,080	205,228	(412,852)	-66.8%
	Revenues and Benefits - Service units				
RB100	Collection of Council Tax	460,380	423,685	(36,695)	-8.0%
RB200	Collection of Business Rates	(105,380)	(241,575)	(136,195)	-129.2%
RB300	Housing Benefit Admin	111,270	19,326	(91,944)	-82.6%
RB340	Local Welfare Assistance Scheme	15,000	900	(14,100)	-94.0%
RB400	Housing Rent Allowances	65,000	39,697	(25,303)	-38.9%
RB600	Corporate Debt Team	71,810	70,160	(1,650)	-2.3%
RB901	21-22 LCTSS Top-up	0	(106,966)	(106,966)	0.0%
	Total Revenues and Benefits Expenditure	618,080	205,228	(412,852)	-66.8%
	Total Expenditure Variation			£ (412,852)	£ (412,852) (a)
	Major Cost Changes				
RB100	Collection of Council Tax Staffing - Job evaluation awards, overtime and agency staff to support - Covid-19 grant administration work - partially funded by EMR (see EMR utilisation below)			36,000	36,000
	Major Cost Savings				0
	Major Changes in Income Levels				
RB100	Collection of Council Tax - Refund of overcharged magistrate court fees paid by council tax liability orders			(28,000)	
RB100	Collection of Council Tax - increased recovery of Court Costs			(50,000)	
RB200	Collection of Business Rates - various new burdens grant receipts			(157,800)	
RB300	Housing Benefit Admin - various grant receipts from DWP & DLUHC			(92,000)	
RB901	2021/22 LCTSS Top-up grant receipt			(107,000)	
					(434,800)
	Housing Benefits				
RB400	Housing Benefit Subsidy			32,000	
RB400	Discretionary Housing Payment grant receipt less than budgeted			31,000	
RB400	Housing Benefit Overpayment recovery better than budgeted			(88,000)	
					(25,000)
	Minor Variations				10,948
	Total Expenditure Variation				(412,852) (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
RB100	EQ787 release to fund staffing for Collection of Council Tax			(4,000)	
RB100	EQ756 reduction in release to fund fleet contract			779	
RB200	EQ787 release to fund staffing for Collection of Business Rates			(12,500)	
	Proposed contribution c/fwd to 2022/23				
RB200	EQ787 contribution - various new burdens grant receipts			150,000	
	Net movement in earmarked reserves				134,279
	Total Expenditure variation after Earmarked Reserves				(278,572)

Waste Services

Code	Waste Services	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	2,711,663	3,012,363	300,700	11.1%
2,000	Premises	0	0	0	0.0%
3,000	Transport	820,240	984,294	164,054	20.0%
4,000	Supplies and Services	616,870	645,212	28,342	4.6%
	S106 Expenditure		0	0	
	Total Direct Expenditure	4,148,773	4,641,869	493,096	11.9%
7,000	External Income	(2,447,874)	(2,780,953)	(333,079)	-13.6%
	Net Direct Expenditure	1,700,899	1,860,916	160,017	9.4% (a)
	Total Waste Services Expenditure	1,700,899	1,860,916	160,017	9.4%
	Waste Services - Cost Centres				
FM100	Fleet Management	98,450	108,331	9,881	10.0%
WS650	Street Cleansing	420,440	426,881	6,441	1.5%
WS700	Refuse Collection	360,836	643,499	282,663	78.3%
WS710	Trade Waste Collection	(131,377)	(255,826)	(124,449)	-94.7%
WS725	Kerbside Recycling	684,560	676,095	(8,465)	-1.2%
WS750	Waste Management Staff Unit	267,990	261,935	(6,055)	-2.3%
	Total Waste Services Expenditure	1,700,899	1,860,916	160,017	9.4%
	Total Expenditure Variation				160,017 (a)
	Major Cost Changes				
WS700	Purchase of spare skip lorry. SFS contract requires MDDC to have spare vehicles. Funded by EMR release			7,750	
All codes	Agency Costs - reliance on agency to cover vacancies, holiday, sickness and training			248,930	
All codes	Agency cover relating to Covid-19 self-isolation cover			17,250	
All codes	Additional salary - driver retention, pay award, £250 bonus payments			86,800	
WS700	Additional salary budget savings for 3 weekly trial not realised this year			30,000	
WS725	Plant responsive maintenance - baler repairs			17,000	
All codes	Increased cost of fuel			41,250	
FM100	Agency cost to cover vacancy			23,000	
WS650	Bin purchases for town centres - grant funded			16,300	
WS650	Black bag purchases - increased costs			7,330	
All codes	Fleet maintenance - additional costs			96,228	
					591,838
	Major Cost Savings				
FM100	Salaries - savings due to a delay in recruiting posts			(29,800)	
All codes	Salaries - savings due to high turnover of staff and vacancies			(77,600)	
WS710	Waste disposal charges			(31,900)	
					(139,300)
	Major Changes in Income Levels				
WS700	Garden waste - increase in permit sales			(44,400)	
WS700	Increased sales of wheelie bins and bulky waste collections			(19,200)	
WS725	Recycling credits - rate increased by £2.04 per tonne for 2021-22			(17,300)	
WS725	Skips now ordered by service area - internal income no longer received			15,000	
WS725	Recycling materials - increased price per tonne for aluminium and cardboard. Recovery post Covid-19 better than expected.			(390,000)	
WS725	Recycling credits voluntary groups			39,130	
WS710	Trade Waste - increased recycling income			(45,460)	
WS700	DCC Shared Savings Scheme - income for 2020-21 actual £177,850. Estimate for 2021-22 provided by DCC			172,600	
FM100	Fleet Management - ceased sharing Transport Manager with Exeter City Council. MDDC requires full time contract manager			20,000	
WS650	Binrastructure grant funding			(19,500)	
					(289,130)
	Minor Variations				(3,117)
	Total Expenditure Variation				160,291 (a)
	EARMARKED RESERVES				
	Utilised 2021/22				
WS725	EQ744 release to fund recycling containers			(30,000)	
	Release from EQ756 to fund fleet contract			(103,978)	
	Proposed contribution c/fwd to 2022/23				
	Net movement in earmarked reserves				(133,978)
	Total Expenditure variation after Earmarked Reserves				26,313

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Housing Revenue Account – Detailed Outturn 2021/22

Code	Housing Revenue Account	2021/22 Budget £	2021/22 Actual £	Variance £	Variance %
1,000	Employees	2,976,890	2,662,950	(313,940)	-10.5%
2,000	Premises	235,500	217,549	(17,951)	-7.6%
3,000	Transport	238,860	217,324	(21,536)	-9.0%
4,000	Supplies and Services	7,292,170	7,898,552	606,382	8.3%
	Total Direct Expenditure	10,743,420	10,996,374	252,954	2.4%
7,000	External Income	(13,218,490)	-13,501,238	(282,748)	-2.1%
	Net Direct Expenditure	(2,475,070)	-2,504,863	(29,793)	1.2%
5,000	Internal Recharges	1,501,410	1,476,150	(25,260)	-1.7%
6,500	Capital Charges	973,660	962,163	(11,497)	-1.2%
	Total Indirect Expenditure	2,475,070	2,438,313	(36,757)	1.5%
	Total HRA Expenditure	0	(66,549)	(66,549)	(a)
	Income				
SHO01	Dwelling Rents Income	(12,450,680)	(12,290,502)	160,179	-1.3%
SHO04	Non Dwelling Rents Income	(559,830)	(515,272)	44,558	-8.0%
SHO07	Leaseholders' Service Charges	(23,810)	(30,365)	(6,555)	27.5%
SHO08	Contributions Towards Expenditure	(29,220)	(72,950)	(43,730)	149.7%
SHO10	H.R.A. Investment Income	(10,000)	(29,684)	(19,684)	196.8%
SHO11	Miscellaneous Income	(7,350)	(10,154)	(2,804)	38.2%
	Services				
SHO13A	Repairs and Maintenance	4,133,360	4,031,336	(102,024)	-2.5%
SHO17A	Housing and Tenancy Services	2,589,970	2,191,799	(398,171)	-15.4%
	Accounting entries 'below the line'				
SHO29	Bad Debt Provision Movement	150,000	98,828	(51,172)	-34.1%
SHO30	Share of Corporate And Democratic Costs	170,040	170,453	413	0.2%
SHO32	H.R.A. Interest Payable	1,026,430	1,022,784	(3,646)	-0.4%
SHO34	H.R.A. Transfers to earmarked reserves	1,899,100	1,665,394	(233,706)	-12.3%
SHO36	Financing of capital expenditure	973,660	1,262,420	288,760	29.7%
SHO37	Capital Receipts Reserve Adjustment	(19,500)	-37,700	(18,200)	93.3%
SHO38	Major Repairs Allowance	2,260,000	2,621,465	361,465	16.0%
SHO42	Accumulated absences adjustment	0	28,378	28,378	0.0%
SHO45	Renewable Energy Transactions	(102,170)	-106,231	(4,061)	4.0%
	Total HRA Expenditure	0	0	0	
	Total HRA Expenditure Variation				(66,549) (a)
	Major Cost Changes				
SHO13A	Salary underspend due to delays in filling vacancies, this is net of the pay award			(183,000)	
SHO13A	DLO works on revenue and capital slightly above budget			(69,400)	
SHO13A	Demand for Disabled Facilities Works considerably below budget for the year			156,800	
SHO17A	Salary spend under budget due to delays in filling vacancies throughout the year, this is net of the pay award			(103,000)	
SHO17A	Anti-social behaviour budget largely underspent			(13,800)	
SHO17A	Maintenance spend on HRA shops below budget			(22,000)	
SHO17A	HRA Strategy budget not fully spent in year			(45,000)	
SHO17A	Court costs and associated costs below budget for the year			(14,100)	
SHO17A	Underspend against the annual Computer Software budget			(34,400)	
SHO17A	Various underspends on Environmental Works			(10,000)	
SHO17A	Tenant Involvement expenditure below budget due to a post not being filled until part way through the year therefore not able to fully utilise the budget			(26,800)	
SHO17A	Underspend against the sewage works budget			(41,000)	
SHO17A	Underspend against the cleaning contract budget, this was due to a refund from the contractor			(12,200)	
SHO29	Bad Debt Provision for the year below annual budget			(51,200)	
SHO38	Contribution to the Major Repairs Reserve equal to the depreciation charge for the year			361,500	
ALL	General Fund recharge below budget			(25,300)	
					(132,900)
	Major Changes in Income Levels				
SHO01	Lower Rental Income due to a higher number of RTBs and delays in processing of the voids backlog which has been a legacy of Covid-19			160,200	
SHO04	Reduced Garage Rent income due to a number of units being set aside for the modernisation programme			36,500	
SHO08	Building Services have conducted more rechargeable works than anticipated therefore generated more income			(43,700)	
SHO10	Investment income above budget			(19,700)	
SHO17A	Stamp Duty refund award (net of fees)			(27,000)	
SHO37	Administration recharge for Right to Buy properties higher than forecast			(18,200)	
					88,100
	Minor Variances totalling				(21,749)
	Total HRA Expenditure Variation				(66,549) (a)

Housing Revenue Account – Detailed Outturn 2021/22 (Continued)

	£	£
EARMARKED RESERVES (memorandum account)		
Transferred/(Utilised) 2021/22		
Affordable Rent Surplus utilised for capital purposes	(72,000)	
Renewable Energy Fund utilised from the reserve for capital	(32,640)	
Housing Maintenance Fund transferred for capital expenditure	(195,616)	
Budgeted transfer to the Renewable Energy Fund	105,000	
Budgeted transfer to the Loan Premium Deficit reserve	753,818	
Budgeted transfer to the Housing Maintenance Fund	895,495	
Budgeted transfer to the Affordable Rent Surplus	144,787	
		1,598,844
Proposed contribution c/fwd to 2022/23		
Renewable Energy Fund	1,231	
Affordable Rent Surplus	23,327	
Housing Maintenance Fund final reserve transfer	41,991	
		66,549
Net movement in earmarked reserves		1,665,393
Total Expenditure variation after Earmarked Reserves		0

GENERAL FUND AND HOUSING REVENUE ACCOUNT EARMARKED RESERVES SUMMARY as at 31 March 2022

	Cost Centres	B/F 31/3/21 £	(Cont. To EMR) £	+ Utilisation of EMR £	Transfers £	C/F 31/3/22 £
Total Miscellaneous General Fund Reserves						
Revenue contribution to Capital Earmarked Reserves	EQ650	(255,165)	0	0	0	(255,165)
NNDR Reserve	EQ659	(4,045,639)	(1,963,344)	3,621,340	0	(2,387,644)
New Homes Bonus Reserve	EQ653	(3,061,331)	(958,752)	725,521	0	(3,294,562)
Other General Fund Revenue Reserves						
Private Sector Housing Grants EMR	EQ652	(253,130)	0	53,130	0	(200,000)
Economic Development EMR	EQ654	(101,000)	0	0	0	(101,000)
ICT Projects Reserve	EQ655	(330,329)	0	0	0	(330,329)
Cullompton Rail Station	EQ656	(160,500)	0	5,838	0	(154,662)
Flood Defence Ashleigh Park Bampton	EQ657	(67,000)	0	0	0	(67,000)
Phoenix Lane PC's Conversion	EQ658	0	0	0	0	0
Gen Reserves - Support for 2021-22 budget	EQ660	(223,746)	(10,000)	223,746	(189,102)	(199,102)
High St Innovator Payment	EQ681	(510)	0	0	0	(510)
EMR Corporate Training	EQ666	(12,000)	0	0	12,000	0
Car Park Machine Replacement	EQ686	(9,000)	(3,000)	0	0	(12,000)
Gypsies and Travellers	EQ698	0	0	0	0	0
Cred Market Square Resurfacing	EQ699	(20,000)	0	3,421	0	(16,579)
Community Dev Tap Fund Contr (CD200)	EQ701	(4,306)	0	2,200	2,106	0
Cemetery Grave Shoring Equip (ES100)	EQ705	0	0	0	0	0
Multi-Story Planned Works (CP520)	EQ706	0	0	0	0	0
Resurfacing Amenity Car Parks (CP530)	EQ707	(45,682)	(25,000)	0	0	(70,682)
Structural Surfacing P&D Car Parks (CP540)	EQ708	(2,600)	(26,340)	0	2,600	(26,340)
CCTV Initiatives Tiverton Town Centre Project (ES200)	EQ709	(5,000)	(78,400)	5,000	0	(78,400)
Community Safety Partnership (ES256)	EQ710	(11,324)	(1,920)	0	0	(13,244)
P Sector Housing (ES354)	EQ711	(24,524)	(4,508)	0	0	(29,032)
PSH - Rogue Landlord Grant	EQ712	(43,027)	0	0	0	(43,027)
Parks & O Spaces Shelter Maintenance (ES450)	EQ713	(42,381)	0	0	0	(42,381)
Parks & O Spaces Tree Inspection (ES450)	EQ714	(25,426)	0	0	0	(25,426)
Play Areas Works	EQ715	0	(39,830)	0	0	(39,830)
Air Quality Monitoring (ES660)	EQ716	(2,708)	0	0	2,708	0
Ground Maintenance Service (GM960)	EQ717	0	0	0	0	0
Corp Training (HR200)	EQ718	(8,515)	(20,000)	0	8,515	(20,000)
ICT Staff Unit Training (IT600)	EQ719	(2,550)	0	2,550	0	0
District Elections (LD201)	EQ720	(25,000)	(25,000)	0	0	(50,000)
Elected Members Training (LD300)	EQ721	(20,000)	(5,000)	0	0	(25,000)
PR400 Economic Development	EQ722	(262,189)	(45,000)	95,139	0	(212,050)
Land Charges Software Licence (PR210)	EQ723	(5,000)	0	0	5,000	0
New Burdens Grant Fund - LLC	EQ724	(19,263)	0	0	0	(19,263)
LABGI Local Authority Bus Grow Initiative (PR400)	EQ725	(12,051)	0	0	12,051	0
Brownfield Shared Plan DCLG (PR600)	EQ726	(36,263)	0	3	0	(36,260)
Statutory Development Plan (PR810)	EQ728	(506,334)	(100,000)	18,465	0	(587,869)
Custom Build Grant (PR810)	EQ729	(76,277)	0	0	0	(76,277)
Community Housing Fund	EQ741	(108,360)	0	500	0	(107,860)
Homelessness Support	EQ742	(360,390)	(215,397)	70,560	0	(505,227)
Rough Sleeping Initiative	EQ743	(91,685)	(24,228)	0	0	(115,913)
Replacement Waste Containers	EQ744	(42,000)	0	30,000	0	(12,000)
Waste Options Report	EQ745	(15,290)	0	0	0	(15,290)
Food Protection	EQ746	(14,550)	0	0	0	(14,550)
Brexit Reserve	EQ747	(32,847)	0	0	32,847	0
Finance Additional Staff Costs	EQ748	0	0	0	0	0
Finance System Improvements	EQ749	(16,720)	0	0	0	(16,720)
Fleet Contract Fund	EQ756	(783,904)	(659,600)	514,986	0	(928,518)
Livery Wraps -Waste Vehicles	EQ757	(1,700)	0	0	1,700	0
Recycling Baler Repairs	EQ758	0	0	0	0	0
Mobile Phone Contract	EQ759	(10,000)	(5,000)	0	15,000	0
Waste Infrastructure	EQ769	(2,027,700)	0	0	0	(2,027,700)
Cs Replacement Scanners	EQ770	(10,000)	0	10,000	0	0
Industrial Unit Specific Maintenance	EQ771	(20,000)	(11,980)	0	0	(31,980)
Coggans Well Roof Repairs	EQ772	(30,000)	0	30,000	0	0
Tree Works	EQ773	(27,300)	0	0	0	(27,300)
Planning Legal Expense Reserve	EQ774	(100,000)	0	0	0	(100,000)
Building Control EMR	EQ775	(17,000)	0	0	(31,000)	(48,000)
CS Customer Welfare Officer B/Fill	EQ776	(21,670)	0	19,362	2,308	0
C/Tax Smoothing Reserve	EQ777	(239,911)	0	115,109	0	(124,802)
HFX System Upgrade - HR	EQ778	(25,000)	0	0	0	(25,000)
Play Area-Paddling Pool Resin	EQ779	(30,000)	0	0	0	(30,000)

Appendix 3 – General Fund and Housing Revenue Account Earmarked Reserves Summary 2021/22

Other General Fund Revenue Reserves (Continued)	Cost Centres	B/F 31/3/21 £	(Cont To EMR) £	+ Utilisation of EMR £	Transfers £	C/F 31/3/22 £
Housing Advisers Programme	EQ780	(20,000)	(25,000)	20,000	0	(25,000)
J28 Cullompton	EQ781	(100,000)	0	0	0	(100,000)
Plan-Test Nat Model Des Codes	EQ782	(50,000)	(10,047)	50,000	0	(10,047)
Legal Case Management System	EQ783	(15,080)	0	0	0	(15,080)
C-19 Compliance & Enforcement Grant	EQ784	(30,976)	0	30,976	0	0
Climate Change Grant	EQ785	(299,421)	0	24,670	0	(274,751)
Carlu Close Specific Projects	EQ786	(15,000)	(66,000)	0	0	(81,000)
21-22 NNDR Grants Admin	EQ787	(60,000)	(150,000)	16,500	(2,308)	(195,808)
Boundary Review	EQ788	(45,000)	0	11,928	0	(33,072)
Member Services Additional Staffing	EQ789	(14,000)	0	0	0	(14,000)
Planning Improvement Programme	EQ790	(250,000)	0	98,500	0	(151,500)
Post Covid-19 Income Recovery	EQ791	(300,000)	(200,000)	0	0	(500,000)
PR400-Street Name Post Replace	EQ802	(20,000)	0	0	0	(20,000)
MHCLG Covid-19 General Grant	EQ809	0	0	0	0	0
Capacity Funding - EUE	EQ820	(15,919)	0	2,065	0	(13,854)
Neighbourhood Planning Funding	EQ821	(37,450)	0	11,080	0	(26,370)
Culm Garden Village Project	EQ824	(652,209)	(80,000)	300,932	0	(431,277)
Flood Projects (PS400)	EQ826	(32,400)	0	0	0	(32,400)
Phoenix House Replace Fire Panel (PS810)	EQ827	(76,039)	(25,000)	0	0	(101,039)
Phoenix House Meeting Rm Aircon (PS810)	EQ828	(6,400)	0	0	0	(6,400)
Old Road Depot (PS850)	EQ829	(10,000)	(15,000)	0	0	(25,000)
Property Services MS Op Vehicle (PS980)	EQ830	0	0	0	0	0
Insurance MMI (CM300)	EQ835	(86,278)	0	0	0	(86,278)
Members iPad (LD300)	EQ836	(8,275)	0	0	0	(8,275)
Property Maintenance Reserve	EQ837	(749,184)	(75,000)	27,070	0	(797,113)
GF Shops (PS)	EQ838	(207,000)	(100,000)	76,910	31,000	(199,090)
Equipment Sinking Fund	EQ684 & EQ750-755 & EQ839	(620,459)	(194,200)	128,613	0	(686,045)
Maintenance Sinking Fund	EQ685 & EQ763-767	(831,552)	(249,860)	45,580	0	(1,035,832)
Plant Sinking Fund	EQ760-761	(193,070)	(35,820)	12,915	0	(215,975)
It Government Grant	ER001	0	(73,172)	0	0	(73,172)
MEES Grant	ER002	0	(3,901)	0	0	(3,901)
COMF Grant	ER003	0	(26,049)	0	0	(26,049)
Domestic Abuse Grant	ER004	0	(27,500)	0	0	(27,500)
Amory Park	ER005	0	(10,000)	0	0	(10,000)
Legal Services - Additional Staffing Costs	ER006	0	(11,500)	0	0	(11,500)
Property Services Staffing	ER007	0	(36,500)	0	0	(36,500)
Customer Services Staffing	ER008	0	(20,791)	0	0	(20,791)
Total Other GF Revenue Reserves		(11,129,373)	(2,735,543)	2,057,748	(94,575)	(11,901,743)
Section 106	Various	(1,602,771)	(1,331,859)	154,548	94,575	(2,685,507)
Developers Contributions - Open Space Maintenance	Cost Centres	B/F 31/3/21 £	(Cont To EMR) £	+ Utilisation of EMR £	Transfers £	C/F 31/3/22 £
Developers Contribution Linear Park	EQ638	(38,468)	0	4,170	0	(34,298)
W52 Popham Close Community Fund	EQ640	(12,140)	0	1,950	0	(10,190)
W67 Moorhayes Community Development Fund	EQ641	(11,773)	0	1,630	0	(10,143)
W69 Fayrecroft Willand Ex West	EQ642	(28,740)	0	4,620	0	(24,120)
W70 Developers Contribution	EQ643	(33,108)	0	6,650	0	(26,458)
Developers Contribution Winswood Crediton	EQ644	(28,398)	0	3,080	0	(25,318)
Total Developers Maintenance Reserves		(152,627)	0	22,100	0	(130,527)
Total Developers Contributions / s106 Funds		(1,755,398)	(1,331,859)	176,648	94,575	(2,816,034)
TOTAL GENERAL FUND EARMARKED RESERVES		(20,246,906)	(6,989,498)	6,581,257	0	(20,655,148)
Net movement into General Fund Earmarked Reserves						(408,242)
HRA Earmarked Reserves	Cost Centres	B/F 31/3/21 £	(Cont To EMR) £	+ Utilisation of EMR £	Transfers £	C/F 31/3/22 £
HRA Sewage Treatment Plant works	EQ691	(30,000)	0	0	0	(30,000)
Renewable Energy Fund E.M.R.	EQ692	(701,114)	(146,018)	32,640	0	(814,492)
HRA Affordable Rent Surplus	EQ693	(198,930)	(128,327)	72,000	0	(255,257)
Housing Maintenance E.M.R.	EQ694	(15,120,829)	(937,486)	195,616	0	(15,862,698)
HRA Premium Deficit for PWLB loan	EQ696	(3,516,306)	(753,819)	0	0	(4,270,125)
Total HRA EARMARKED RESERVES		(19,567,178)	(1,965,650)	300,256	0	(21,232,572)
Net movement into HRA Earmarked Reserves						(1,665,394)
GRAND TOTAL OF MDDC EARMARKED RESERVES		(39,814,085)	(8,955,148)	6,881,513	0	(41,887,720)

2021/22 Capital Programme Outturn Summary

General Fund Projects

Code	Scheme	Total Budgeted Capital Programme 2021/22 £	Actual Expenditure 2021/22 £	Slippage to 2022/23 £	To Earmarked Reserve £	(Under) / Overspend £	Notes
Leisure							
CA642	Reception infrastructure review - All sites	120,000	-	120,000		0	Projected project completion Q3 2022/23
CA643	All Leisure Etarmis - Security Swipe - (linked to security project)	30,000	-	30,000		0	Subject to feasibility. If feasible projected project completion Q2 2022/23. Highly likely this cost will be revenue in nature if project does commence
CA644	EVLC - Boilers and CHP	30,000	-	30,000		0	This project will slip - linked to Phase 3 Heating Decarbonisation Fund - Gas boilers would be removed. Projected project completion Q3 2022/23
CA645	EVLC - Fitness Studio renewal of equipment	153,000	-	153,000		0	Forecast project completion Q3 2022/23
CA646	CVSC - Remodelling of Ground Floor	204,000	-	204,000		0	Subject to feasibility and outcome of dual use agreement discussions. Projected project completion Q3 2022/23
Phoenix House							
CA487	Etarmis - Security Swipe - (linked to security project)	50,000	0	50,000		0	Forecast project completion Q3 2022/23 - subject to final design. Highly likely cost will be revenue in nature
Play Areas							
CA472	Open Space Infrastructure (incl Play Areas)	40,000	0	40,000		0	Forecast project completion Q1 2022/23
CA632	Play area refurbishment - Amory Park Tiverton	74,000	0	74,000		0	Forecast project completion Q1 2022/23
CA648	Play Area Chestnut Drive Willand	25,000	0	25,000		0	Forecast project completion Q1 2022/23
MDDC Shops & Industrial Units							
CA584	Market Walk Unit 17 - remodelling options	510,000	0	510,000		0	Forecast project completion Q4 2022/23
CA583	Market Walk - Flat roof replacement	30,000	0			(30,000)	This work as been completed under Capital diminimis and therefore charged to Revenue
Other Projects							
CA491	Fire Dampeners - Corporate sites	80,000	0	80,000		0	Forecast project completion Q1 2022/23
CA485	GP Practice NHS Hub Building	2,175,000	2,175,000			0	Project Complete
CA490	West Exe South - Remodelling - additional parking spaces	90,000	0	90,000		0	Forecast project completion Q1 2022/23
CA473	Land drainage flood defence schemes - St Marys Hemyock	50,000	0	50,000		0	Discussions required with EA and other funding partners to discuss appropriate delivery of this project
CA420	Land drainage flood defence schemes - Ashleigh Park Bampton	87,000	0	87,000		0	Discussions required with EA and other funding partners to discuss appropriate delivery of this project
CA574	Fore Street Flats refurbishment	47,000	0	47,000		0	Scheme subject to acceptable business case. Forecast Project completion in 2023/24
CA576	Tiverton Town Centre improvements	140,000	0	140,000		0	It is anticipated that this project will be completed in Q2 2022/23
CA832	Land acquisition for operational needs	1,000,000	0	1,000,000		0	Subject to securing an appropriate site
CA489	Multi Storey Car Park Phase 2	0	(10,428)			(10,428)	Retention related to 20/21 Project lower than anticipated
CA586	CCTV Equipment MSCP	0	37,498			37,498	CCTV equipment costs to be funded by an EMR
CA834	Recycling Lorry DG63FYS		22,500			22,500	Recycling vehicle over Capital diminimis level to be funded from an EMR
HIF Schemes							
CA719	Cullompton Town Centre Relief Road (HIF bid)	4,009,000	371,131	3,638,000		131	Slippage will roll into 2022/23 as currently the project is working on 'minimal costs' until further clarity on funding is available.
CA720	Tiverton EUE A361 Junction Phase 2 (HIF bid)	223,000	375,288			152,288	Per Cabinet report 03/08/21. Tendering process required for this project and revised report to be brought back to Cabinet regarding delivery contract and associated funding - at this stage forecast additional costs of Circa £1.9m
Economic Development Schemes							
CA582	Hydromills Electricity generation Project - Tiverton Weir	800,000	0	800,000		0	Subject to achieving Planning Permission and acceptable business case
* All Economic Development schemes are subject to acceptable Business Case							
ICT Projects							
CA425	Server farm expansion/upgrades	74,000	0	74,000		0	Forecast project completion Q3 2022/23
CA433	Additional Unified Communications budget	96,000	0	96,000		0	Forecast project completion Q1 2022/23. This Project will be cloud based and will be charged to Revenue
CA496	Hardware replacement of Network Core Switch	80,000	80,902	0		902	Forecast project completion Q1 2022/23, this is in relation to Phoenix House. Additional costs of circa £31k will be funded by ICT EMR in 22/23.
CA492	Final phase of Desktop estate replacement/refresh	48,000	47,712			(288)	Project Complete
CA456	CRM replacement	175,000	0	175,000		0	Forecast project completion Q4 2022/23. This Project will be cloud based and will be charged to Revenue.
CA437	Digital Transformation	33,000	0	33,000		0	Forecast project completion Q3 2022/23. This project will be used for consultancy and will be charged to Revenue
CA480	Lalpac Licensing System replacement	80,000	0	80,000		0	Project to be completed in 2022/23 and has dependency on the CRM Project (CA456). This Project will be cloud based and will be charged to Revenue.

2021/22 Capital Programme Outturn Summary (continued)

General Fund Projects (continued)

Code	Scheme	Total Budgeted Capital Programme 2021/22 £	Actual Expenditure 2021/22 £	Slippage to 2022/23 £	To Earmarked Reserve £	(Under) / Overspend £	Notes
Other General Fund Development Projects							
CA493	3 Rivers Scheme - Bampton	2,631,000	1,018,668	1,612,000		(332)	Forecast project completion 2022/23
CA462	3 Rivers Scheme - Riverside Development (rear of Town Hall) Tiverton	3,035,000	2,422,319	613,000		319	Forecast project completion 2022/23
CA486	* 3 Rivers scheme - Knowle Lane, Cullompton	8,002,000	48,434	7,954,000		434	Forecast project completion 2023/24
CA484	3 Rivers Scheme - Orchard House Halberton	495,000	102,000			(393,000)	Project complete. Underspend as sale proceeds used to fund some of the build costs
CA495	* 3 Rivers Schemes - Future Projects	1,700,000	0	1,700,000		0	Slippage until potential site(s) identified
CA581	Post Hill Tiverton	4,575,000	115,370	4,460,000		370	This project is subject to tendering for delivery provider
CA494	Park Road #	875,000	0	875,000		0	This site is sold subject to contract - expected completion of land sale during 2022/23
	* These schemes require signed loan agreements before they can be progressed further						
	# Delivery of this project is yet to be determined until conclusion of marketing exercise & therefore maybe a Capital Receipt						
Private Sector Housing Grants							
CG201	Disabled Facilities Grants-P/Sector	577,000	470,569		106,431	(0)	} Net underspend of £44k will remain in the EMR
CG208	Loans Scheme - Lendology	0	150,000		(150,000)	0	
Total General Fund Projects		32,443,000	7,426,963	24,840,000	(43,569)	(219,606)	

Housing Revenue Account Projects

Code	Scheme	Total Budgeted Capital Programme 2021/22 £	Actual Expenditure 2021/22 £	Slippage to 2022/23 £	To Earmarked Reserve £	(Under) / Overspend £	Notes
HRA Projects - Existing Housing Stock							
CA100	Major Repairs to Housing Stock	2,770,000	2,410,649	359,000		(351)	Covid-19 / Brexit has impacted on contract delivery, this will slip into 2022/23 and is mainly in relation to the modernisation contract
CA111	Renewable Energy Fund	250,000	32,640		217,360	0	This underspend will remain in the Renewable Energy EMR
CG200	Home Adaptations - Disabled Facilities	300,000	325,471			25,471	Additional spend to meet demand
Housing Development Schemes							
CA151	Garages Block - Redevelopment	408,000	0	408,000		0	This project will be completed in 2022/23 (Q2) (additional £92k flagged in 22/23 Capital Programme giving total project budget of £500k)
CA147	Affordable Housing/ Purchase of ex RTB	500,000	0			(500,000)	4 RTB Buybacks (please see lines below). 40% of total cost funded by 1:4:1 receipts
CA148	RTB Buyback 16 Somerville Park, Willand	0	190,648			190,648	Please see budget on line CA147 (above)
CA156	RTB Buyback 32 Spruce Park, Crediton	0	181,451			181,451	Please see budget on line CA147 (above)
CA157	RTB Buyback Flat 3, Butler Close, Tiverton	0	117,815			117,815	Please see budget on line CA147 (above)
CA178	RTB Buyback 1 Honiton Road, Cullompton	0	299,141			299,141	Please see budget on line CA147 (above)
CA159	Housing 1-4-1 Scheme - Project 2	0	2,031			2,031	Note in 22/23 Cap Prog - Initial enabling costs
CA152	Post Hill, Tiverton	3,217,000	0	3,217,000		0	This project will cross a number of years and is also reflected in the MTFP
CA124	Queensway (Beech Road) Tiverton (3 units)	550,000	132	550,000		132	An additional £222k approved per Cabinet Report 04/03/21. A further £22k approved per Cabinet Report 26/10/21. Forecast project completion Q3 2022/23
CA141	Round Hill Tiverton- Site	1,500,000	0			(1,500,000)	This project will commence during 2023/24 and has been included in the Capital MTFP
CA146	HRA Regeneration Scheme 1	2,000,000	0			(2,000,000)	This project is being used to deliver modular housing across 2 sites. Shapland Place Tiverton, and St Andrews Estate Cullompton - please see lines below CA154 and CA155
CA154	Modular Housing - Shapland Place, Tiverton	0	101,864	1,023,000		1,124,864	This project is expected to be complete in Q3 22/23. It is hoped that this will be funded in part by a bid to Homes England
CA155	Modular Housing - St Andrews, Cullompton	0	534,389	341,000		875,389	This project is expected to be complete in Q3 22/23
HRA Other Projects							
CA126	Sewerage Treatment Works - Washfield	25,000	0	25,000		0	Forecast project completion Q2 2022/23
Total HRA Projects		11,520,000	4,196,231	5,923,000	217,360	(1,183,409)	

	Total Budgeted Capital Programme 2021/22 £	Actual Expenditure 2021/22 £	Slippage to 2022/23 £	To Earmarked Reserve £	(Under) / Overspend £
CAPITAL PROGRAMME GRAND TOTAL	43,963,000	11,623,193	30,763,000	173,791	(1,403,016)

Capital Funding Summary

General Fund Projects

Code	Description	Total Budgeted Funding 2021/22 £	Total Actual Funding 2021/22 £
9801	S106 & Affordable Housing Contributions	50,000	-
9990	Revenue Contribution to Capital EMR	132,000	-
9990	ICT EMR	173,000	128,613
9990	Other EMR	67,000	49,570
9701	Govt Grant (DCLG passported from DCC)	577,000	620,569
9727	New Homes Bonus (GF)	1,546,000	-
9980	Contribution from existing Useable Capital Receipts	358,000	-
9942	Borrowing	28,603,000	5,881,791
9954	Other Capital Grants Unapplied	20,000	-
9959	HIF Funding	917,000	746,419
GF Total		32,443,000	7,426,963

Housing Revenue Account Projects

Code	Description	Total Budgeted Funding 2021/22 £	Total Actual Funding 2021/22 £
9980	Useable Capital Receipts	1,262,000	953,864
9980	UCR 1:4:1 replacement homes	970,000	530,243
9710	MRA Reserve	2,770,000	2,410,649
9727	New Homes Bonus (HRA)	42,000	-
9990	Renewable energy EMR	250,000	32,640
9990	Housing Maintenance Fund	1,264,000	195,616
9990	Affordable rents surplus EMR	220,000	72,000
9990	HRA EMR	25,000	-
9942	Borrowing	4,717,000	1,219
HRA Total		11,520,000	4,196,231

Grand Total

	Total Budgeted Funding 2021/22 £	Total Actual Funding 2021/22 £
	43,963,000	11,623,193

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