



Tier 1 Monitoring Fee

- Cells that need to be reviewed and/or edited to reflect your local context
- Cells contain assumptions that you can change if you want to do so

Tickbox:
Criteria: Will apply where the entire onsite element of BNG is formed by habitats that either have a pre-set habitat condition within the Statutory Biodiversity Metric, or where the target habitat condition is 'poor'

Tickbox:
It is envisaged that the Ecology Team would operate regional 'monitoring days' when multiple short site visits could be undertaken to minimise travelling time and costs. Average return journey time for single visits is 30 minutes. Most simple monitoring should take no longer than 30 minutes on site. 10 minutes allowance for admin pre and post site visit.

Tickbox:
It is likely that a less experienced, possibly early career, ecologist on a lower salary grade could be trained to undertake much of this work so there are potential cost savings there.

Tickbox:
For most small developments there is likely to be a need to visit once during Year 1-3 to make sure that initial habitat creation and/or enhancement works have been undertaken correctly, then monitoring every 5 years thereafter.

Percentage of overhead LPA needs to pay per employee
Working hours per year
Inflation rate
Additional cost to LPA per site (£)

25%
1,650
5%
0

This includes costs associated with personnel, software, services, computer equipment, management time, etc.
based on 220 working days per year, 8 hours per day
CPI 12-month rate was 7.3% in June 2023. Long-term inflation is difficult to forecast but Verna's house view is that, given significant uncertainty, LPAs should assume a higher rather than lower inflation rate to avoid the risk of a deficit
This should cover any additional costs to the LPA included in monitoring across the full 30 years of monitoring the site. This might include costs related to site visits, software subscriptions, training for colleagues, etc. Some of these costs (e.g. subscriptions) would likely be spread across all sites being monitored
Monitoring years are 2, 3, 6, 10, 15, 20, 25, 30

Monitoring years

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Does monitoring take place in this year?	No	Yes	No	No	No	No	Yes	No	No	No	No	Yes	No	No	No	No	Yes	No	No	No	No	Yes	No	No	No	No	Yes	No	No	No	Yes

In addition to habitat monitoring, LPAs will need to assess the management plan and many will then review progress reports on these plans in each of the first 5 years. LPAs may then choose to repeat this process (with an updated management plan that required annual progress reviews) in subsequent years as well. We recommend that LPAs assign 10%-20% of the cost of habitat monitoring to this activity

Management plan

As well as Habitat Monitoring, LPAs will also need to assess management plans at assessment stage and then updates to this plan at intervals across the 30 years (e.g. every 5 years). This line calculates the cost of this as a % of the total monitoring charge

0%

Outputs

Cost to LPA	
Habitat monitoring	£861
Management plan	£0
Total	£861
This is the amount in today's money required to cover costs over 30 years, taking into account inflation and assuming a single upfront payment	
Total including 20% VAT	£1,033.24