



Tier 2 Monitoring Fee

Tickler:
Will apply to any sub-structure development that does not meet the Tier 1 criteria.

- 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

Inputs				
Habitat monitoring				
Employee 1				
Service Ecologist				
Time required (monitoring year)	# Hrs	0		
Time required (non-monitoring year)	# Hrs	0		
Employee gross salary	£	547.11		
Full cost to LPA		55,889		
Employee 2				
Other ecologist				
Time required (monitoring year)	# Hrs	0		
Time required (non-monitoring year)	# Hrs	0		
Employee gross salary	£	0		
Full cost to LPA		0		
Employee 3				
Planning Officer				
Time required (monitoring year)	# Hrs	0		
Time required (non-monitoring year)	# Hrs	0		
Employee gross salary	£	0		
Full cost to LPA		0		
Employee 4				
Other				
Time required (monitoring year)	# Hrs	0		
Time required (non-monitoring year)	# Hrs	0		
Employee gross salary	£	0		
Full cost to LPA		0		
Consultant				
Time required (monitoring year)	# Hrs	0		
Time required (non-monitoring year)	# Hrs	0		
Consultant hourly fee	£	0		

Tickler:
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. For these Tier 2 applications it is expected that monitoring will require the applicant to engage the services of an ecologist to commission monitoring reports which will have to be reviewed and commented on. This has been allowed for under the 'Management Plan' section but it is anticipated that there will be an additional 0.5hrs associated admin to the 0.5hrs allocated for admin for the 'lower tier'.

Percentage of overhead LPA needs to pay per employee	25%	This includes costs associated with personnel, software, services, computer equipment, management time, etc.
Working hours per year	1,650	based on 220 working days per year, 7.5hrs per day
Inflation rate	5%	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
Additional cost to LPA per site (£)	0	This should include 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

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	Yes	No	No	No	No	No	Yes	No	No	No	Yes	No	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

25%

Outputs	
Cost to LPA	
Habitat monitoring	£1,148
Management plan	£287
Total	£1,435
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	£1,722.07