

### INSTRUMENT NAME: 1.6 OTHER REVENUE RAISING MEASURES

**Pondscape-specific definition:** Finance for pondscape NbS development can be raised independently of the pondscape in numerous ways. Other revenue raising measures include:

- Unrelated land or facilities can be sold or leased
- Local and national government actors can use general taxation
- Local and national government actors can implement specific environmental levies or fees, such as water pollution levies. These can provide dual benefits of incentivising a reduction in environmentally harmful activities and raising revenue for e.g. NbS.

The revenue from these measures should be explicitly earmarked to be spent to achieve specific objectives (e.g. realise pond projects).

<b>CATEGORY</b>	Income instruments			
<b>ALSO-KNOWN-AS</b>				
<b>RELATED INSTRUMENTS</b>				
<b>APPROPRIATE FOR:</b> Who can use this type of financing instrument?	Pondscape developer	NGOs and non-profits	Local/city/regional govt. and agencies	National govt. and public agencies
<b>SOURCE OF FINANCE:</b> Who provides the finance?	Depends on specific revenue raising measure: <ul style="list-style-type: none"> <li>- Land sale/lease: Land purchaser/leaser</li> <li>- Taxation: Citizens and companies</li> <li>- Environmental levies: Polluters/users of environmental goods</li> </ul>			
<b>PAYMENT FORM:</b> What form is the payment?	Cash (e.g., for sale of land or in form of taxation)			
<b>IN RETURN FOR WHAT?</b> What is the NBS project obliged to deliver in return?	Land (if sold); use of land (if leased); use of natural resources (for taxes, charges, levies, etc)			
<b>RECIPIENT REQUIREMENTS:</b> What requirements must recipients meet to receive finance?	Land sale/lease: Any developer/agency with available land Taxation/levies: Public agencies with the respective authority and capacities.			
<b>PROJECT REQUIREMENTS:</b> What requirements must the pondscape project meet?	No requirements on NbS project			
<b>OTHER REQUIREMENTS:</b> What additional requirements are attached to the financing?	To guarantee that revenue raised are used for NbS, they should be earmarked to avoid competition from other priorities. Land sales must be in accordance with any limits on sale of public assets.			
<b>SPEED:</b> How quickly do recipients receive money?	Fast (<4months) – Medium(5-12months) – Slow (12months+)			
<b>FUNDING TIMELINE:</b> When does the recipient receive the funding?	Sales: one-off (at sale) Lease; tax, charges; levies; fees, etc.: ongoing revenue; received regularly			
<b>NBS TYPE:</b> What types of NBS is the financing for?	Pondscape <u>creation</u>	Pondscape <u>restoration</u>	Pondscape <u>management</u>	
<b>SCALES:</b> What scale of financing?	Small (<€10k)	Medium (€10k-€99k)	Large (€100k-€999k)	Very large (€1million+)
<b>COMPLEXITY:</b> How complex is applying for the finance	Simple	Medium		Complex
<b>EXIST NOW IN EU?</b>	Yes		No	
<b>REFERENCES:</b>	Mell, I.C. (2017) Financing the future of green infrastructure planning: alternatives and opportunities in the UK. Landscape Research, 43(6), 751-768.			





### Instrument: 1.6 Other revenue raising measures (land sales and leases)

#### Example name: 1.6.1 UK Network Rail Property

**Example description:** Network Rail Property is a specialized property business of Network Rail, a public body of the United Kingdom’s Department for Transport, which owns and manages the majority of the national railway infrastructure. To finance the Railway Upgrade Plan, Network Rail Property sells surplus land that is considered strategically irrelevant, allowing Network Rail to generate £1.8bn without debt.

#### NBS DESCRIPTION (NOT LINKED TO SPECIFIC CASE)

<b>LOCATION</b>	
<b>NBS TYPE</b>	Creation
<b>ECOSYSTEM TYPE</b>	n.a.
<b>NBS BENEFITS</b>	n.a.
<b>NBS DESCRIPTION</b>	n.a.
<b>SCALE (SIZE)</b>	n.a.
<b>NBS PERFORMANCE CRITERIA</b>	n.a.
<b>NBS PERFORMANCE</b>	n.a.
<b>FINANCING DESCRIPTION</b>	
<b>SOURCE OF FINANCING</b>	Private real estate development
<b>RECIPIENT</b>	National govt. and public agencies. Network Rail is a public body of the United Kingdom’s Department for Transport, which owns, manages, and develops the majority of the national railway.
<b>SCALE (FINANCING)</b>	£1.8bn
<b>TIMELINE</b>	Multiple single one-off transfers over a period of four years.
<b>FINANCING REQUIREMENTS</b>	Network Rail is justifying sales by showing that assets are of no more strategic value and that their disposal would not impair the railway operation or its ability for future development.
<b>FINANCING PERFORMANCE</b>	Not disclosed
<b>TRANSACTION COSTS</b>	A single purchase takes a minimum of six months. Prospective buyers must pay fees for the following steps of transactions: consultation fees £1,500 surveyor fees £1,500 valuation fees £2,500 legal fees £1,500
<b>REFERENCE</b>	Network Railway (2017) Railway Upgrade Plan 2017/18. Available here: <a href="https://www.networkrail.co.uk/running-the-railway/railway-upgrade-plan/">https://www.networkrail.co.uk/running-the-railway/railway-upgrade-plan/</a>

