



EXECUTIVE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE EXECUTIVE TO BE HELD IN PRINCIPAL COMMITTEE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON ON WEDNESDAY 8TH MARCH 2006 AT 18:15.

AGENDA

1. Apologies
2. Minutes
3. Public Question Time
4. Proposal to charge for holding events on public open spaces
Report of Leisure Development Manager (attached)
5. Treasury Management and Investments Strategy for 2006/2007
Report of Principal Accountant (attached)
6. Fees for Building Regulation Applications
Report of Building Control Manager (attached)

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Member Services Manager

The Deane House
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TAUNTON
Somerset

TA1 1HE

28 February 2006



Members of the public are welcome to attend the meeting and listen to the discussion. Lift access to the main committee room on the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is a time set aside at the beginning of the meeting to allow the public to ask questions



An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact Greg Dyke on:



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Website: www.tauntondeane.gov.uk (Council, Executive, Review Board & Review Panel Agenda, Reports and Minutes are available on the Website)

Executive – 8 February 2006

Present: Councillor Williams (Chairman)
Councillors Bishop, Mrs Bradley, Cavill, Hall, Leighton and Mrs Lewin-Harris

Officers: Mrs P James (Chief Executive), Ms S Adams (Strategic Director), Ms J Wishlade (Strategic Director), Mr M Western (Head of Housing), Mr B Cleere (Head of Policy and Performance), Mr P Carter (Financial Services Manager) and Mr G P Dyke (Member Services Manager)

Also Present: Councillors Bowrah, Henley, House, Lisgo and Prior-Sankey.

(The meeting commenced at 6.15 pm)

9. Apologies

Councillors Edwards and Garner.

10. Minutes

The minutes of the meeting held on 11 January 2006 were taken as read and were signed.

11. Public Question Time

- (i) Mrs Diana Wilson of the Taunton and Wellington Pensioners Forum, asked which services provided by the Council were statutory and which discretionary? She felt this information would be helpful in future budget documents.

Shirlene Adams, Strategic Director, explained that services were described in a way which they could be understood. It was difficult to split services in the way requested because they were, at times, blurred. Any feedback on how to make budget publications clearer would be welcomed.

- (ii) Mr Geoffrey Mitchell of the Taunton and Wellington Pensioners Forum asked how much Council Tax remained uncollected this year and how much was forecast for 2006/07.

Councillor Hall replied that this matter would be discussed by the Resources Review Panel the following day.

Paul Carter, Financial Services Manager, said the general trend of the collection rate was around 99.5%. Full details would be supplied to Mr Mitchell.

(iii) Councillor Henley, as a member of the public, asked the following questions:-

- (a) How much would Taunton Deane pay in relation to the Taunton Ice Rink.

Councillor Williams replied that a full report would be submitted in due course. Paul Carter confirmed that there would be a cost to the Council of £30,000 against an estimate of £36,000.

- (b) In the light of the Council's favourable financial settlement would car parking charges be reviewed? Also, had correspondence received from Taunton Town Centre Ltd and others been replied to?

Councillor Williams replied that this question had already been asked by Councillor Henley at the previous meeting and he therefore referred to the answer given at that time (Executive Minute 3(ii) 11 January 2006).

Councillor Williams also confirmed that he had replied to all correspondence and written subsequently to the Town Centre Limited in the light of additional information contained in a survey of car park charges.

- (c) Churchinford and Bishopswood had not been included in the latest roll out of the Sort-It scheme. Councillor Henley also asked if efforts could be made to include working people and those not available in the day in the consultation process.

Councillor Williams replied that the Council had a duty to consult and would try and reach as many people as possible within the resources available. He would discuss the matter further with the appropriate officers.

(iv) Councillor Prior-Sankey asked the following questions:-

(Councillor Prior-Sankey declared a personal interest as a member of Somerset County Council).

- (a) Could additional dog bins be provided, particularly in the Chestnut Close, Taunton area where she had identified a particular need. She had been informed that no funding was available.

Councillor Williams undertook to investigate this matter further with the appropriate officers.

- (b) Equipment at the Play Area in Rowan Drive had been removed without consultation with Ward Members. Could funding be made available to replace it.

Councillor Bradley undertook to make further enquiries, particularly in light of the current, apparent position of the Play Area budget.

- (c) The rate levied for the unparished area of Taunton was insignificant. Could action be taken to raise additional funding by increasing this rate.

Councillor Williams confirmed that this matter had been raised by the Review Board and would form the basis of further discussion by the Board.

- (d) The use of the Supporting People “windfall” of £400k for the provision of kitchens and bathrooms was not appropriate. Could an explanation be given as to how it was used.

Malcolm Western, Head of Housing, explained the historical position and said that this was a way of funding areas not covered by the Housing Revenue Account.

Councillor Williams confirmed that officers had been asked by the Review Board to provide a briefing on this matter (following a request from Councillor Lisgo it was agreed that any such report be circulated to all Councillors).

- (e) The Department of Culture, Media and Sport website indicated that Taunton Deane had expressed an interest in having a Casino in Taunton. When was this decision made and should there have been consultation with Members.

Councillor Williams confirmed that the Council had only asked for further information in response to a letter from the DCMS. No decision had been made. A report would be brought forward to the appropriate Panel in due course.

12. Travel Plan Development

Reported that improving transport and travel within Taunton Deane was a priority of the Council and it therefore had a community leadership role to ensure everything was being done to support the management of congestion in the area both through implementation of policy and through managing the travel of its own workforce. The issues and targets contained in the final document had been the subject of discussion at previous meetings of the Executive (August 2005) and the Review Board (July and November 2005). There had been no further amendments or additions to those outlined at the

meeting of the Review Board in November when consultants gave a presentation on their findings of the proposals.

The final document would be updated each year. Many of the actions were under way already but it was important to get the support measures in place prior to making changes to staff parking arrangements. These should be in place during the late spring/early summer 2006.

RESOLVED that the actions and priorities identified within the Travel Plan be agreed.

13. General Fund Revenue Estimate 2006/07

Considered report previously circulated regarding the Executive's final 2006/07 budget proposals prior to submission to Council on 21 February 2006 for approval. The report contained details on

- (i) The General Fund Revenue Budget proposals for 2006/07 including the proposed Council Tax increase and the Prudential Indicators and
- (ii) Draft figures on the predicted financial position of the Council for the following four years.

The report had been considered in detail by the Review Board and details of its views were submitted. Consultation on the budget had taken place and all Members had had an opportunity to contribute to the budget setting process.

Details were submitted of the General Fund budget proposals for 2006/07. The proposals would result in a total Council Tax increase of 3%.

It was now a requirement for the Council to prepare not only budgets for the following financial year but to also provide indicative figures for the two years after that. The provision of an indicative future Government grant settlement for 2007/08 helped considerably towards providing Members with more reliable forecasts than had been possible in the past. Details of the main cost pressures faced by the Council in future years were submitted. The Medium Term Financial Plan provided an indication of the expected budget gap going forward into 2007/08. The Council Tax calculation and formal tax setting resolution was to be considered separately. The proposed budget for Taunton Deane would result in a Band D Council Tax of £125.54 an increase of 3% on the previous year. This represented an increase of 7p per week. The Band D taxpayer would receive all the services provided by the Council in 2006/07 at a cost of £2.41 per week.

The estimated expenses chargeable to the non parished area of Taunton for the forthcoming year amounted to £27,320 an increase of 3% and this formed part of the total net expenditure of the Council. The precept in 2005/06 had been £26,520.

As part of the Prudential Code for Capital Finance there was a requirement for Council to approve the indicators set out in the report. These included the borrowing limits which were previously detailed in a separate report to the Executive. Details of the various indicators were submitted.

Legislation imposed a duty on the Council's Section 151 Officer to comment as part of the budget setting process upon the robustness of the budget and the adequacy of reserves. Shirlene Adam, Strategic Director the Council's 151 Officer, had thoroughly reviewed the procedures, outputs and outcomes of the budget setting process and felt that the Council's reserves were adequate and that the budget estimate used in preparing the 2006/07 budget were sufficiently robust.

RESOLVED that the Council be recommended that the budget for General Fund services for 2006/07 as outlined in the report be agreed and that

- (a) the transfer of any underspend in 2005/06 back to General Fund reserves be agreed
- (b) the proposed 2006/07 budget being authority expenditure of £12,699,820 and Special Expenses of £27,320 be agreed in accordance with the Local Government Act 1992
- (c) the predicted General Fund Reserve balance at 31 March 2007 of £1,407,088 be noted
- (d) the Prudential Indicators for 2006/07 as set out in the report be agreed
- (e) the revised forecast position for 2007/08 onwards as outlined in the report be noted.

14. Housing Revenue Account, Revenue Estimates and Rent Levels Deane Helpline and Deane Building DLO Account 2006/2007

Submitted report previously circulated which outlined the proposed Housing Revenue Account for 2006/2007. It also included details of the new rent level, service charges and other housing related charges such as garage rents. Finally it provided information on the Deane Helpline trading account and the Deane Building DLO trading account. Both the Housing Review Panel and the Review Board had considered the 2006/2007 budget report and had made no amendments or suggestions or changes to the proposed budget.

RESOLVED that Council be recommended that the Housing Revenue Account budget for 2006/07 be agreed.

15. Capital Programme 2006/2007 to 2008/2009

Submitted report which detailed the proposed General Fund (GF) and Housing Revenue Account (HRA) capital programmes for the period 2006/07 to 2008/09.

For the General Fund the estimated unallocated resources available for this period amounted to £739,000. The proposed capital programme amounted to £407,500 leaving £331,500 of unallocated capital resources available for future schemes.

For all housing schemes both GF and HRA the estimated resources available for 2006/07 amounted to £5,966K. The proposed capital programme for 2006/07 used all available resources.

Details were submitted of the schemes that were currently in the Capital Programme and those which the Executive proposed to make a priority for the new programme.

RESOLVED that Council be recommended that both the General Fund and Housing Revenue Account capital programmes be agreed.

16. Council Tax Setting 2006/2007

Submitted report which made recommendations to the Council on the proposed level of Council Tax for 2006/2007. The Council was required to make an annual determination which set its gross expenditure (including the Housing Revenue Account and balances brought forward) and gross income (also including the Housing Revenue Account and balances brought forward) with the difference as its budget requirement. This determination is set out in the resolution.

The estimated expenses chargeable to the non parished area of Taunton in 2006/07 amounted to £27,320 and this formed part of the total net expenditure of the Council. Details were also submitted of the parish precepts levied and the appropriate Council Tax at Band D.

The estimated balance on the Council Tax Collection Fund was a surplus of £34,086. Taunton Deane's share of this amounted to £3,709 and this was reflected in the revenue estimates.

The Council's budget requirement including parish precepts and non parish special expenses was £13,065,305. This was then reduced by the amount notified in respect of the Borough Council's Revenue Support Grant of £1,254,774 and the Non Domestic Rates distribution from the pool which amounted to £6,500,220.

The net amount having taken the Collection Fund position into account of £5,306,601 was used to calculate the Council Tax at Band D reflecting the parish precepts by dividing it by the total of the Council Tax base as approved by the Executive in December 2005.

The Council Tax for the Borough (excluding parish precepts and special expenses for the non parished area) was £125.54 an increase of £3.66 (3%)

compared to the 2005/06 Council Tax. The total Council Tax including the County Council and Police Authority precepts was still subject to confirmation.

RESOLVED that Council be recommended that subject to final determination including the Council Tax for Somerset County Council and the Police Authority which was still to be advised.

(i) That it be noted that at its meeting on 7 December 2005 the Executive calculated the following amounts for the year 2006/07 in accordance with the regulations made under Section 33(5) of the Local Government Finance Act 1992 (as amended):-

(1) 39,358.90 being the amount calculated by the Council, in accordance with regulation 3 of the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as its Council Tax base for the year.

(2)	Ash Priors	71.85	Neroche	242.82
	Ashbrittle	89.30	North Curry	707.64
	Bathealton	82.42	Norton Fitzwarren	689.40
	Bishops Hull	1,068.44	Nynehead	151.51
	Bishops Lydeard/ Cothelstone	1,914.26	Oake	325.22
	Bradford on Tone	276.07	Otterford	162.43
	Burrowbridge	199.58	Pitminster	447.92
	Cheddon Fitzpaine	635.09	Ruishton/Thornfalcon	614.37
	Chipstable	117.71	Sampford Arundel	129.59
	Churchstanton	307.09	Staplegrove	706.51
	Combe Florey	120.30	Stawley	116.52
	Comeytrowe	2,073.08	Stoke St Gregory	381.55
	Corfe	131.85	Stoke St Mary	201.61
	Creech St Michael	935.78	Taunton	15,726.14
	Durston	58.53	Trull	990.12
	Fitzhead	123.83	Wellington	4,509.64

Halse	143.16	Wellington (without)	292.29
Hatch Beauchamp	251.30	West Bagborough	157.62
Kingston St Mary	451.55	West Buckland	405.49
Langford Budville	213.25	West Hatch	139.97
Lydeard St	196.08	West Monkton	1,095.98
Lawrence/Tolland			
Milverton	585.69	Wiveliscombe	1,118.34

being the amounts calculated by the Council, in accordance with regulation 6 of the Regulations, as the amounts of its Council Tax Base for the year for dwellings in those parts of its area to which one or more special items relate.

(2) That the following amounts be now calculated by the Council for the year 2006/07 in accordance with Sections 32 to 36 of the Local Government Finance Act 1992:-

(a) £64,426,789 being the aggregate of the amounts which the Council estimates for the items set out in Section 32(2)(a) of the Act.

(Gross Expenditure including amount required for working balance).

(b) £51,361.484 being the aggregate of the amounts which the Council estimates for the items set out in Section 32(3)(a) to (c) of the Act.

(Gross Income including reserves to be used to meet Gross Expenditure).

(c) £13,065,305 being the amount by which the aggregate at (a) above exceeds the aggregate at (b) above, calculated by the Council in accordance with Section 32(4) of the Act, as its budget requirement for the year.

(d) £7,758,704 being the aggregate of the sums which the Council estimates will be

payable for the year into its general fund in respect of redistributed non-domestic rates, revenue support grant, additional grant or SSA reduction grant (increased by the amount of the sums which the Council estimates will be transferred in the year from its Collection Fund to its General Fund in accordance with Section 97(3) of the Local Government Finance Act 1988 (Council Tax Surplus) and increased by the amount of any sum which the Council estimates will be transferred from its Collection Fund to its General Fund pursuant to the Collection Fund (Community Charge) directions under Section 98(4) of the Local Government Finance Act 1988 made on 7 February 1994 (Community Charge Surplus).

(e) £134.83

$$\frac{(c) - (d) = 13,065,305 - 7,758,704}{3.2.1(1) \quad 39,358.90}$$

being the amount calculated at (c) above less the amount at (d) above, all divided by the amount at 3.2.1(1) above, calculated by the Council, in accordance with Section 33(1) of the Act, as the basic amount of its Council Tax for the year. (Average Council Tax at Band D for Borough including Parish Precepts and Special Expenses).

(f) £365,485

being the aggregate amount of all special items referred to in Section 34(1) of the Act. (Parish Precepts and Special Expenses).

(g) £125.54

$$\frac{(e) - (f) = 134.83 - 365,485}{3.2.1(1) \quad 39,358.90}$$

being the amount at (e) above less the result given by dividing the amount at (f) above by the amount at 3.2.1(1) above, calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount

of its Council Tax for the year for dwellings in those parts of its area to which no special items relate. (Council Tax at Band D for Borough Excluding Parish Precepts and Special Expenses).

(h)	Ash Priors	125.54	Neroche	145.45
	Ashbrittle	140.10	North Curry	143.91
	Bathealton	132.82	Norton Fitzwarren	142.53
	Bishops Hull	139.58	Nynehead	145.34
	Bishops Lydeard/ Cothelstone	139.17	Oake	135.99
	Bradford on Tone	140.03	Otterford	125.54
	Burrowbridge	148.09	Pitminster	138.82
	Cheddon Fitzpaine	131.84	Ruishton/Thornfalcon	141.82
	Chipstable	134.89	Sampford Arundel	159.80
	Churchstanton	149.15	Staplegrove	137.22
	Combe Florey	140.50	Stawley	135.84
	Comeytrowe	136.63	Stoke St Gregory	141.27
	Corfe	133.88	Stoke St Mary	139.25
	Creech St Michael	140.73	Taunton	127.28
	Durston	126.22	Trull	135.64
	Fitzhead	146.09	Wellington	143.28
	Halse	137.76	Wellington (without)	140.25
	Hatch Beauchamp	137.88	West Bagborough	138.23
	Kingston St Mary	138.83	West Buckland	145.27
	Langford Budville	133.98	West Hatch	139.83

Lydeard St Lawrence/Tolland	135.79	West Monkton	136.49
Milverton	136.64	Wiveliscombe	141.28

being the amounts given by adding to the amount at (g) above, the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount at 3.2.1(2) above, calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its Council Tax for the year for dwellings in those parts of its area to which one or more special items relate. (Council Taxes at Band D for Borough, Parish and Special Expenses).

- (i) See overleaf.

17. Somerset Local Area Agreements

Reported that Local Area Agreements (LAAs) enabled localities to determine outcomes for their area and negotiate with the Government a range of freedoms and flexibilities to ensure achievement of these.

Somerset was in the second phase of the national roll out of LAAs. The process of developing the Somerset LAA started in July 2005 and would be signed off by the Government in March 2006. The Council had played an important part in the development of the LAA with Officers and Members giving input at various stages along the way.

Final scrutiny of the LAA had taken place by the Review Board at its meeting on 26 January 2006. The Board had requested a greater emphasis on the importance of culture within the LAA and proposed that the following wording be forwarded to the Project Team.

“Since the tourism industry in all areas of Somerset is important and depends to a great extent on the cultural aspects of the County these need to be supported”.

The final draft of the LAA would be presented to the Somerset Strategic Steering Group for sign off on 14 February 2006. Final agreement with GOSW would be sought immediately after the 14 February and a ministerial decision was anticipated by 24 March 2006. The LAA would be live on 1 April 2006.

RESOLVED that

- (i) The proposal of the Review Board to improve the reference to culture within the LAA be agreed and the wording suggested by the Board be forwarded to the Project Team
- (ii) The LAA be agreed and the Council be committed to apply its best endeavours to ensure its delivery.
- (iii) The ongoing work required in respect of governance and performance management arrangements, reward grant criteria and alignments of budgets be agreed and the Chief Executive or appropriate delegated officer represent the Council in future discussions about these issues.

18. Corporate Strategy 2006 to 2009

Submitted report previously circulated regarding the draft Corporate Strategy 2006 to 2009 which provided direction for the Council and set its objectives and desired outcomes for the next three years.

The Corporate Strategy was the Council's principal Policy document which established the outcomes that it wanted to achieve in the community. It provided an important lead for budget setting and service planning activities.

Extensive public consultation had taken place in May 2005 when views were sought on future priorities and budget setting choices. The outcomes of the consultation had been considered by the Review Board in November 2005 and the draft Corporate Strategy which was submitted reflected the findings from this exercise.

The Corporate Strategy 2006 to 2009 was outcome focused and aligned closely to delivering the Council's stated priorities. It provided a framework for future decisions over budget and resource allocation and reflected national recommended best practice in its design. The strategy had been challenged and scrutinised during its development through a number of different means.

It would be necessary for Council to approve the strategy but before this was done it was felt that Members of the Executive needed to take a final look at the details of the proposal prior to consideration by Council. It was indicated that information was still outstanding particularly relating to leisure and arts. It was also felt that objective 2 within the Economy aim should be amended slightly to read "30 additional new businesses".

RESOLVED that subject to further final detailed discussions at a meeting of PLG plus Executive the Council be recommended to approve the Corporate Strategy as amended.

(The meeting ended at 8.15 pm)

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 8th March 2006

PROPOSAL TO CHARGE FOR HOLDING EVENTS ON PUBLIC OPEN SPACES

(This is responsibility of Executive Councillor D Bradley)

Report of Leisure Development Manager

EXECUTIVE SUMMARY

A logical method for calculating hire charges for the use of public open space for events will ensure that all event organisers are treated fairly. By basing the calculation on the area of land used, the length of time of occupation and the nature of organisation hiring the land, the Council is able to generate income for the parks service whilst reflecting community involvement.

1. PURPOSE

To set out the proposals for a charging framework to determine the amount to be paid to the Council for hiring public open space to hold outdoor events.

2. BACKGROUND

2.1 Members will recall that a report concerning a charging framework for events hiring public open spaces was taken as a policy development item to the Health and Leisure Panel on 30th September 2005. This followed a discussion on a charging proposal to the March 2005 meeting. In September the Panel RESOLVED that:-

(1) the Executive be recommended to approve:-

- a) the further development of the charging calculation framework;
and
- b) consultation with organisations which would be significantly affected by the introduction of charging.

(2) it be agreed that no formal recommendation be made in relation to the categories of organisation that should be charged for the use of public open space for events and the basis for calculating any such charge, pending the receipt of further information.

2.2 The officer's interpretation of the Panel's conclusions is as follows:

- o The proposed exclusions for charging were agreed as: community groups organising an event on the council's behalf or an event which will directly raise funds for that park (usually run by the Friends of the Park); low level activities which contribute to the ambience and enjoyment of the park eg band concerts, morris dancing etc.

- The basis used to calculate the charge will be the most operationally efficient, which is the method originally proposed in February 2005 using the cost to the Council of maintaining the area occupied by the event
- Charities will not receive an automatic discount
- A discount will be given for events serving the Council's Corporate Priorities
- Additional charges will be levied on events which are earning money from the Council's asset eg those charging exhibitors for car parking, those allowing more than the minimum of catering concessions, etc but incidental catering will be exempted
- Time taken to set-up and take-down the event infrastructure will be charged

3. THE REVISED PROPOSAL

3.1 The basis of the proposal is that whilst an outdoor event is occupying public land, members of the public are unable to use it for recreation and the event organiser should therefore compensate for this by way of a hiring fee. This can sensibly be based on the cost to the Council of maintaining the area of land occupied by the event.

3.2 The proposal also applies the exclusions, inclusions, discounts and levies outlined in section 2.2 of this report.

3.3 The hiring fee has two different elements to it: operating days and set-up/take down days:

Operational Days	On the days when the event is operational, the hiring fee will reflect whether the show is trading and whether it is run by a commercial or voluntary organisation.
Set-up Days	On the days when the event is being set up and taken down, the hiring fee will reflect the degree of obstruction to the public.

3.4 The original proposal included two additions to the operational day charge: one if the event was ticketed and the second if the event had on-site trading. Following discussions with stakeholders, it is now proposed to only make one addition to the charge, subject to the level of reserves held by the event not exceeding that necessary to cover possible liabilities and the ability to demonstrate that the double levy would hinder the event's viability.

3.5 Set up and Take Down Charge

The calculation for set-up and take-down days is equal to the daily cost to the Council of those areas that are inaccessible to the public during set-up and

take-down. This is not necessarily the entire event area, but the working areas used during the set-up and take-down.

3.6 Operational Days' Charge:

The calculation for those days on which the event is operating is calculated as follows:

- a) The cost to the Council of the area occupied by the event. This is the Basic Daily Charge (BDC)
- b) If the event is run entirely by volunteers, the BDC is reduced to half to give a Voluntary Sector Daily Charge. (VDC)
- c) If the event is run by a commercial organisation BDC is multiplied by 2 to give a Commercial Sector Daily Charge (CDC).
- d) If the event is allowing significant commercial trading on site and/or charging for entry, the VDC or CDC is doubled for one of these and doubled if both apply. Significant means more than suitable catering provision for the event audience
- e) If the event can prove it is contributing to corporate priorities, VDC or CDC can be reduced by up to 15%

3.7 Examples to illustrate how the system will charge for fictitious commercial sector and voluntary sector events of a similar scale, both using 20% of Vivary Park for a 5 day event are in Appendix 1. The result is that the commercial event would pay 3-4 times as much as the community event.

5. CONSULTATION AND RESEARCH

5.1 Other Councils' Charges

Many Councils were contacted for examples of best practice in charging for events. There was little consistency and only one example of a framework for charging, at Bexley. The details are in appendix 2

5.2 The Moscow State Circus

The charge for a circus over 5 days, using the framework, is likely to be around £3,470. This compares to an equivalent of £5,540 charged for a site in the city by Plymouth City Council.

5.3 Taunton Town Centre Company

The Town Centre Manager currently organises the May Fair in Vivary Park with the Taunton Carnival Committee, and the Christmas events which this year include the ice rink on Goodlands Gardens. The Town Centre Manager is not in favour of being charged a site fee for events which she holds on Council land, but appreciates the Council's need to do so.

Officer response: community events could be held in less prestigious sites which are a cost less for the Council to maintain such as Goodlands Gardens or French Weir Park. A Community Organised event such as the May Fair in

Vivary Park held in 2005 which was set up and operated all in one day such would be charged £174 under the proposals.

5.4 Taunton Flower Show

5.4.1 The Taunton Flower Show membership objects to being charged for the use of Vivary Park. The Chairman of Taunton Flower Show has accepted that some level of charge will be levied, but has expressed an objection to the charge for having traders at an event in addition to that made for selling tickets as both are elements essential to funding the event.

5.4.2 It is recommended that this objection is accepted and the calculation adjusted accordingly for 2006. This should be reviewed for future years in the light of the level of financial reserves held by the Taunton Flower Show which in 2004 were £37,218 against a target reserve of £40,000.

5.4.3 The Show also requests a reduction to reflect its charitable objectives in furthering the education of the public in horticulture and in contributing to the economy of Taunton Deane.

5.4.4 Proposed Flower Show Charge

Taunton Flower Show occupies 57% of the park, is organised by volunteers and is both trading and charging for entry.

Calculation information	Flower Show
Total cost to the Council of the whole park	£585
Cost of area used by the event (57%)	£333
Daily charge for voluntary organisation	£167
Levy for on-site trading	£167
Levy for charging for entry	£167 (waived)
Total charge per day	£334
Charge for operating period (2 days)	£668
Set-up/Take-down (11 days) *	£772 *
TOTAL CHARGE FOR EVENT (before corporate priorities discount)	£1,440

** The Flower Show takes 8 days to set up and 3 days to take down. The Council and Flower Show have identified the precise areas that will be out of public use on each of these 11 days and the total charge for this is £772.*

5.5.5 If the Show is allowed the full 15% discount for its contributions towards the Council's Corporate Priorities the final sum charged would £1,224.

6. RECOMMENDATION

Members of the Executive are recommended to approve the adoption of the framework, outlined in this report, to determine charges for outdoor events held on its land.

APPENDIX 1
 EXAMPLES OF THE DIFFERENT CHARGE RESULTING FOR COMMERCIAL
 AND COMMUNITY EVENTS

These examples illustrate how the charge will be calculated for commercial sector and voluntary sector events of a similar scale, both using 20% of Vivary Park, for a 5 day event.

It has been assumed that during the 2.5 days set-up and take-down time the whole event area will be unavailable to the public on 1 day, half of it on the second day and quarter of it on the final half day.

Calculation information	Commercial event	Sector	Voluntary Sector event
Total cost to the Council of the whole park	£585		£585
Cost of area used by the event (20%)	£117		£117
Daily charge	£234		£58
Levy for on-site trading	£234		£58
Levy for charging for entry	£234		£58
Total charge per day	£702		£174
Charge for operating period (5 days)	£3,510		£870
Set-up/Take-down (2.5 days)	£205		£205
TOTAL CHARGE FOR EVENT (before corporate priorities discounts)	£3,715		£1075

APPENDIX 2

EXAMPLES OF THE SUMS CHARGED FOR EVENTS BY OTHER COUNCILS

BEXLEY

(a national Beacon Council of best practice for parks)

Bexley Council in Kent has many parks and operates a system that distinguishes between fundraising and non-fundraising charities, and also commercial hirers.

Commercial hirers are negotiated on a case by case basis except for funfairs which are charged £400 a day and £100 per day for set up/take down.

For charities the 2005 charges are set out below and exclude setting-up/take-down day charging:

Non-fundraising charities			
<i>20% discount for organisations based in the Borough</i>			
Hours hired (min. of 4)	Less than ½ hectare	½ to 2 hectares	More than 2 hectares
First 4 hours	£39.00	£78.00	£156.00
5	£49.00	£98.00	£197.00
6	£58.00	£117.00	£234.00
7	£69.00	£137.00	£273.00
8	£78.00	£156.00	£312.00
Rate per additional hour:	£10.00	£20.00	£40.00

Fundraising charities			
<i>20% discount for organisations based in the Borough</i>			
Hours hired (min. of 4)	Less than ½ hectare	½ to 2 hectares	More than 2 hectares
First 4 hours	£80.00	£160.00	£320.00
5	£99.00	£199.00	£398.00
6	£120.00	£240.00	£480.00
7	£139.00	£279.00	£558.00
8	£160.00	£320.00	£640.00
Rate per additional hour:	£20.00	£40.00	£80.00

- 6.2 BANES: The Recreation Ground in Bath has a policy of charging large scale non sports events on a case-by-case basis using attendances, duration, set up/take down time, fees charged for admission and parking, area used, expenses for event. Large-scale sports events are charged £500 a day for the event and for set up/take down days. Charities are charged a reduced or nil fee where the charity has related Objects and the charge is on the same basis as large non sports event.
- 6.3 EXETER: charges £2000 for a commercial circus, £175 for charities and nil for community groups, but all pay for expenses incurred by the Council on their behalf.
- 6.4.1 MENDIP: Circuses £376 deposit plus £282 per day. Events over 5000 attendances are negotiated fees, 1-5000 attendances £282, 500-1000 attendances £180, under 500 attendances £113, charities £69 or £34.
- 6.5 SOUTH SOMERSET: over 300 attendances £162 a day, 100-300 attendances £108 a day, under 100 attendances £32 a day
- 6.6.1 WESTMINSTER Events usually cost between £800 and £2,570 per day depending on size of event and location. local groups such as Residents and Community Associations who hold events for their local communities (Fun Days, Garden Parties etc are charged a nominal sum.
- 6.6.2 WEST SOMERSET no charges levied

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 8TH MARCH 2006

REPORT OF THE PRINCIPAL ACCOUNTANT

(This matter is the responsibility of Councillor Williams, Leader of the Council)

TREASURY MANAGEMENT & INVESTMENTS STRATEGY FOR 2006/2007

EXECUTIVE SUMMARY

- The report briefly highlights the intended approach for treasury management over the next financial year. It focuses on debt/ borrowing and investments, having given consideration of the forecasts for interest rates and the impact this has on key Prudential Indicators.

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the treasury management strategy for the financial year 2006/07.

2. INTRODUCTION

- 2.1 The Local Government Act 2003 requires the Council to 'have regard to' the Prudential Code (adopted 26/02/02) and to set Prudential Indicators (appendix A) for the next three years to ensure the Council's capital investment plans are affordable, prudent and sustainable.
- 2.2 The Act also requires the Council to set out its treasury strategy for borrowing and to prepare an annual investment strategy (see section 6). This sets out the Council's plans for managing its investments and for giving priority to the security and liquidity of those investments.
- 2.3 The suggested strategy for 2006/07 is based on the Treasury officers' views on interest rates, supplemented with market forecasts provided by the Council's treasury adviser. The strategy covers:
- The current treasury position;
 - Prospects for interest rates;
 - The borrowing strategy;
 - The investment strategy;
 - Prudential Indicators (appendix A)

3. CURRENT PORTFOLIO POSITION

3.1 The Council's treasury portfolio position at 20/02/06 comprised:

		Principal £'m	Principal £'m	Average Rate
Borrowing				
Fixed rate funding	PWLB	19.526		
	SCC	0.078		
	Other	0.007		
TOTAL DEBT			19.611	5.78%
Investments				
Fixed Rate		15.000		
Variable Rate		3.275		
TOTAL INVESTMENTS			18.275	4.70%

4. PROSPECTS FOR INTEREST RATES

4.1 As the TM Update report (dated 11/01/06) mentioned, there is little movement expected in short-term rates with any minor movement 'correcting itself' over a three-year horizon. Most volatility is expected in 2006/07 with a low of 4.00% (4.50% current) and predicted rises possibly as high as 4.75%. Further details of interest rate estimates provided by our advisers and other forecasters are in appendix B.

4.2 Long-term rates have and are expected to remain rather flat, over 2006/07, followed by possible 0.25% increases in the final quarter of the financial year and first quarter of 2007/08. Tables from various forecasters can also be found in appendix B.

5. BORROWING STRATEGY

5.1 The Council's strategy for borrowing remains looking for favourable movements in interest rates that will offer the opportunity to take discounts when redeeming debt or refinancing it. Alternatively, with the forecast of a cut in short-term rates, there may be opportunities to move into variable rate debt, thus reducing the debt cost to the authority. Either way, with no immediate plans to repay debt in full, the focus remains on reducing the cost to the General Fund and eventually the taxpayer.

5.2 Debt currently scheduled to mature in 2006/07, and for the following two financial years, constitutes a modest £25k. Therefore it is assumed that opportunities for significant restructuring now are low.

6. INVESTMENTS STRATEGY

- 6.1 With the forecast volatility in short-term interest rates during the forthcoming year, the expectation is that investment returns will not exceed much beyond budgeted levels, as we have seen in recent financial years. This however, will not change our strategy of seeking value out of favourable, but temporary, 'blips' in the market, as it reacts to sentiment and data from various economic sources. The policy has achieved us much success in the past by 'piggybacking' the advice received from advisers and is considered prudent to follow in the future.
- 6.2 The investment tools used for Council's cash flows remain unchanged from previous reports, as these are enough to ensure the returns we currently enjoy, as well as being of low-risk for the authority. An extract from our treasury management practices document has been provided in appendix C, listing these tools.

7. OTHER ISSUES

- 7.1 The above strategies do not currently incorporate any change of policy and or strategy because of the potential for LSVT or impact of the Vision for Taunton. Both of these issues would result in a significant change in investments and debt levels of the authority and would compel an equally significant review of current strategy. Treasury officers and advisers are constantly reviewing progress in these areas and will present changed strategies as outcomes and plans become clearer.

8. IMPACT ON CORPORATE PRIORITIES

- 8.1 Treasury Management supports the entire range of services within the Council and thus has an impact on all Corporate Priorities.

9. RECOMMENDATIONS

- 9.1 The Executive are requested to approve the proposed Treasury Management Strategies outlined in this report.

Background Papers

Executive 16/11/05 –	Capital Programme Update 2006/07
Executive 11/01/06 –	Treasury Management Update 2005/06
Executive 08/02/06 –	General Fund Revenue Estimates 2006/07, Capital Programme 2006/07 to 2008/09

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Appendix A

PRUDENTIAL INDICATOR	2004/05 £'000	2005/06 £'000	2006/07 £'000	2007/08 £'000	2008/09 £'000
	actual	probable out- turn	estimate	estimate	estimate
Capital Expenditure					
General Fund	£3,404,088	£9,671,133	£6,555,300	£1,839,500	£1,710,500
HRA	£5,568,192	£4,913,019	£4,472,000	£4,472,000	£4,472,000
TOTAL	£8,972,280	£14,584,152	£11,027,300	£6,311,500	£6,182,500
Ratio of financing costs to net revenue stream					
General Fund	-7.64%	0.79%	1.09%	1.37%	1.97%
HRA	5.55%	4.46%	4.00%	3.31%	3.04%
Net borrowing requirement					
brought forward 1 April	£8,692,159	£5,029,550	£2,020,166	£2,010,166	£2,000,166
Carried forward 31 March	£5,029,550	£2,020,166	£2,010,166	£2,000,166	£1,990,166
in year borrowing requirement	-£3,662,609	-£3,009,384	-£10,000	-£10,000	-£10,000
Capital Financing Requirement as at 31 March					
General Fund	£5,808,354	£6,760,602	£7,533,226	£8,275,897	£9,017,897
HRA	£14,291,342	£14,291,342	£14,291,342	£14,291,342	£14,291,342
TOTAL	£20,099,696	£21,051,944	£21,824,568	£22,567,239	£23,309,239
Incremental impact of capital investment decisions	£ p	£ p	£ p	£ p	£ p
Increase in council tax (band D)	1.04	1.18	1.37	1.80	2.70
Authorised limit for external debt -					
TOTAL	£40,000,000	£40,000,000	£40,000,000	£40,000,000	£40,000,000
Operational boundary for external debt -					
TOTAL	£30,000,000	£30,000,000	£30,000,000	£30,000,000	£30,000,000
Upper limit for fixed interest rate exposure					
Net interest re fixed rate borrowing/ investments	100%	100%	100%	100%	100%
Upper limit for variable rate exposure					
Net interest re variable rate borrowing/ investments	50%	50%	50%	50%	50%
Upper limit for total principal sums invested for over 364 days (per maturity date)	£2m or 20%	£2m or 20%	£2m or 20%	£2m or 20%	£2m or 20%

Appendix B

Interest Rate Forecasts

The tables below shows various forecasts published by some institutions. The first three are individual forecasts including those of Sector Treasury Services (the Councils' advisers) UBS and Capital Economics (all independent forecasting consultancies). The final table represents summarised figures drawn from the population of all major City banks and academic institutions.

Sector View interest rate forecast – January 2006

	Q /E1 2006	Q /E2 2006	Q /E3 2006	Q /E4 2006	Q /E1 2007	Q /E2 2007	Q /E3 2007	Q /E4 2007	Q /E1 2008	Q /E2 2008	Q /E3 2008	Q /E4 2008	Q /E1 2009	Q /E2 2009
Base rate	4.50%	4.25%	4.25%	4.00%	4.25%	4.50%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
5yr Gilt Yield	4.00%	4.00%	4.00%	4.25%	4.50%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
10yr PW LB Rate	4.25%	4.25%	4.50%	4.50%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	5.00%	4.75%	4.50%
25yr PW LB Rate	4.25%	4.25%	4.25%	4.50%	4.50%	4.75%	4.75%	4.75%	4.75%	5.00%	5.00%	5.00%	4.75%	4.50%
50yr PW LB Rate	4.00%	4.00%	4.00%	4.25%	4.25%	4.50%	4.50%	4.50%	4.75%	4.75%	4.75%	4.75%	4.50%	4.25%

UBS Economic interest rate forecast (for quarter ends) - January 2006

	Q/E1 2006	Q/E2 2006	Q/E3 2006	Q/E4 2006	Q/E1 2007	Q/E2 2007	Q/E3 2007	Q/E4 2007
Base Rate	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
10 yr PWLB rate	4.25%	4.35%	4.45%	4.55%	4.60%	4.60%	4.65%	4.65%
25 yr PWLB rate	4.15%	4.45%	4.55%	4.65%	4.70%	4.75%	4.80%	4.85%
50 yr PWLB rate	4.05%	4.45%	4.61%	4.74%	4.80%	4.86%	4.91%	4.97%

Capital Economics interest rate forecast – January 2006

	Q /E1 2006	Q /E2 2006	Q /E3 2006	Q /E4 2006	Q /E1 2007	Q /E2 2007	Q /E3 2007	Q /E4 2007
Base Rate	4.25%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
5yr gilt yield	4.10%	4.00%	3.90%	3.80%	4.00%	4.10%	4.30%	4.40%
10 yr PW LB rate	4.25%	4.15%	4.25%	4.35%	4.55%	4.75%	4.85%	4.75%
25 yr PW LB rate	4.25%	4.25%	4.35%	4.45%	4.45%	4.55%	4.65%	4.65%
50 yr PW LB rate	3.95%	3.95%	4.05%	4.15%	4.15%	4.25%	4.35%	4.35%

HM Treasury – December 2005 summary of forecasts of 26 City and 14 academic analysts for Q4 2005 and 2006. (2007 – 2009 are as at November 2005 but are based on 18 forecasts)

	Repo	Q uarter ended		annual average repo rate		
		Q 4 2005	Q 4 2006	ave.2007	ave.2008	ave.2009
Indep. forecasters BoE Base Rate	4.50%	4.49%	4.29%	4.39%	4.54%	4.60%
H ighest base rate	4.50%	4.55%	5.00%	5.40%	5.90%	6.20%
Low est base rate	4.50%	4.20%	3.50%	3.75%	3.75%	3.75%

Extracts from Treasury Management Practices Document

1.5 Credit & Counterpart Policies

- 1.5.1 Criteria to be used for creating/ managing approved counterparty lists and limits
- i) The Chief Financial Officer will formulate suitable criteria for assessing and monitoring the credit risk of investment counterparties and shall construct a lending list comprising time, type, sector and specific counterparty limits.
 - ii) Treasury management staff will add or delete counterparties to/from the approved counterparty list in line with the policy on criteria for selection of counterparties. The complete list of approved counterparties will be included in the annual Treasury Management Strategy report.
 - iii) This Council will use credit criteria in order to select creditworthy counterparties for placing investments with.
 - iv) Credit ratings will be used as supplied from one or more of the following credit rating agencies supplied via its Treasury Management advisers: -
 - Fitch
 - vi) The minimum level of credit rating, using Fitch's, for an approved counterparty will be as follows: -
 - 'AA' Long Term
 - 'F2' Short Term
 - 'C' Individual
 - & '3' Support
 - vii) When lending to UK Building Societies, no specific rating criteria are to be used, however lending will be limited to the top 20 societies based on asset size.
 - viii) The maximum exposure to any single counterparty and / or wholly owned subsidiaries (in aggregate) shall be no more than £2,000,000 (two million, pounds), or 25% of the investment pool, whichever the lower, at the outset of the transaction.
 - ix) The maximum period for investments will be 2 yrs.
 - x) The maximum period for investment for subsidiaries of counterparties that do not have credit ratings in their own right, but do have unconditional guarantees from a parent, is 2 yrs, in line with the maximum period outlined above.

- xi) Country of origin shall not be a bar on entering in to transactions with counter-parties.
- xii) Dealing shall be conducted, either directly or via a broker, having first consulted the FSA register of organisations authorized to accept deposits within the UK. (See Section 1.7.3 below)

4.2 Approved instruments for investments

4.2.1 In accordance with powers given by virtue of The Local Government Act 2003 the instruments approved for investment and approved for use at this Council:

- Deposits with banks, building societies or local authorities (and certain other bodies) for up to 2 yrs.
- Business Reserve Accounts
- Money Market Funds
- Debt Management Account Deposit Facility (DMADF)

Taunton Deane Borough Council

EXECUTIVE 8 MARCH 2006

FEES FOR BUILDING REGULATIONS APPLICATIONS

(This matter is the responsibility of Executive Councillor Bishop)

EXECUTIVE SUMMARY

Under the Building (Local Authority Charges) Regulations 1998 the Council is authorised to fix a scheme of charges in connection with the performance of its functions under the Building Regulations. Income from the charges should be sufficient to meet the costs of the service provided, and must always meet the cost over any three-year rolling accounting period (the break-even target).

Budget forecasts for 2006/07 indicate a potential shortfall in income against expenditure of 6%. The Executive is therefore asked to approve an overall increase in the level of fees charged for Building Regulations applications sufficient to address the forecast imbalance.

1 Purpose of Report

- 1.1 To seek approval for an increase in the fees charged to persons submitting plans or giving notice under the provisions of the Building Regulations.

2 Background information

- 2.1 One of the functions of the Council is to enforce Building Regulations in its area (Building Act 1984 Section 91). To prevent breaches of the Regulations occurring, persons carrying out work are required to deposit plans for approval or give notice of the work to the Council. The Council examines and approves the plans and /or inspects the work on site to verify compliance with the Regulations.
- 2.2 The Council is authorised to impose a scheme of charges in connection with the processes of plans examination and site inspection (The Building (Local Authority Charges) Regulations 1998). This service is therefore known as the BUILDING REGULATIONS FEE EARNING SERVICE (BRFES).
- 2.3 The BRFES is a commercial service provided in competition with private sector Approved Inspectors. It is in the interests of the local authority to maintain a viable fee-earning service in order to retain its professional staff base and therefore its ability to discharge the statutory enforcement functions and other duties performed by the service.
- 2.4 A separate account is maintained for the BRFES (as opposed to other statutory but non-fee earning services provided by the Building Control Service). The BRFES account is required to be operated so as to break-even,

and should always achieve at least a break-even position when considered over any three year accounting period.

- 2.5 To assist local authorities to set a reasonable scheme of charges, the Local Government Association issue a Model Scheme of fees for guidance. Taunton Deane has adopted the Model Fee scheme proposals since their inception and without major variation.

3 Historic and forecast trading conditions

- 3.1 The LGA Model Scheme has provided an adequate income stream to enable TDBC to meet the self-financing requirements of the BRFEs. The coincidental steady recovery in the construction sector since the depression of 1990 has ensured that the account has returned a modest surplus year on year.
- 3.2 The current recovery peaked in 2004, and a slow decline in construction activity is now evident. The Executive will be aware that there is no such decline in operational costs. The service is directly affected by fuel cost and overhead cost increases. The medium term forecast is therefore for static or declining income levels with steadily increasing service costs.
- 3.3 The service returned a surplus of £8,800 on income of £390,486 in 2004/05, and is forecast to return a surplus of £8,000 on income of £398,000 in 2005/06. These are returns of 2.3% and 2.0% respectively. For all intents and purposes this is a break-even trading position.
- 3.4 Salary costs, overhead costs and direct costs will all rise in 2006/07. The construction sector, particularly the housing market, is expected to remain slow moving. Income levels will be static and may even fall slightly
- 3.5 The budgetary forecast for 2006/07 shows a potential loss of £24,000 if no action is taken to improve income levels. Although a loss of up to £17,000 might be tolerated under the three-year accounting period rule, it then becomes doubly difficult to make good losses in subsequent years – the cumulative loss from the previous two years has to be made good as well as potential losses in the third year. Fee increases of 15% or more across the board would become the order of the day.
- 3.6 Without pre-emptive action it is very easy for the account to slide into a substantial deficit if the construction sector continues to be slack.
- 3.7 To avoid this situation it is preferable to manage fee increases to ensure that the BRFEs achieves its break-even target. TDBC charges will rise above the LGA Model Scheme base line proposals. However, many authorities have historically charged higher levels of fees, and the LGA themselves suggest that variation of plus or minus 10% is an acceptable reflection of the different operational circumstances of local authorities.
- 3.8 In establishing the following fee proposals, the Building Control Manager has consulted with his counterparts in the other four Somerset authorities. As a consequence, fees proposed to be charged in TDBC will closely mirror those of Sedgemoor DC, South Somerset DC and West Somerset DC. Fees charged by Mendip DC are already above the proposed increased levels.

4 The proposed scheme of charges

- 4.1 Under the Model Scheme, fees are broken down into three principal categories – (1) new dwellings, (2) domestic extensions, and (3) domestic alterations and commercial and industrial work of all descriptions. There are further subdivisions within the basic categories.
- 4.2 This structure is required by the legislation and will be retained.
- 4.3 Existing and proposed fees under each category are shown below:

Schedule 1 – new dwellings

Fees in this category **remain unchanged**.

Reason – this is a highly competitive market dominated by a private Approved Inspector, the National House Builders Council. Raising fees in this category would reduce local authority competitiveness and could be counter-productive.

Schedule 2 – domestic extensions, garages and carports.

	Existing £	Proposed £	% Increase
Small garages <40m ²	110.64	127.66	15
Large garage >40<60m ²	223.83	234.04	5
Small extension <10m ²	223.83	234.04	5
Med. Extension >10<40m ²	327.66	361.70	10
Large extension >40<60m ²	438.30	468.09	7

Reason – Schedule 2 works account for 40% of total income, but are not a profitable area of work. Medium extensions are the largest single category. It is expected that average income in this category would increase by 7%, equivalent to a 2.8% increase in total income. (Note: when VAT is added the above amounts become round figures.)

Schedule 3 – all other building works

	Existing £	Proposed £	% Increase
Replacement glazing: Partial	50.00	60.00	20
Full	100.00	110.00	10
Loft conversions: minimum charge	327.66	361.70	10
<u>Estimated cost of work</u>			
£			
Up to 2,000	100.00	110.00	10
2,001 - 5,000	165.00	170.00	3
5,001 – 20,000	165.00	170.00	3
	plus 9.00 per 1,000 above 5,000	plus 10.00 per 1,000 above 5,000	3
20,001 – 100,000	300.00	320.00	7
	plus 8.00 per 1,000 above 20,000	plus 9.00 per 1,000 above 20,000	7
100,001 – 1,000,000	940.00	1040	10
	plus 3.50 per 1,000 above 100,000	plus 4.00 per 1,000 above 100,000	10
1,000,001 – 10,000,000	4090	4640	13
	plus 2.75 per 1,000 above 1,000,000	plus 3.00 per 1,000 above 1,000,000	13
10,000,001 upwards	28840	31640	10
	plus 2.00 per 1,000 above 10,000,000	plus 2.00 per 1,000 above 10,000,000	10

Reason – Schedule 3 works account for 50% of total income. The above increases are expected to produce an increase of between 7 and 8%, or 3.5% to 4% on total income.

- 4.4 The charges proposed should produce an increase in income of approximately 6.5% in total, assuming that volume of work remains at 2005 / 06 levels. This level of increase should be sufficient to ensure that the fee-earning service does not fall into deficit.

5 Recommendation

- 5.1 The Executive is requested:

- (a) To approve the proposed increase in Building Control fees with effect from 1st April 2006.

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