

EXECUTIVE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE EXECUTIVE TO BE HELD IN THE PRINCIPAL COMMITTEE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON ON WEDNESDAY 6TH FEBRUARY 2008 AT 18:15.

AGENDA

1. Apologies
2. Minutes of the meeting of the Executive held on 14 January 2008 (attached)
3. Public Question Time
4. Declaration of Interests. To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct
5. Concessionary Travel
Report of Democratic Services Manager (attached)
Mark Pedlar, Group Manager, Transport, Somerset County Council will be present for this item.
6. Asset Management Plan 2008
Report of Corporate Property Officer (attached)
7. Planning - Revised charges and potential impact of changes to Householder Consents
Report of Development Manager (attached)
8. Capital Strategy 2008-11
Report of Financial Services Manager (attached)
9. General Fund Revenue Estimates 2008/09
Report of Financial Services Manager (attached)
10. Housing Revenue Account, Revenue Estimates and Rent Levels, Deane Helpline and Deane Building DLO Account for the 2008/09 Financial Year
Report of Financial Services manager (attached)
11. Capital Programme 2008/08 onwards
Report of Financial Services Manager (attached)
12. Council Tax Setting 2008/09
Report of Financial Services Manager (attached)
13. Growth Point Funding
Report of Strategic Director (attached)

G P DYKE
Democratic Services Manager
30 January 2008



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:

Tel: 01823 356410
Fax: 01823 356329
E-Mail: g.dyke@tauntondeane.gov.uk

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

Draft minutes subject to approval at the next meeting of the Executive

Executive – 14 January 2008

Present: Councillor Henley (Chairman)
Councillors Brooks, Coles, Horsley, R Lees, Mullins, Prior-Sankey,
Mrs Smith and A Wedderkopp.

Officers: Penny James (Chief Executive), Shirlene Adam (Strategic Director)
Brendan Cleere (Strategic Director), Joy Wishlade (Strategic Director),
Jeremy Thornberry (Strategic Director), James Barrah (Chief
Environmental Health Officer), Amy Hunt (Licensing Officer), Paul
Carter (Financial Services Manager), Paul Rayson (Cemeteries and
Crematorium Manager) and Greg Dyke (Democratic Services
Manager)

Also present: Councillors Bishop, Bowrah, Edwards, Hall, Meikle, Stuart-Thorn, Mrs
Waymouth, Williams and Mrs Whitmarsh.

(The meeting commenced at 6.15 pm.)

118. Minutes

The minutes of the meeting held on 14 November 2007, copies of which had
been circulated, were taken as read and were signed.

119. Public Question Time

Roger House commented further to the continued comments supporting a
Saturday produce market close to its present vicinity voiced most recently on
the December 08 Town Centre Action Plan where TDBC missed an
opportunity to offer the long-time customers of our community market any
tangible relocation site locally on which to comment or support.

He asked if the Council would now set in motion a communication with town
centre market users, and resolve to establish a dedicated Saturday Market
Place to which any current rights from the current site can be transferred
through the planning process.

The current market hall and produce market site produces a substantial and
rising parking income suggesting a value now of around 2 million pounds
which has gradually accrued over the decades of support by market
customers and traders.

Can TDBC immediately set up a feasibility study for the proposed remodelling
of the Belvedere Road to Flook House open space to become a Saturday

Market place, visible and adjoining a major town public transport route, that could be set up economically from a fraction of the proceeds from the sale of our former site. Can market users also participate in this and explore the other points raised on the market. We may need a community charter to keep all the best aspects of the current traders, management and atmosphere.

It is very important now to retain the confidence of the people still using this community market at this time.

This request is consistent with your corporate strategy appendix

Page 9 objective 1 - boxes - the Firepool start 2008, the town centre action plan we seek to improve.

Page 15 objective 6 - box on optimising journeys re location of homes, retail and leisure particularly for all central area non car owners.

Page 21 objective 14 - promoting healthy activities – missing here is a box on healthy food, allotments, markets and green urban living – still enough local/wholesome food at our market to tick that box.

Finally just to propose a car parking site as a temporary measure would fall foul of page 9 objective 6 - the reduction in town centre parking around Station Road here coupled with increasing parking cost which will surely strangle the market.

Joy Wishlade, as the appropriate Director, replied that the Council was actively working with the Manager of the Stall Market to ensure a longer term solution to its continuation. In the meantime it would continue to operate at its existing site until such time as it was made available for development.

Councillor Stuart-Thorn, as a member of the public, asked if the pens at the Market would be sold by the Council or the Market Auctioneers.

Joy Wishlade, as the appropriate Director, replied that many of the gates and pens belonged to Taunton Deane. The Council's officers were currently working with the Market Auctioneers to establish the precise ownership of items at the Market.

120. Declarations of Interest

Councillors Brooks, Henley and Prior-Sankey declared general personal interests as members of Somerset County Council. Councillor Fran Smith declared a personal interest as an employee of Somerset County Council, Councillor Horsley as a Director of CAB and as Chair of TAH and Councillor Coles as a Director of South West One.

121. Fees and Charges 2008/09

Consideration was given to the proposed fees and charges for 2008/09 for the following services:

- Cemeteries & Crematorium,
- Waste Services,
- Licensing.

Details were submitted of the proposed charges for each service. The results of both the 2006 and 2007 public consultation events "Your Council, Your Views" clearly indicated that the public preferred to see increases in fees and charges, rather than in Council Tax, as a way for the Council to raise income. Therefore, where possible, fees had been increased to take these views into account. Comments on the proposals made by the Overview and Scrutiny Board at its meeting on 13 December 2007 were submitted.

It was proposed that the main cremation fee be increased by £30 to £509. This would generate additional income of an estimated £66k. This increase was mid way between the two possible proposed increases of £20 and £40 included within the savings plans considered by the Executive elsewhere within this agenda. In addition other fees had been largely increased by 3%.

As far as Waste Services were concerned it was proposed that the fees for Garden Waste Bins be increased from £20 to £25. In addition the charge for paper sacks was proposed to increase from £7.50 to £10. All other fees and charges were proposed to remain the same. The financial impact of these proposals would be incorporated into the budgeted 2008/09 contributions to the Somerset Waste Board, once finalised.

Many Licensing fees, particularly those in relation to the Licensing Act 2003, were set nationally, and the majority of income derived from licensing activities resulted from these fees. However for those licensing fees where there was local flexibility to set an appropriate amount Officers had been working to ensure that the Council's costs in administering and enforcing such licenses were adequately met from the subsequent income received. However it was not possible to set a standard increase across all areas. The activities of the Licensing Unit were many and varied. Each activity had to be considered on the basis of the nature of the activity, location and number of existing traders and other market factors and an individual fee or charge proposed accordingly.

Income from the proposed increases in fees was expected to generate an additional £7k in 2008-09. Increased volumes of activity would also generate additional income of £50k.

In previous years the proposed fees for the Land Charges service were usually considered at this time. This service was currently under review by the Strategic Director (KT). Government guidance also indicated that

consideration had to be given to matching fee levels to the costs of running the service, therefore at present the proposed new fee levels for 2008/09 had not been set.

A TRO Panel in December had considered the car parks fees and charges and the Portfolio Holder had agreed with the recommendations of the Panel. These were reported in the Weekly Bulletin on 3 January 2008.

RESOLVED that Council be recommended that the fees and charges for 2008/09 in respect of Waste Services, Cemeteries and Crematorium and Licensing be agreed.

122. Budget Strategy 2008/09 and Savings Delivery Plans

Reported that the estimated budget gap reported to the Overview & Scrutiny Board on 1st November 2007 was £1.147m. There had been several changes to this position and the latest predicted budget gap was £1,194k. The main reasons for this change were:-

	£'000	£'000
Budget Gap at 1/11/07		1,147
MTFP Changes – Good News		
Impact of 07/08 Pay Award	(48)	
HB Admin Subsidy	(42)	
Qtr2 07/08 Car Park Income	(30)	
Estimated 3% Increase – Planning Fees	(15)	
Estimated Impact of CSR07	(80)	
Error in Unavoidables / Base Budget	(88)	
Error in Unavoidable - LDF	(35)	
		(338)
MTFP Changes – Bad News		
Qtr2 07/08 Position on Land Charges	64	
New Unavoidable – Market Site	26	
New Unavoidable – Superannuation	15	
New Unavoidable – Dog Wardens	19	
		124
Budget Gap per 13 December report to Overview & Scrutiny		933
Further Updates to the Gap as reported Verbally to the Scrutiny Board		
Impact of Draft Local Government Finance Settlement	41	
New Information on Concessionary Travel Costs *	163	
Increased Govt Grant for Homelessness	(10)	
Impact of Finalised Council Tax Base	5	
Impact of Draft Collection Fund Deficit	25	
Changes to Budgets to reflect the move from MTFP projections to actual Budgets	33	
Others	4	
		261

Current Budget Gap		1,194
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THE SAVINGS DELIVERY PLANS 2008/09

As in previous years, the Profile of Services had been used to help the budget setting exercise, and to give direction to the service areas that the Council wished to “disinvest” from to deliver a balanced budget.

Details of the draft Savings Delivery Plans were submitted.

The Overview and Scrutiny Board had considered the savings plans at its meeting on 13 December 2007.

Consideration was given to taking all those savings that had been identified with a public acceptability rating of 1 and 2 in order to help close the budget gap.

The Chief Executive’s report “Proposals to Refresh the Corporate Management of the Council” (considered by Full Council in February 2007) referred to the need for further thought to be given to the Council’s structure. The remaining Core Council needed to be fundamentally reviewed to ensure it was in the best shape to deliver:-

1. The Core Council’s corporate objectives.
2. Southwest One and Core Council shared objectives.
3. Partnership working – building on Team Somerset and our other successes such as the Somerset Waste Partnership.
4. A sustainable long-term financial base.

The Council’s corporate arrangements were changed by the report in February, removing the layer of Heads of Service and creating the post of Corporate Governance Director. Further changes had recently also been agreed by Council.

The savings plans for 2008/09 contained a number of “one-off” proposals, for example:

Environmental Health – Vacant Posts
Housing Needs Survey
Leisure – Vacant Post
Planning – Vacant Post

This would allow the Council to set a balanced budget for 2008/09 and take time to review the organisation in a managed and consultative way. It was anticipated that this review would deliver long-term savings equal or greater than the amount of “one-off” savings presented as part of the Savings Delivery Plans for 2008/09.

The Authority must ensure that it was able to delivery a sustainable budget. The Savings Delivery Plans would help the Council to achieve this for 2008/09. The fundamental review of the Core Council would ensure this was delivered for the sustainable future.

RESOLVED that:

- a) the updated budget gap position be noted,
- b) the proposed strategy for reviewing the Core Council be agreed , and
- c) the savings delivery plans shown as having a public acceptability rating of 1 and 2 be agreed and incorporated into the 2008/09 budget.

123. Council Tax Base 2008/09

It was reported that the Council Tax Base, which was calculated annually, had to be set between 1 December and 31 January each year.

The Council tax base was the “Band D” equivalent of the properties included in the Valuation Officer’s banding list as at 18 October 2007, as adjusted for voids, appeals, new properties etc., and the provision for non-collection.

The Band D equivalent was arrived at by taking the laid down proportion of each Band as compared to Band D, and aggregating the total. The approved base had to be notified to the County Council, the Police Authority, the Fire Authority, and to each of the parishes.

Adjustments had also been included for new dwellings and for initial void exemptions for empty properties.

The Council Tax Base also had to reflect the provision for losses on collection. The rate for 2008/09 was 0.8%, as in the previous year, giving an anticipated collection rate of 99.2% for 2008/09.

The Council Tax Base for 2007/08 was 39,786.35 and the recommended base for 2008/09 of 40,153.07 represented an increase of 366.72 or 0.92%.

RESOLVED that

- a) the report of the Financial Services Manager for the calculation of the Council Tax base for the whole and parts of the area for 2008/09 be approved.
- b) pursuant to the Financial Services Manager’s report, and in accordance with the Local Authority (Calculation of Tax Base) Regulations 1992, the amount calculated by Taunton Deane Borough Council as its Tax Base for the whole area for the year 2008/09 shall be 40,153.07 and for the parts of the area listed below shall, for 2008/09 be: -

Ash Priors	78.82
Ashbrittle	90.22
Bathealton	81.22
Bishops Hull	1,075.04
Bishops Lydeard/Cothelstone	1,915.67
Bradford on Tone	277.60

Burrowbridge	203.67
Cheddon Fitzpaine	636.76
Chipstable	120.07
Churchstanton	313.19
Combe Florey	123.09
Comeytrowe	2,088.46
Corfe	137.97
Creech St Michael	940.01
Durstun	58.99
Fitzhead	124.85
Halse	146.71
Hatch Beauchamp	265.32
Kingston St Mary	460.34
Langford Budville	220.32
Lydeard St Lawrence/Tolland	199.61
Milverton	596.15
Neroche	248.78
North Curry	724.80
Norton Fitzwarren	737.28
Nynehead	168.96
Oake	330.56
Otterford	168.23
Pitminster	449.53
Ruishton/Thornfalcon	621.22
Sampford Arundel	128.69
Staplegrove	719.37
Stawley	123.05
Stoke St Gregory	381.60
Stoke St Mary	212.07
Taunton	16,083.61
Trull	1,008.61
Wellington	4,646.65
Wellington (Without)	297.29
West Bagborough	159.39
West Buckland	439.50
West Hatch	140.64
West Monkton	1,104.87
Wiveliscombe	1,104.32
Total	40,153.07

Submitted the draft Corporate Strategy 2008-2011, which provided direction for the Council and set out its objectives and desired outcomes for the next three years.

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

In setting the 2008-11 Corporate Strategy, consideration had been given to recent consultation with both the community and partners, seeking views and preferences on future priorities and budget-setting choices. Feedback had also been considered from the Audit Commission, Central government guidance, and the 'Local Futures' area audit.

The Corporate Strategy had been challenged and scrutinised during its development through the following means:

- Overview and Scrutiny Board 'Developing the Corporate Strategy' (4 October 07)
- Discussion at Executive Agenda Setting with CMT (8 October 07)
- Consultation with directors, managers and officers (ongoing)
- Overview and Scrutiny Board 'Draft Corporate Strategy' report (1 November 07)

The key areas of change to the Corporate Strategy, resulting from the consultation, feedback, challenge and scrutiny were:

A new objective to reduce the risk of and respond to flooding
An increased focus on supporting the rural economy
A review of other opportunities in Taunton Deane such as for a new swimming pool and for rolling out the restorative justice scheme if the pilot proves successful

RESOLVED that Council be recommended that the Corporate Strategy 2008 – 2011 be adopted.

125. Review of Public Conveniences

At its meeting of 13 December 2007, the Overview and Scrutiny Board was informed of the Executive's intention to make revenue savings of up to £45,400 from the public convenience budget.

In order to achieve this level of saving, a number of public conveniences across Taunton Deane would need to be either closed, or alternative (more efficient) management arrangements established. At the time of the Overview and Scrutiny Board's meeting, a specific list of facilities for closure or alternative management had not been developed. However, issues such as vandalism, anti-social behaviour,

usage by the public and proximity to other facilities were highlighted as key considerations.

A full review on the issue had now been undertaken and details were submitted.

Public conveniences were subject to a range of nuisances and social problems, including anti-social behaviour, vandalism, misuse, overnight occupation, alcohol and drug use and illegal sexual activity. The prevalence of such issues varied from one facility to another, and further details were submitted.

Although this review was prompted by the drive to achieve revenue savings and improve the Council's medium term financial position, other criteria were also suggested to assist in deciding on the future provision of this service, including:

- Prevalence of nuisances, such as vandalism and alcohol/drug use.
- Level of usage
- Proximity to other facilities

A revenue saving of £18,400 could be taken from 2008/09, without closing or transferring any facilities.

A number of options were explored in respect of each public convenience facility, including:

- Maintain provision as at present
- Closure
- Seasonal opening
- Seek contribution from outside body
- Transfer cleansing responsibility to outside body

RESOLVED that:

- a.) the revenue savings of £18,400 as indicated in the report be accepted.
- b.) the future course of action, as indicated in Appendix A to the report, be agreed.

126. Regulation of Skin Piercing Businesses

The Council were permitted to adopt new legislation and associated new byelaws to allow for the activities of cosmetic piercing and semi-permanent skin-colouring to be included in the statutory control framework for skin piercing activities.

Consideration was therefore given to adopting the new legislation and new byelaws to allow cosmetic piercing and semi-permanent skin colouring businesses that were already operating in the district to register and to allow for Officers to be able to regulate these activities effectively by utilising the new byelaws.

RESOLVED that the Council be recommended

1. That the provisions of sections 14, 15, 16 and 17 of the Local Government (Miscellaneous Provisions) Act 1982, as amended by Section 120 of the Local Government Act 2003 (hereinafter referred to as "these sections"), to apply to all of the Council's area and that the resolution shall apply to the following persons

- (a) those carrying out the business of cosmetic piercing
- (b) those carrying out the business of electrolysis
- (c) those carrying out the business of tattooing and semi-permanent skin colouring
- (d) those carrying out the business of acupuncture.

2. These sections to come into force in the area of the Taunton Deane Borough Council on the first day of April 2008.

3. To authorise the affixing of the council's common seal to the following byelaws:

- (e) those for the purpose of securing the cleanliness of premises registered under Section 15 of the Local Government (Miscellaneous Provisions) Act 1982 and fittings in those premises and of the registered persons and persons assisting them and cleansing and, as far as appropriate, sterilization of instruments, materials and equipment used in connection with the business of cosmetic piercing.
- (f) Those for the purpose of securing the cleanliness of premises registered under Section 15 of the Local Government (Miscellaneous Provisions) Act 1982 and fittings in those premises and of the registered persons and persons assisting them and the cleansing and, so far as appropriate, sterilization of instruments, materials and equipment used in connection with the business of electrolysis.
- (g) Those for the purpose of securing the cleanliness of premises registered under section 14 of the Local Government (Miscellaneous Provisions) Act 1982 and fittings in those premises and of the registered persons and persons assisting them and the cleansing and, so far as appropriate, sterilization of instruments, materials and equipment used in connection with the business of acupuncture.
- (h) Those for the purpose of securing the cleanliness of premises registered under Section 15 of the Local Government (Miscellaneous Provisions) Act 1982 and fittings in those premises and of registered persons and persons assisting them and the cleaning and, so far as appropriate, sterilization of instruments, materials and equipment used in connection with the business of tattooing and semi-permanent skin colouring.

4. To authorise the Head of Legal Services to carry out the necessary procedure and apply to the Secretary of State for confirmation of the new byelaws.

In addition, the Council approves the repeal of the following byelaws made by the Council on 19th December 1984 –

- (i) those relating to ear piercing and electrolysis
- (j) those relating to tattooing
- (k) those relating to acupuncture

(If members authorised the making of the new byelaws, then the existing byelaws would be repealed when the new byelaws mentioned in resolution 3 came into operation).

(The meeting ended at 7.37 p.m.)

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 6 FEBRUARY 2008

REPORT OF DEMOCRATIC SERVICES MANAGER

CONCESSIONARY TRAVEL

This matter is the responsibility of Executive Councillor Simon Coles

1.0 Purpose of the Report

To provide information on the operation of the Council's Concessionary Travel Scheme.

2.0 BACKGROUND

- 2.1 Since 1974 the Council has run two Concessionary Travel Scheme. The first was between 1974 and 1984 using Travel Tokens. The second was from 1990 to the present day, where there is now a statutory concessionary bus pass scheme or, in certain circumstances, a choice of travel vouchers.
- 2.2 The first scheme was introduced to assist pensioners in receipt of DSS Income Support or anyone of any age (5 years +) suffering from a long term disability of injury. It ran until 1984 and was reintroduced in 1990 giving £20 per year in tokens.
- 2.3 In January 1991 the use of tokens was extended to include taxis and private hire operators. The value of this concession has risen over the years to £30 and users now use vouchers rather than the old tokens.
- 2.4 The concessionary pass scheme for 2006-2008 established free passes across the County and also to a number of locations outside the county that were able to be reached by direct bus service and/or had a through fare available from a point in Somerset.

3.0 THE CHANGE TO THE EXISTING SCHEME

- 3.1 In April 2008 the bus pass scheme will change. The Concessionary Bus Travel Act 2007 provides that everyone aged 60 and over in England, and disabled people in England, will get free off peak travel on all local buses anywhere in England.
- 3.2 The Act guarantees free bus travel for those eligible from 9.30a.m. until 11.00p.m. on weekdays and all day weekends and Bank Holidays.

4.0 WHO ADMINISTERS THE SCHEME

- 4.1 The authority responsible for the issuing of passes and the management of the scheme is the District or Unitary authorities. These authorities are known as TCAs (Travel Concession Authorities). Currently a TCA is responsible for reimbursing bus operators for concessionary trips made by its residents. The new legislation means that from 1 April 2008 a TCA will be responsible for reimbursing operators for eligible journeys starting within its boundary, regardless of where the eligible person is resident.
- 4.2 In Somerset the district councils act in a consortium with the County Council match funding administration costs and taking the role of overall scheme management.
- 4.3 Individual Districts retain responsibility for issuing passes although Mendip and Taunton Deane outsource this responsibility to the County Council. The County Council has carried out this role for us since 2004. Taunton Deane does not have the luxury of a transport “professional” and the expertise and knowledge that the County officers have, has been invaluable.

5.0 FUNDING

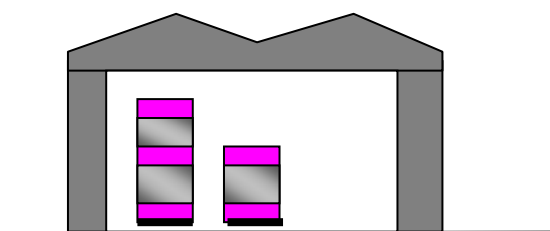
- 5.1 The Council receives partial funding of the scheme through the Revenue Support Grant system although many districts have complained that the additional amounts made available as a result of the 2006 scheme, and expected to be allocated for the 2008 scheme, are insufficient.
- 5.2 Bus companies are reimbursed for actual bus usage based on the number of times a pass is presented against an average fare travelled e.g. if 1000 passes are seen and the average fare (based on adult fare payers) is £2.30 then the company is reimbursed £2,300.00. This figure is modified to take into account the number of passholders who would not have travelled if no scheme existed (generated travel). In Somerset this figure is currently 72% (The Somerset partnership pays for 72% of travel). However, the County Council have negotiated a further reduction down to 70% for 2008/09. In the example above therefore the partnership would actually pay the operator £1,656.00.
- 5.3 In order to make their claim large operators must submit a claim based on a monthly return of pass-holders using the service and the monthly average fare on a route-by-route basis. By this method trends can be checked and unusual or outlandish claims monitored.
- 5.4 The scheme continues to bring significant assistance to eligible passengers through the ability to travel for those on low incomes. There is evidence from the claims and from users letters that significant changes to travel patterns have been made including significant generation of trips on services going to the coast and other leisure destinations and for those visiting relations more frequently.

5.5 One benefit associated with the scheme has been a rise in overall patronage of non-passholders this is attributed to fare paying adults accompanying free pass-holders on trips and on the greater stability in service revisions brought about by the more profitable services now being operated by bus companies (greater revenue has led to greater stability which in turn has led to greater confidence for the general public and thus to rises in non pass-holder patronage).

5.6 In Somerset the TCAs have made the decision to extend the mandatory scheme at limited additional cost to those non conventional services serving the community. Slinky and Dial-a-ride are entitled to the same level of concession as those who use standard bus services whilst those with door-to-door community transport are able to reclaim half the fare up to a ceiling which is set each year. This ensures that even those who live off of the bus network are able to get benefit from the scheme thus addressing the needs of the rurally isolated.

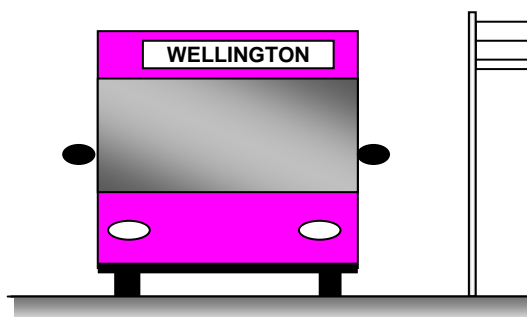
6.0 Reimbursement of Concessionary Bus Fares

6.1 The Travel Concession Scheme Regulations 1986 specify that bus operators, both individually and in the aggregate, should be financially no worse or better off through participation in the scheme. This chart illustrates the process of calculating the reimbursement to bus operators.



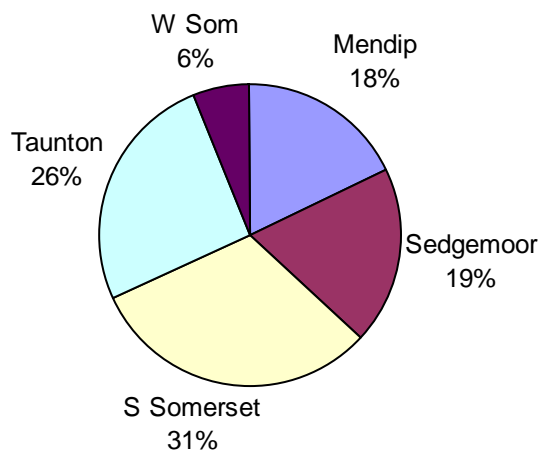
Information from electronic ticket machines on busses is used to obtain the number of adult single tickets issued and the price of these tickets.

This information is collated at each bus depot and passed to Somerset CC where it is used to calculate the cost of the average adult single fare across Somerset



The bus driver issues a 'nil-value' ticket for each concession holder who boards the bus. Thus the electronic ticket machine keeps a record of the number of concessionary journeys undertaken.

The bus companies supply Somerset CC with the number of concessionary journeys. This figure is multiplied by the average adult single fare to obtain the gross revenue operators would have received if concession holders had paid for their fares. This figure is then reduced by 28% to allow for additional trips generated by the concession.



Somerset CC reimburses the bus companies each month. Somerset CC adds a 0.8% administration charge and then recharges each district with an agreed share of the total cost. Each district's share is based on the proportion of passenger miles undertaken in each district.

- 6.2 Attached as Appendix A to this report is a copy of the Briefing on Concessionary Travel which was circulated to Members with the Budget packs. This gives a summary of the information relating to Concessionary Travel together with details of the cost of the scheme to the Council. Also attached as Appendix B is a summary of costs by District in Somerset
- 6.3 Mark Pedlar, Group Manager – Transport, Somerset County Council will be present at the meeting to answer any detailed questions that members might have.

Greg Dyke
Democratic Service Manager

Concessionary Travel 2004/05 – 2008/09

The table below is the same as that provided in the Budget Consultation pack. It shows the historic and forecast spend on Concessionary Travel. The forecast information for 2007/08 and 2008/09 is based on the latest projections received from the County Council who carry out the administration of the scheme.

This table also shows the impact that the cost of Concessionary Travel has on an average band D council taxpayer.

Year	2004/05	2005/06	2006/07 *		2007/08		2008/09**
	Actual £000	Actual £000	Budget £000	Actual £000	Budget £000	Forecast £000	Budget £000
Spend on Bus Travel	251	280	571	1,077	962	1,500	1,908
Vouchers Scheme	96	114	100	97	90	90	90
Total Spend	347	394	671	1,174	1,052	1,590	1,998
Estimated RSG increase	-	-	(586)	(586)	(616)	(616)	(628)
Specific Government Funding	-	-	-	-	-	-	(388)
Net Cost to TDBC	347	394	85	588	436	974	982
Impact on Band D Council Tax	£8.97	£10.09	£2.16	£14.94	£10.96	£24.48	£24.46

* There was a reduction in the eligible age in 2006/07 from 65 down to 60.

** Transferring to the National Scheme.

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This table also shows the impact that the cost of Concessionary Travel has on an average band D council taxpayer.

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	Actual £000	Actual £000	Budget £000	Actual £000	Budget £000	Forecast £000	Budget £000
Spend on Bus Travel	251	280	571	1,077	962	1,500	1,963
Vouchers Scheme	96	114	100	97	90	90	90
Total Spend	347	394	671	1,174	1,052	1,590	2,053
Estimated RSG increase	-	-	(586)	(586)	(616)	(616)	(628)
Specific Government Funding	-	-	-	-	-	-	(388)
Net Cost to TDBC	347	394	85	588	436	974	1,037
Impact on Band D Council Tax	£8.97	£10.09	£2.16	£14.94	£10.96	£24.48	£25.83

* There was a reduction in the eligible age in 2006/07 from 65 down to 60.

** Transferring to the National Scheme.

The TDBC figures are draft and subject to finalisation at Executive Agenda Setting.



Taunton Deane Borough Council

Asset Management Plan (AMP) 2008

Report of the Corporate Property Officer, Executive

(This matter is the responsibility of Executive Councillor J Horsley)

Executive Summary

The 2008 Asset Management Plan update follows the same format as previous years and covers the follow areas:

- AMP Maintenance Backlog
- Poorest Performing Properties
- Proposed Actions for 2008
- National Indicators
- Local Indicators

1. Background

- 1.1 The Asset Management Plan (AMP) is a key corporate planning document, and as such is refreshed on an annual basis.
- 1.2 The 2008 refresh has now been completed a full copy of the AMP is available in the Members Room. An executive summary containing all the key points in included at Appendix A,
- 1.3 Careful consideration of the key drivers, ETCHED, on page 5 of the AMP and Appendix C will be required in order to agree the aims and objections of the AMP and Asset Statement.

2 Future AMPs

- 2.1 Over the next year, the format and content of the AMP will be thoroughly reviewed – to ensure it continues to reflect best practice, is focused on the Councils priorities and enables the Council's

property assets to optimise their contribution to corporate goals and improved service delivery.

- 2.2 The Borough Council recognises the corporate and strategic importance of good management of its land and property estate, whilst ensuring the property portfolio is suitable for the delivery of the Council's responsibilities. It is the intention to ensure sustainable capital returns and revenue income can be achieved. A systematic review of all Council assets will be undertaken, with all opportunities being reviewed via options appraisals and life cycle costs.

3 Recommendations

- 3.1 Members of the Strategy and Performance Panel are requested to approve the 2008 AMP and note the intention to carry out a best practice review over the coming months.

George Stark
Corporate Property Officer
Tel: 01823 356512



TAUNTON DEANE BOROUGH COUNCIL

APPENDIX A

ASSET MANAGEMENT PLAN – EXECUTIVE SUMMARY

Contents:-

1. Introduction
2. Condition of TDBC property
3. Maintenance backlog
4. Poorest performing properties identified in 2007 AMP, together with actions taken
5. The AMP actions for 2007
- 6 National Indicators
7. Local Indicators
8. Impact on Corporate Priorities
9. Conclusion

1. **Introduction**

- 1.1 The AMP group was formed in 2000 under the responsibility of the Executive Portfolio Holder for Economic Development and the Corporate Property Officer, following directives from central government. All Local Authorities were required to produce AMPs for submission to Govt in 2001
- 1.2 Following a “poor” assessment in 2001, the 2002 AMP submission was awarded a “good” rating. Not only did this give Taunton Deane an extra £50,000 in capital spending approvals but it further meant that Taunton Deane was not required to submit any further AMPs to Central Government.
- 1.3 Taunton Deane has continued to produce AMPs albeit modified to suit the Council’s wishes and priorities.
- 1.4 As alluded to earlier, those sections within the Council undertaking property management functions have been restructured and brought together as one team – Property Services. The Report by the Strategic Director on the restructure was submitted to and approved by the Executive on 24 May 2005. The new group consisted of a Facilities Team, a Maintenance and Design Team, an Asset Holdings Team, and a Geographical Information Systems

Team. In 2006 the Facilities Team was removed from Property Services. The group has the responsibility of producing the AMP and ensuring the Council's assets are properly maintained and wishes of Members are carried out.

2. Condition of property

The table below gives details of current and past performance

	2002/3	2003/4	2004/5	2005/6	2006/7	2006/7	2007/8
	Target % Actual	Target % Actual	Target % Actual	Target % Actual	Target % Actual	Actual %	Target %
A	39 38	42 41	42 45	44 45	49	45	49
B	55 54	54 52	54 52	56 51	51	51	51
C	6 6	4 5	4 3	0 4	0	4	0
D	0 2	0 0	0 0	0 0	0	0	0

(A) Performing well

(B) Performing as intended but with minor defects

(C) Showing major defects/not operating as intended; and

(D) Life expired and serious risk of failure.

96% of the Council's built assets are performing well or as intended but with minor defects. This compares well with the 96% in 2005/6, 93% recorded in 2003/4 and 92% in 2002/3.

3. Maintenance Backlog

AMP Maintenance Backlog 2006/07, 2007/08

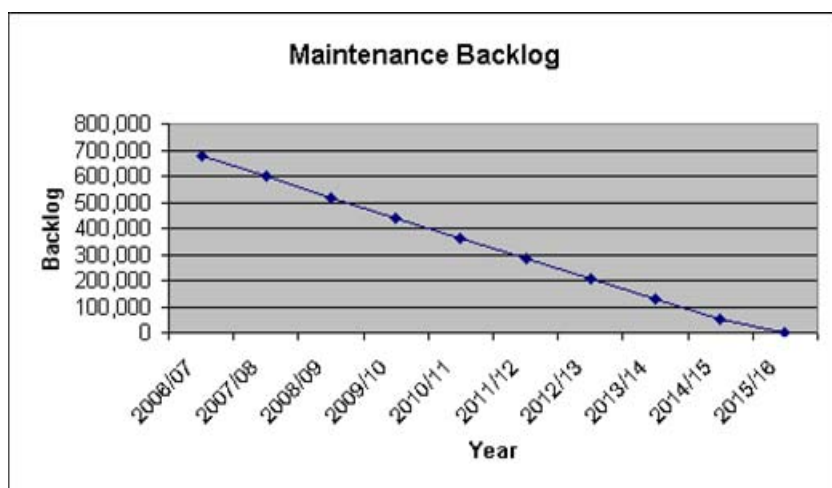
11 October 2008

Multi-Storey Car Park	Works complete.
Municipal Buildings	Phase 1 stonework complete.
Crematorium Lodge	Roof works programmed for Jan 07 – works complete.
Vivary Park Golf Course Green Keepers Building/Yard Area	Works to new environmentally friendly wash-down area and building alternations in progress – works complete External works and new kiosk complete.
Wellington Sports Centre	Roof protection railings/Access ladders – Works complete. Footpath works. Design in progress – programmed for 2008/09.
Blackbrook Pavilion	External repairs and decorations. To be programmed in 2008/09.

St Mary's Church	Repairs to pathways and seating. Owing to parking/usage of various areas and bearing in mind listed requirements, negotiations are in progress with the Diocese of Bath and Wells, to establish mutual agreement regarding acceptable activities. This process will need to be carried out regarding other churchyards that have been handed over to TDBC.
Deane House	Jelnet upgrade – works complete. Air quality monitoring Cabinet – Air conditioning upgrade/replacement works – complete. Additional roof repairs programmed for 2007/08.
Priory Industrial Estate	The head lease on this site expired in July 07. The intention was not to renew this lease, as the economic advantages to the Council were very limited. Repairing liability negotiations took place with the landlord, Eagle Investments Ltd. This site has now been handed back to the landlord, with an extremely advantageous outcome for the Council.
Wellington Park Lodge	External repairs and decorations. To be programmed.
Combe Florey Church	Path/ramp to be investigated – works complete.
28/30 Fore Street Wellington	Damp problems – work complete.
<u>Other various Leisure Trust items:</u>	
Blackbrook Pavilion	Roof/rainwater gutters. Works required to remove water from flat roof areas – investigations in hand. CCTV coverage to be checked
Station Road Baths	Pool inflatable now on site – works complete.
Wellington Sports Centre	Ducting to be programmed for 2007/08.
St James Street Baths	New security entrance screen – works complete. New fire proof hatch – works complete.

Profiled Spend (non Leisure) Backlog Performance

Item	Year					
	2007/08 £	2008/09 £	2009/10 £	2010/11 £	2011/12 £	2012/13 £
MSCP – lift works	4,000					
MSCP – barriers & signage						
OMB - new water boiler						
Priory Ind Est - surfacing repairs	10,000					
Market House - external repairs						
St Mary's church - repairs to railings & walling						
St Mary's church - repairs to pathways & seating	1,000					
Wellington park - repair & decoration	8,230					
Churchyards – various	15,000					
Vivary Park – repairs	10,000					
OMB - stonework repairs	10,770	78,000	63,730	24,000		
Deane House - various external works			7,000			
Goodland Gardens - bridge repairs			7,270	1,730		
Crematorium – lodge roof	15,000					
Deane House - Computer Suite air con	4,000			18,000		
Deane House - jelnet upgrade						
Deane House - air handling equipment				8,000		
Parks & Open Spaces - various boundary repairs				8,987		
Victoria Park pavilion – roof works				15,000		
Wellington park lodge - repair & decoration				2,283	2,717	
Wellington Rec Ground - various repairs					7,000	
Car parks – resurfacing					68,283	78,000
Car parks - works to boundary walls						
Car parks – relining works						
Car parks – kerbing works						
Deane House – solar window films						
Goodland Gardens - bridge repairs						
Additional play areas						
Parks & Open Spaces - various boundary repairs						
Cemeteries - walling works						
Crematorium - roofing works						
Total Spend	78,000	78,000	78,000	78,000	78,000	78,000
Backlog at Year End	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
	597,044	519,044	441,044	363,044	285,044	207,044



DDA Works Completed - 31 August 2006

- High Street
- Crescent North
- Castle Green
- Whirligig Lane
- Canon Street
- Coal Orchard
- Wood Street
- Elm's Parade
- Kilkenny
- Greenbrook Terrace
- Priory Bridge Road
- Victoria Gate

Other works completed or in hand:

Blackbrook Pavilion	Counter alterations completed New automatic doors ordered (Main entrance & Tennis Entrance) – works completed. New tennis reception counter – works completed. New tennis facility under construction and due for completion September 06. This building will be DDA compliant, including the use of sporting wheelchairs – works completed.
Wellington Sports Centre	Air conditioning – works completed.
Deane House	Alterations of public toilet – works completed. Reception – partial upgrade in hand.
Municipal Buildings	Project on site is due for completion December 2007.
Market House	New access being provided to public house – works completed.

Highfields	The construction of a new commercial viable and environmentally friendly horticultural nursery – construction due to start in November 2007.
Hamilton Gault and Galmington Playing Field	The construction of two new sports pavilions. To commence following agreement with the Football Foundation regarding funding.
Station Road Pool	Installation of poolside gates. Programmed for November 2007.

Five mobile loop systems purchased.

Public Toilets:

Kingston Road To be demolished.- project complete.

We now have the following loop systems:

- Five Loop systems for the following reception areas: Main Reception/ Planning/Wellington office/DLO/Housing.
- One portable loop system for use by Sheltered Housing Officers.
- One Portable loop system [boundary microphones] to be used for public meetings in different venues.
- One Hearing Helper Pack- a system which will be used for training purposes and will be kept in Personnel.
- Four Portable loop systems for Kilkenny Centre: one for the Emergency Response Team, 2 for Lifeline officers to take into people's houses and one to remain office based.
- Two loop systems for reception areas in the Tourist Information Centres in Taunton and Wellington.
- 14 systems in total.

4. Poorest performing properties – update

Property	Proposal	Update
Frobisher Way, Bindon Road	Development	Planning permission obtained for Industrial units. . Following tender a preferred developer has been identified and contract documentation is in preparation. The developer will provide industrial starter units for TDBC in return for adjacent development land and modest capital receipt for the Council. .

Nursery. Mount Street	Review to be undertaken to maximise the sites potential	Ongoing. Options Appraisal being undertaken. Traffic and wildlife surveys arranged.
Stoke St Mary Site. Highfields - Proposed new Nursery	Site for new nursery found and purchased at Auction	This project has now been tendered and a successful contractor appointed. Construction commenced on 7 January 2008
Public Conveniences	Review of use to be undertaken	The Council's Waste Manager has completed his review. The following are the main outstanding points in relation to built assets:- <ul style="list-style-type: none"> • Kingston Road demolition – works now completed. • Public conveniences at Hamilton Road – this facility has now been sold. Wilton Lands wc – now closed – possible use as parks store
Paul Street Multi Storey Car Park	Works required to comply with health and safety	Structure to be monitored. Essential Health and Safety works required to lifts. Approx £17,000 – now completed
Old Municipal Buildings	Action required on Disability and Fire Safety issues. Alternative uses to be pursued	There is a high expectation that the building will be leased to SCC for use by the County Council Registrar. Consultations with SCC are reaching a conclusion. Monies required for necessary work which are TDBC's responsibility are available from the DDA budget. The alteration works are now in hand with a completion date in December 2007. Update – SCC moved into the building on 7 January 2008.
Leisure Services	Forward Planning as to future service provision required	Ongoing
Hamilton Gault Pavilion	Existing building deteriorating	New pavilion scheduled for completion in 2007. This project has been tendered with a successful contractor being appointed. Construction is due to commence on completion of funding negotiations with the Football Foundation. Update – works to commence on 28 January 2008.
Galmington Pavilion	Existing building deteriorating	New pavilion scheduled for completion in 2007. This project has been tendered with a successful contractor being appointed. Construction is due to commence on completion of funding negotiations with the Football Foundation. Update – works to commence on 28 January 2008.

5. Proposed actions for 2006/7 up to Sept 2007

- 5.1 Complete updated surveys of the Council's main buildings by September 2007 conforming to Somerset County Council's templates.
- 5.2 Completion of scanning of all Council Buildings
- 5.3 Spreadsheet showing energy and water consumption (to be sent to Managers at quarterly intervals until added to the Council's Intranet site)

- 5.4 Updated Asbestos Register – all type 2 surveys
- 5.5 Regular AMP meetings to review Capital spend
- 5.6 Development of meaningful PIs/benchmarking
- 5.7 Development of closer working with Somerset County Council.
- 5.8 Development of Permits to Work

Update regarding above items

- 5.9 The following surveys have been completed:
 - St James Street Swimming Pool
 - Station Road Swimming Pool
 - The Deane House
 - Flook House
 - Wellington Sports Centre
 - The Crematorium and Lodge
 - Blackbrook Pavilion
 - The Market House
 - 28 and 30 Fore Street, Wellington
- 5.10 Percentage of scanning complete – the majority of scanning to date has been on housing assets.
- 5.11 Ongoing.
- 5.12 Delayed owing to embargo on the letting of contracts.
- 5.13 To be reactivated December 2007
- 5.14 In hand.
- 5.15 Included as part of Southwest One.
- 5.16 Programmed for action by end of March 08.
- 5.17 Delayed for discussions as part of Southwest One.
- 5.18 Action for 2008/09.
- 5.19 Action 2008/09.

Proposed Items for 2007/08

- 5.20 Complete updated surveys of the Council's main buildings.
- 5.21 Scanning of the Council's corporate buildings.

- 5.22 Spreadsheet showing energy and water consumption (to be sent to managers at quarterly intervals until added to the Council's intranet site).
- 5.23 Update asbestos register.
- 5.24 Continue with regular AMP meetings.
- 5.25 Development of meaningful PIs/benchmarking.
- 5.26 Development of permits to work.
- 5.27 Development of CDM logbooks.
- 5.28 Investigation into environmental improvements (in connection with climate change).
- 5.29 Investigation into the implications of carbon footprint.

Actions programmed for 2008/09 combining the 10 point Action Plan (2002–2005) – Section 7 of the 2004 AMP. Reference numbers refer to relevant point on the Action Plan.

Property/Task	Action	Target Date	Date Achieved
All TDBC property	A complete re-appraisal of the Corporate Asbestos Register. Actions to include type 2 surveys, and management programmes (Ref 1)Nov 2006. To be discussed as part of Southwest One.	Nov 07	Type 2 surveys being undertaken
Conversion of Warden Flat, Lodge Close, Wellington	Conversion to two flats from existing house	To be completed by end April 2007	Works completed
Housing Sneddon Grove	Installation of two temporary housing units. Construction in hand, due for completion November 2007.	To be completed by end Nov 2007	Ongoing
All TDBC Property	A reappraisal of the Legionella monitoring system Oct 2006 (Ref 1)	Oct 06	Completed. Frequent checks made. Third party audit to take place
All TDBC Property	A Strategy for Contaminated Land was produced in 2001. It is progressing well in line with the agreed time scale (Ref 1)	Ongoing	Ongoing
St James Street Baths	Investigation of mechanical plant. Provision of additional security features	Oct 05 Dec 05	Works completed
Disability Discrimination Work	Completion of at least 49% of DDA works to the Council's Corporate buildings in accordance with the DDA strategy.	Mar 08	Ongoing
Asset Register	There is a need to integrate current	Dec 06	Awaiting

	information on our assets. We hope to procure a new financial system as part of the Southwest One programme which will include an Asset Register module.		Southwest One
Land registration	To assist legal section in identifying title deeds re:- TDBC land holdings. (First Stage). Note – it is financially beneficial for the Council to take advantage of an offer made by the Land Registry – of £7.50 an “extent” to proceed with this work in the foreseeable future	April 07	Target achieved, awaiting response from the Land Registry
Space Audit.	This is currently underway with and being actioned within the physical reorganisation of staff/offices.(Ref 2)	Ongoing	Awaiting Southwest One (Accommodation Strategy)
Leisure Trust	Working relations between TDBC and Trust now formed and working well.	Ongoing	Ongoing
Investigation with other similar sized authorities re benchmarking	Contact with CIPFA family groupings	Mar 06	Ongoing
Avimo (now Thales) site at Lisieux Way, Taunton	Investigation ongoing on future use of site	Mar 08	Investigation now recommenced
Priory Way Industrial Estate, Taunton	Complete programme of repairs to ensure compliance with the terms of the Council's Head Lease. The decision was taken not to renew the lease and the site has now been successfully handed back to the landlord..		
The Bike Park, Coal Orchard, Taunton	Alterations to existing for Primary Care Trust	Project to be completed by Nov 2007	Negotiations with the Primary Care Trust Ongoing
Local Performance Indicators	Develop meaningful indicators. Although satisfaction surveys have been carried out with the tenants of commercial properties this will be developed further following the analysis of results	Ongoing	Ongoing
Leisure Pavilions	Hamilton Gault & Galmington Playing Field pavilions have been tendered and a successful contractor appointed		2No pavilions now being designed
National Skateboard Park	Investigation required to ascertain the viability of a park on land at Lisieux Way		Ongoing
Mount Street Nursery	Options appraisal in hand	Site to be sold/developed commercially June 2007	Ongoing
Highfield Nursery	Delivery of new environmentally, commercially based nursery. Construction due to commence Nov 2007	By June 2008	Ongoing
Longrun Farm	Delivery of a flood alleviation scheme.	Sept 2008	Design works in hand
Kilkenny Car Park	Options appraisals regarding development	Dec 2007	Ongoing

	opportunities		
Deane House site	Options appraisals regarding development opportunities	Jan 2008	Ongoing
Taunton Market	Demolition of buildings	March 2008	Preparation of tender documents in progress
Priorswood Youth Club site	Resolve lease issues with the North Taunton Partnership	Nov 2007	Ongoing

6. National Indicators

6.1 Indicators will be developed over the near future.

National Indicators	Indicator	Target 2004/05	Actual 2004/05	Target 2005/06	Actual 2005/06	Target 2006/07	Actual 2006/07	Target 2007/08
1. (a) % Gross internal floor space in condition categories A-D	Category A Good – performing as intended and operating efficiently	% A 42	45	44	% 44	49	45	49
	B Satisfactory Performing as intended but exhibiting minor deterioration	B 54	52	56	51	51	51	51
	C Poor Exhibiting major defects and not operating as intended	C 4	3	0	4	0	4	0
	D Bad Life expired and/or serious risk of imminent failure	D 0	0	0	0	0	0	0
1 (b) Backlog of maintenance in priority categories 1-4	<u>Priority Level</u>	<u>Target as %</u>			<u>Target as %</u>	<u>Target as %</u>		
	1	0	0	0	0	0	0	0
	2	2	1	0	0	0	0	0
	3	61	62	64	66	72	66	72
	4	37	37	36	34	20	34	20
		100	100	100	100	100	100	100

7. Local Indicators

Indicator		2002/03 actual	2003/04 actual	2004/05 actual	2005/06 target	2005/06 actual	2006/07 actual
1 Number of units void as a % of investment properties	Industrial Retail	6% 13%	0% 6.25%	.58% 12.5%	.56% 12%	6.66% 14.58%	30% 20%
2 % of rent arrears as a proportion of annual rent income for commercial property		15%	Approx 13%	14%	13%	29.85%	4.78%

8. Impact on Corporate Priorities

8.1 Ref Corporate Strategy and Performance Plan 2005-2008

Economy Ref Ec2	Develop key sites to bring about the Vision for Taunton	Relocate Livestock Market Redevelopment of Somerset County Cricket Club/Coal Orchard Car Park	Ongoing
Environment Ref En2	Protecting and enhancing the quality of the physical environment	Agree Norton Fitzwarren Flood Alleviation Scheme with developers	Scheme completed November 2007
	Achieve Green Flag Award for public open space for three parks	Objective achieved	
	Improve facility provision on three other public open spaces per year. All works ongoing – Victoria Park, French Weir, Greenway Road, Taunton plus various play areas		
	Upper Holway Play Area	Upgrade to play area	Tenders due January 2008
Healthy Living	Provision of sports pavilions	Construction of 2No new pavilions at Hamilton Gault Playing Field and Galmington Playing Field	Construction to commence 28 January 2007.

Although not listed in the Corporate Strategy the proposed starter/industrial sites at Frobisher Way, Taunton and the redevelopment of Unit 1 Blackdown Business Park, Wellington also contribute to the economy of the region

9. Conclusion

- 9.1 It can clearly be seen that since the start of the AMP process much has been achieved. Much is also planned for the future, although with the Taunton Deane Property Services becoming part of Southwest One in December 2007, it is difficult to plan accurately.
- 9.2 However, with the broad principle of disposing/developing of assets that are poor, inefficient or do not add to the Corporate Priorities and putting money into those elements that are required either by legislation (DDA, Asbestos Legionella, Contaminated land or that contribute to greater efficiencies (ie, in space standards, use of energy) this Authority is achieving good value from its assets.

Contact Officer – George Stark, Corporate Property Officer
Tel 01823 356512; Email:- g.stark@tauntondeane.gov.uk

Background Papers:-

Asset Management Plan 2006

Asset Management Plan 2008 (full copy available in the Members Room)



Executive 6th February 2008

Planning – revised charges and potential impact of changes to the Householder Consents Scheme

Report of Development Manager

(This matter is the responsibility of Executive Councillor Simon Coles)

Executive Summary

This report provides an update on proposals to increase charges for pre-application planning advice and includes a proposed schedule of charges. It also considers the wider use of lawful development certificates in response to requests as to whether permission is required for a specific proposal.

1. BACKGROUND

- 1.1 A report on pre-application planning advice (i.e. requests for advice on the likelihood of planning permission being granted) was reported to the Overview and Scrutiny Board on November 1st 2007. Members supported the principle of increasing charges for this service and reinvesting additional receipts to improve the service provided. Members also considered that the charge should apply to all requests.
- 1.2 Forthcoming changes to legislation in respect of householder development will inevitably have a significant negative impact on fee income and it is therefore important that the Council considers ways of mitigating this.
- 1.3 These issues were considered by the Overview and Scrutiny board on 24th January 2008.

2. UPDATE ON PRE-APPLICATION ADVICE CHARGES

- 2.1 Following the meeting of the Overview and Scrutiny Board increased charges have been proposed, which it is estimated will raise an additional £15,000 income per annum. Potential to increase charges is limited by government guidance which indicates that such charges must reasonably relate to the service being provided and should not be used to subsidise other work. I propose that the additional income generated will be reinvested in the Planning Service to increase resource both in terms of Planning Officer time

as well as admin support to administer the pre-application service. This will form part of a wider restructure of the Development Management service aimed at increasing the resources available to respond to major applications as well as reducing response times generally.

Full details of existing and proposed charges are attached at Appendix A

- 2.2 With the increase in charges, our customers will rightly expect an improved service. It is therefore proposed to also introduce service standards whereby other than in exceptional circumstances, if the authority fails to meet its target of 15 working days for a response 50% of the charge will be refunded and if a response is not sent within 30 working days the full charge will be refunded
- 2.3 As a result, increased income is entirely dependent upon having adequate staff available to meet these targets. At present there are three vacant planning officer posts and it would therefore be impractical to introduce the charges until these are filled. On the basis that these posts are filled I would like to revise the charges from 1st April 2008.

3. **ENQUIRIES AS TO WHETHER PLANNING PERMISSION IS REQUIRED FOR A PARTICULAR DEVELOPMENT AND THE IMPLICATIONS OF THE HOUSEHOLDER CONSENTS REVIEW**

- 3.1 The Barker Review identified a major issue in terms of the ability of local planning authorities to meet the growth agenda. The report concluded that too much planning officer time was spent dealing with minor proposals and that in future resources should be redirected towards those proposals that deliver housing growth.
- 3.2 Following on from this, the Government has embarked on a review of Householder Consents. The purpose of this is to reassess the General Permitted Development Order with a view to increasing permitted development rights for householder proposals such as domestic extensions. I am expecting this to be enacted later this year.
- 3.3 Taunton Deane currently receives approximately 750 householder applications per year (45% of the total number of applications received). Until the final regulations are drafted it is difficult to estimate what the likely reduction will be. However, the initial consultation indicated a reduction of up to 30% (i.e. 225 applications per year).
- 3.4 It is inevitable that an associated impact of the introduction of this legislation will be a significant increase in requests as to whether planning permission is required. Whilst there is provision within the Town and Country Planning Act 1990 to seek a formal determination (s192 of the Act) Taunton Deane Borough Council has traditionally dealt with such requests on an informal basis. Relevant information is also provided through links from the TDBC website.
- 3.5 The Householder Consents Review will therefore result in a shift away from application based work, which generates a planning fee (currently normally £135 per application); to work that doesn't generate any income for the

authority. In order to continue support the resource necessary to provide a reasonable level of service to the public, ways must be found to mitigate this potential loss of income.

- 3.6 It is increasingly common practice elsewhere for local planning authorities to deal with all requests as to whether planning permission is required formally under s192. This not only has the advantage to the Council of a statutory fee (50% of the planning application fee for that category of development) but the certificate can also be of significant benefit to the householder as it provides them with a legal document that can often prove invaluable should they come to sell the property. I can find no evidence that this leads to an increase in unauthorised development.
- 3.7 This proposal has been discussed with the Council's Senior Solicitor who is satisfied that this type of decision can be made by a planning officer under delegated powers and does not need to be referred to a solicitor for a decision.

4. **RECOMMENDATION**

- 4.1 Subject to paragraph 2.3, the Executive approve the revised charges for Pre-application advice to be introduced from April 1st 2008
- 4.2 The Executive is recommended to endorse the proposal that from 1 April 2008 the Council deals with all requests as to whether planning permission is required in accordance with s192 of the Town and Country Planning Act 1990.

Tim Burton
Development Manager
Tel: 01823 356464

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 6 FEBRUARY 2008

REPORT OF THE FINANCIAL SERVICES MANAGER

This matter is the responsibility of Executive Councillor Henley (Leader of the Council)

CAPITAL STRATEGY 2008-11

1 Executive Summary

- | |
|--|
| 1.1 Attached at Appendix A is the draft Capital Strategy for 2008-11. The Executive is invited to comment on the draft strategy before it goes on to Full Council. |
|--|

2 Introduction

- 2.1 There is no statutory requirement for the Council to prepare a Capital Strategy however in terms of setting direction for the use of the Council's capital resources the strategy is seen as a "must have" document. This is borne out by the Capital Strategy being regarded as a key document in the Audit Commission's CPA Use of Resources self-assessment.
- 2.2 The Capital Strategy is a summary of the Council's approach to capital investment including:-
- Our Vision,
 - The identification of needs and our needs gap,
 - The management and monitoring of the capital programme,
 - The capital programme and the level of resources available,
 - Our approach to procurement and partnership working,
 - Linkages to other corporate plans.

3 Capital Strategy 2008-11

- 3.1 The revised draft Strategy for 2008-11 is attached at Appendix A. It has been updated from last year's version by incorporating new developments being undertaken by the Council and refreshing the financial data included within the document.
- 3.2 The Strategy and Performance Panel considered the draft document at their meeting on 5 February and a verbal update on their comments will be provided at the meeting. The Executive is requested to note the Strategy and suggest amendments as appropriate.
- 3.3 After consideration by the Executive the Strategy is programmed to go to Full Council later in the month.

4 Recommendation

- 4.1 The Executive are requested to note the attached draft Capital Strategy for 2008-11 and to make suggestions on amendments to the content prior to submission to Full Council.

Contact Officer: Paul Carter
Financial Services Manager
Tel 01823 356418
Email p.carter@tauntondeane.gov.uk

TAUNTON DEANE BOROUGH COUNCIL CAPITAL STRATEGY 2008-2011

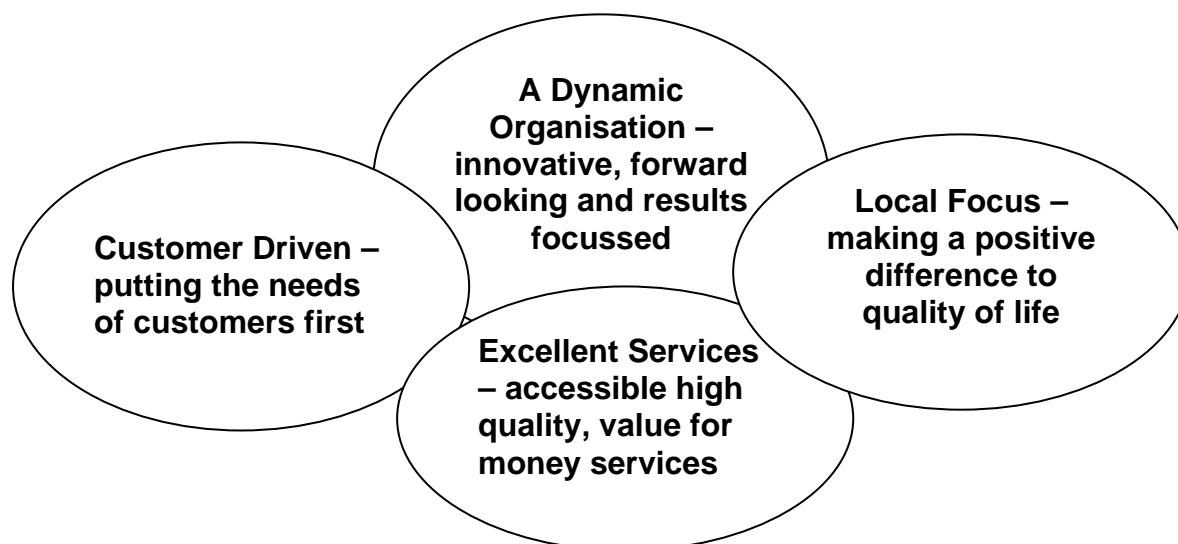
1 Content

- 1.1 This Capital Strategy demonstrates how Taunton Deane BC sets the direction of our capital spending plans and considers how we achieve the effective utilisation of our capital assets and resources.
- 1.2 The Strategy details our approach to the following areas:
- Our Vision,
 - The identification of needs and our needs gap,
 - Prioritisation of capital expenditure,
 - The management and monitoring of the capital programme,
 - How we review scheme outputs,
 - The capital programme and the level of resources available,
 - Our approach to procurement and partnership working,
 - Links to other corporate plans.

2 Our Vision

- 2.1 The Council has set out its overall vision and business principles in its Corporate Strategy 2008-2011. Our overall Vision is **to be a high performing Council, working in partnership to create a good quality of life for all Taunton Deane residents.**

Our business principles are set out below:



- 2.2 The Council has profiled all of its services in line with its six main corporate priorities. This has enabled investment to be focussed on high priority services. Our overall priorities are:

Priority	Strategic Aims
Economy	Regenerating Taunton and strengthening the economy of the Borough
Transport	Minimising the growth in traffic congestion
Crime	Promoting safer communities and tackling anti-social behaviour
Healthy Living	Promoting healthy and sustainable communities
Environment	Safeguarding and enhancing the local environment
Delivery	Delivering accessible, value for money services

- 2.3 Below are the key actions from our Corporate Strategy 2008-2011 that show how we will use our capital resources to achieve our strategic aims. Those marked with * indicate that they are being delivered in partnership with other organisations:

Priority	Actions
Economy	<ol style="list-style-type: none"> 1. Free up the Firepool development area for Project Taunton and commence commercial/employment development. * 2. Kick start the Cultural Quarter of Project Taunton by redeveloping Castle Green, Coal Orchard and Goodlands Gardens, to include providing a new site for the County Council library and records office.* 3. To work with partners to bring forward the proposed retail development in High Street *. 4. Facilitate the development of 20 hectares of employment land in Wellington and Wiveliscombe 5. Explore the feasibility of facilitating the development of Tone Mill, Wellington as a cultural and creative industry node * 6. Identify a suitable site for the relocation of the Taunton TIC 7. Secure a major business incubation centre for Taunton.*
Transport	<ol style="list-style-type: none"> 1. Implement the Taunton car parking strategy. * 2. Deliver the actions of the TDBC employees travel plan by March 2010. 3. Develop a S106 policy to ensure new commercial premises have a S106 agreement requiring travel plan considerations. *
Crime	<ol style="list-style-type: none"> 1. The refurbishment of derelict buildings 2. The sale of unwanted assets 3. Crime reduction measures within the Housing capital programme ie the provision of double glazing and security lighting 4. The provision of facilities for young people ie new play equipment. *

Healthy Living	<ol style="list-style-type: none"> 1. Planning gain through S106 agreements – ie the need to provide in partnership a targeted proportion of social and subsidised housing* 2. Utilise council owned sites to develop social and subsidised housing. * 3. Investigate new approaches to delivering intermediate housing. 4. Ensure that all Council owned properties comply with the Decent Homes Standard by March 2011. 5. Improving both private and public sector housing conditions through an extensive capital programme of works and grants. 6. Consider all options for delivering new opportunities for public swimming in Taunton Deane including the construction of a new 25m pool in Taunton. 7. Deliver the actions identified in the Play Strategy to make provision in priority areas.
Environment	<ol style="list-style-type: none"> 1. Expand the recycling service to include other types of waste, such as plastics and cardboard. * 2. Development of sustainable construction practices which help tackle climate change and reduce emissions. 3. Ensure that new Housing built through Housing Corporation funded schemes meet a minimum of level 3 of the Code for Sustainable Housing. 4. Meet the government target of improving energy efficiency by 30% on housing in Taunton Deane through various housing initiatives. This includes capital investment in council housing, other social housing and where possible within the private sector. 5. To construct flood alleviation measures to enable the development of Firepool *.
Delivery	<ol style="list-style-type: none"> 1. Development of our assets through our key partnership project, SW1* 2. Continued investment in IT systems such as the new Planning system 3. Implement the Customer Access Strategy to deliver our services where and when they are required. 4. Develop procurement through collaboration with SW1 to achieve savings targets, better quality and cost effective services and support our objectives around economy sustainability and equalities.

3 The identification of needs and our needs gap

3.1 The Council has found that, unsurprisingly, resources to meet our overall aspirations for the Borough and our priorities in particular

cannot wholly be met by the Council alone. Therefore as part of our role as an enabler and facilitator we will look to maximise external income from sources such as the Lottery, Central Government, the South West Regional Development Agency and from private developers via section 106 agreements and commuted sums in order to deliver our priorities. European funding will also be accessed where appropriate. The Council has an External Funding Group whose role entails promoting new external funding opportunities to benefit the Council.

- 3.2 An example of where bidding for external capital funding has proved successful and will aid our capital objectives is through the recent Growth Point grant award. This money will be used to deliver the Economy strand of the Corporate strategy in particular to support the delivery of Project Taunton by providing the flood relief works required for the 3rd way and Firepool, and public realm works in the centre of Taunton ie Coal Orchard. We have also recently been successful in bidding for funding to build an extension at a local Homeless Hostel and for an increased Disabled Facilities Grants Programme in 2007/08.
- 3.3 In addition we will look to make the most of partnerships including the private sector. This is key for ensuring that long-term projects such as the delivery of Project Taunton have sustainable sources of capital finance. Both PFI and PPP finance will be considered should any suitable schemes be identified.
- 3.4 The Council will consider the use of additional borrowing to help deliver key aspirations. However this will only be done in line with the principles of the Prudential Code, ie providing that such borrowing is prudent, affordable and sustainable. This will be key to delivering Project Taunton. Where possible specific contributions from revenue will be made to fund one off and “invest to save” capital schemes and boost capital resources. We will also use the expected additional resources generated under the Government’s LABGI scheme in 2009/10 to meet some of our economic development goals. In particular our desire to set up a “fighting fund” for sustainable improvements in economic development.
- 3.5 Capital receipts are important for the Council, particularly Right to Buy receipts. In order to maximise the usable proportion available for capital investment the Council will, where appropriate, designate land areas for social housing purposes thereby avoiding any pooling liability. In addition a critical review of asset holdings will ensure that surplus assets are disposed of in order to free up resources, for example the existing Plant Nursery site will be disposed of during 2008/09.
- 3.6 Via the budget process and through ongoing budget monitoring the level of projected available capital resources is continuously reviewed by Officers. This ensures that resources can be matched to priority schemes.

- 3.7 It is not only within the capital programme where resources are scarce, within its revenue budget the Council has a backlog of low priority maintenance items, and this amounts to over £0.5m. A key improvement required is by the authority to ensure that this backlog is managed and reduced over time, although this will not be easy given the pressures on the revenue budget. More details on this area are shown in the Asset Management Plan.

4 Prioritisation of capital expenditure

- 4.1 Effective capital prioritisation will help ensure that scarce resources are targeted towards key schemes, which will deliver our priorities.

- 4.2 The Authority has in place an established system to enable Corporate Management Team and the Executive to prioritise bids for new capital schemes. This system is known locally as the Project Appraisal Report (PARs) system. The purpose of the PAR is to provide comprehensive information on each new scheme, thereby enabling informed choices to be made.

- 4.3 A PAR requires the following areas to be considered:

- Project Outline and Description,
- Category of Scheme (ie legal obligation, service necessity, service maintenance or service necessity),
- Establishment of Need – appropriate analysis of need and rationale,
- Fit with Corporate Priorities,
- Fit with Service planning objectives,
- Sustainability,
- Option appraisal – ie “do nothing”, full scheme, partial scheme, scheme provided by other agencies, scheme provided through partnership working,
- Risk identification,
- Overall project evaluation,
- Resource implications, capital and revenue, monetary and non-monetary,
- Timescale for implementation,
- Recommendations.

- 4.4 It is important that we do not forget the impact on the revenue budget of capital decisions, therefore the Council's Medium Term Financial Plan for both General Fund and Housing Revenue Account services includes specific details on the likely impact of the capital programme on the revenue budget.

- 4.5 At present with resources limited priority is given to schemes which pay for themselves on a “invest to save” basis, or where the Council has a contractual or legal obligation to make investment. For Invest to Save

schemes the annual revenue savings generated through capital investment are put back into unallocated capital resources. In addition schemes that lever in external funding are also given priority. This is consistent with the principles outlined in the Council's Financial Strategy, which was approved in April 2004. The Council is developing systems to ensure that all investment and disposal decisions are based on thorough option appraisal and whole life costing this is in line with the requirements of the Audit Commission's Use of Resources assessment.

5 The management and monitoring of the capital programme

5.1 Monitoring of the capital programme is integrated into the corporate performance management cycle and is reported to members four times a year. The Council has made significant progress in improving the monitoring of the General Fund capital programme and this has been recognised by our external auditors. Monitoring of the programme also includes project progress; spend against budget, VAT implications and the treasury management consequences of capital spending.

5.2 The process of strategic risk management is employed for high spend/risk/profile capital projects. Where applicable, multi discipline project teams are formed to manage these schemes and to report progress and risks to Corporate Management Team. Post project reviews are used to improve overall future project management techniques.

6 How do we review scheme outputs?

6.1 The monitoring of capital investment is achieved on several levels, namely:

- The Project Board who monitor progress on a variety of corporate projects across the Council. This group has been established in line with the principles of PRINCE2 project management.
- The Chief Financial Officer is responsible for the monitoring and management of both the capital programme and capital resources. This is done by the Financial Services Unit within Southwest One who report the outcomes to Corporate Management Team and to Members.
- The Corporate Property Officer is responsible for the monitoring and management of the Asset Management Plan,
- Individual officers are nominated as leads on each specific scheme.
- Finance staff support service department officers with budget monitoring and financial advice.

Annually the Council incorporates within its outturn reporting process how the impact of capital investment has helped with the achievement of its corporate objectives and priorities.

7 The capital programme and the level of resources available

- 7.1 A summary of budgeted capital spending for the period 2007/08 onwards is shown below.

Portfolio	2007/08 £000	2008/09 £000	Post 2009 £000	Total £000
Corporate Resources	72	2,151	344	2,567
Econ. Dev. Tourism & Council Businesses	1,977	0	424	2,401
Environmental Policy	704	110	741	1,555
Housing (HRA & GF)	7,150	6,576	20,732	34,458
Leisure, Arts & Culture	274	166	130	570
Planning & Transportation	134	25	116	275
Total	10,311	9,028	22,487	41,826

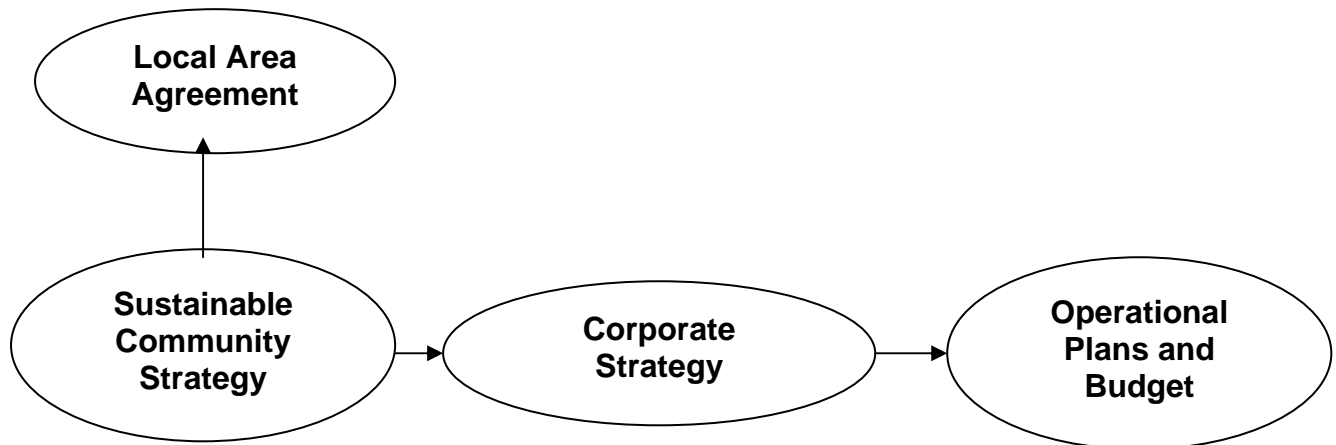
- 7.2 At present the General Fund has unallocated capital resources of only £43k. For the Housing Revenue Account there are no unallocated resources as any resources unspent at the end of the year will be required to fund future years programmes. In order to ensure that our resources are maximised Officers are reviewing the financing of certain capital schemes to see whether options such as the use of finance leases to provide capital investment in services, rather than outright purchase may provide better value for money. The level of capital receipts arising from Right to Buy sales is also carefully monitored.

8 Our approach to procurement and partnership working

- 8.1 As part of our contract with Southwest One the Council is currently embarking on significant reviews of its procurement processes and contracts to ensure that maximum value is obtained from all capital contracts. This is particularly relevant for services such as Housing and the Direct labour Organisation who are large volume purchasers of materials such as kitchens, bathrooms and windows. This will generate savings that will be reinvested in services and in new projects to help transform the Council. There is a specific procurement group from Southwest One looking at "Estate and Built Infrastructure Management" to drive forward the benefits of improved procurement within our capital assets.
- 8.2 Partnership working within capital schemes will be encouraged where added value and synergies can be achieved. We will work with partners to identify resourcing solutions and to determine priorities and innovative ways of procuring capital investment. We will, wherever possible, ensure that partnership working is achieved; this is to ensure

that services are delivered to the public with more than just our own priorities in mind.

- 8.3 We are an active partner on the Local Strategic Partnership, which includes representatives from the voluntary sector, private sector and other public sector bodies such as the Health Authority. Our Community Strategy and Local Area Agreement targets helps inform our corporate priorities, which ultimately shapes the way in which our services are delivered. This is shown below:



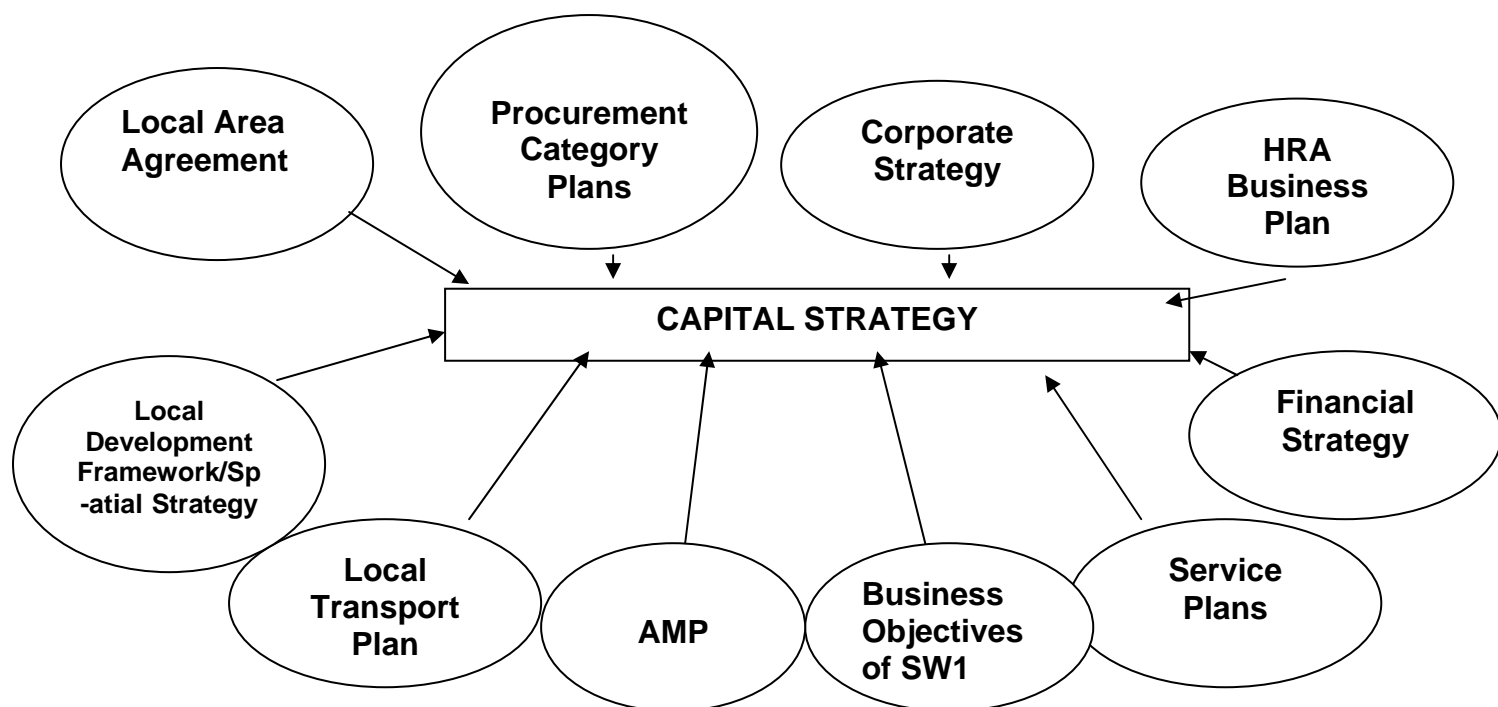
- 8.4 The Council is also actively considering its options outlined in the recent Housing Green Paper; “Homes for the Future”. This may include the creation of a local housing company which would enable the authority to raise additional funding for one of our key priorities, affordable housing.

- 8.5 The vast majority of projects shown in paragraph 2.3 above are being delivered in partnership with a variety of other public and/or private sector organisations. Further information on our key partnerships is shown in the Council’s Corporate Strategy 2008-2011.

9 Links to other corporate plans

- 9.1 The Capital Strategy is informed by other plans and strategies that the Council has, it is consistent with those plans and its development depends on capital priorities being integrated into all that the Council does.

- 9.2 A summary of the key links to the Capital Strategy are shown below:



9.3 In particular the Asset Management Plan (AMP) provides the detail relating to how our assets are performing and how they have improved from year to year. The AMP should be read in conjunction with the Capital Strategy. For the year ahead the Council is looking at refining its range of local Performance Indicators for our assets.

10 Our Strategy for Capital Investment – A Summary

10.1 The Council faces many challenges in the coming years, for our assets there are numerous aspects to consider. For example:

- The financial implications of the Disability Discrimination Act,
- The existing maintenance backlog facing our assets,
- Our customer access ambitions,
- The impact on existing assets of our joint venture partnership, Southwest One,
- The delivery of our key goal – Project Taunton,
- The need to modernise our public swimming facilities,
- Relocating key services where appropriate (ie our existing plant Nursery site).

10.2 In the light of these challenges we need to ensure that our assets meet the needs of our profile of services. This will require disposing of surplus and poorly performing assets, maintaining and enhancing assets relating to high priority services and purchasing new landholdings to facilitate Project Taunton.

10.3 In order to achieve this there are some key actions required:

- We need to review our asset holdings, to generate resources and to focus spending on frontline areas,

- We need to consider the benefits of Prudential Borrowing to finance some of our aspirations, but be mindful of the cost implications and the need to provide services which are value for money,

The Council recognises that this will take time to deliver but these actions will ensure that we have assets that match our reputation as an excellent Council.

11 Conclusion

- 11.1 Capital Investment is necessary to ensure that the Council can meet its overall priorities. However this can only be done in partnership with others and in a way that makes the most of limited resources. This will be achieved through the principles outlined in the Capital Strategy and in the actions detailed in plans such as the Corporate Strategy.
- 11.2 The Capital Strategy will continue to develop over time in line with the Corporate Strategy.

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE – 6 FEBRUARY 2008

REPORT OF THE FINANCIAL SERVICES MANAGER

This Matter Is The Responsibility of Executive Cllr Henley (Leader of the Council)

GENERAL FUND REVENUE ESTIMATES 2008/09

Executive Summary

To consider the Executive's final 2008/09 budget proposals, prior to submission to Full Council on 19 February 2008 for approval. This report contains details on:

- 1 The General Fund Revenue Budget proposals for 2008/09, including the proposed Council Tax increase and the Prudential Indicators.
- 2 Draft figures on the predicted financial position of the Council for the following four years.

1. Purpose

- 1.1 All Councillors were presented with a "budget setting progress pack" over Christmas. This pack contained details of the draft General Fund Revenue and Capital budgets, along with schedules of possible savings ideas.
- 1.2 Councillors were requested to feedback their views on the budget plans to the Executive so they could be taken into account before their final budget was presented for approval.
- 1.3 The Financial Services Manager has attended all Group Meetings to explain the content of the pack – to ensure all Councillors are fully briefed and able to join in the budget debate.
- 1.4 The Executive have considered the feedback made by individual Councillors and the Overview and Scrutiny Board, and now present their final General Fund Revenue budget proposals for 2008/09.

2. Background Information

- 2.1 Each year the Council sets an annual budget, which sets out in detail the resources needed to meet operational requirements. The annual budget is prepared within the context of the Medium Term Financial Plan (MTFP) – which is simply a 5-year rolling financial plan.
- 2.2 Previous MTFPs have predicted an ongoing budget shortfall. Members recognised this and approved a **Financial Strategy in April 2004** to set the framework for resolving this. This Financial Strategy is a key link between the Corporate Strategy and the MTFP, and recognises that there are some difficult issues for this Council to tackle.

- 2.3 As a reminder, the key principles of the Financial Strategy were:-
- That to continue providing the current level of services was not an option for Taunton Deane.
 - That each service of the Council would be subject to scrutiny - not only for efficiency reasons, but to challenge the current level of service delivery in light of the Councils Corporate Priorities.
 - That General Fund Revenue Reserves could be reduced to £750k to facilitate the delivery of invest to save initiatives (subject to certain boundaries). That the Executive be authorised to approve such initiatives and necessary supplementary estimates on behalf of Full Council.
 - That all Councillors would be given the opportunity to be involved in the process.

3. Budget Strategy 2008/09

- 3.1 There are two main aims of this budget setting process – to ensure the increase in council tax is minimised, and, at the same time to try and maintain excellent front-line service provision.
- 3.2 Through the implementation of the Financial Strategy and the subsequent Budget Strategy, the council now has a sustainable and much improved budget position for the future. The Profile of Services and subsequent savings targets and delivery plans has ensured that the Council is directing it's limited resources towards our Corporate Objectives:-
- Economy – regenerating Taunton and strengthening the economy of the Borough.
 - Transport – minimising the growth in traffic congestion.
 - Crime – promoting safer communities and tackling anti-social behaviour.
 - Healthy Living – promoting healthy and sustainable communities.
 - Environment – safeguarding and enhancing the local environment.
 - Delivery – delivering accessible, value for money services.
- 3.3 The General Fund Reserve is currently £844k. This has fallen during the year due to the need to approve supplementary estimates totalling £573k (Recycling Pilot scheme, ISIS, LGR Referendum funding, CMT/Legal/Democratic services restructure). Given the limits set down in the Financial Strategy this does offer a small amount of flexibility in the budget funding decision but the overriding principle of ensuring the authority's underlying expenditure is not reliant on reserves remains.
- 3.4 As with earlier years, there is no contingency built into the 2008/09 budget. All requests for new funding must be presented as supplementary estimates from the General Fund Reserve.

4. The Budget Setting Process 2008/09

- 4.1 The MTFP was updated over the summer to reflect the latest estimates from officers on unavoidable costs. The MTFP results for 2008/09 were

presented to the Overview and Scrutiny Board on 4 October 2007. The Budget Strategy was presented to the Board on 1 November 2007.

4.2 The Executive is proposing two amendments to the Profile of Services as follows:-

- That “Flooding & Drainage Works” be reclassified to “maintain direct funding”; and
- A new heading of “Sustainability” be added to the “increase direct funding” category.

This reflects the priorities set out in the Corporate Strategy (which was approved by the Executive on 14th January 2008). The proposed Profile of Services is included at Appendix A.

4.3 Using the Profile of Services as the framework for ensuring that resources would be matched to priorities in the 2008/09 budget, Corporate Management Team and Members of the Executive issued savings targets to Managers.

4.4 Managers were tasked with reviewing options for delivering the savings, and asked to complete a Savings Delivery Plan for each service area. The savings plans have been shared and debated widely including: -

- The Overview and Scrutiny Board 13 December 2007.
- Included in the Pre-Christmas Budget Progress Pack to all Councillors.
- The Executive 14 January 2008.

5. Savings Delivery Plans

5.1 The full set of savings plans have already been circulated to all Members with the January Executive papers and are not reproduced here. If further copies are required then please contact Financial Services on 01823 356418. There are three changes to report since the original versions were published in December:-

- Saving “D3, Floodlighting Budget - £5,000” within the Economic Development Portfolio – reclassify to a public acceptability rating of “3”. This was previously classified as a “2” rating.
- Saving “D1, Democratic Costs – Refreshments £1,120” within the Resources Portfolio – reclassify to an acceptability rating of “3”. This was previously classified as a “2” rating.
- Saving “Public Conveniences” - £45,400 within the Environmental Services Portfolio – reduce savings target to £42,250 (as per recommendation at Executive Meeting on 14/1/08).

5.2 The potential financial impact of the savings delivery plans are set out in the table below.

Public Savings Category	Amount Generated (Public Category) £000	Cumulative Amount £000	Forecast Budget Gap (if savings fully taken) £000
Category 1	1,134	1,134	60
Category 2	101	1,235	(41)
Category 3	145	1,380	(186)

- 5.3 The Executive have already agreed at their last meeting to accept all Category 1 and 2 savings plans. There is likely to be one member of staff affected by this decision. This will be formally reported to the next meeting of the Executive.

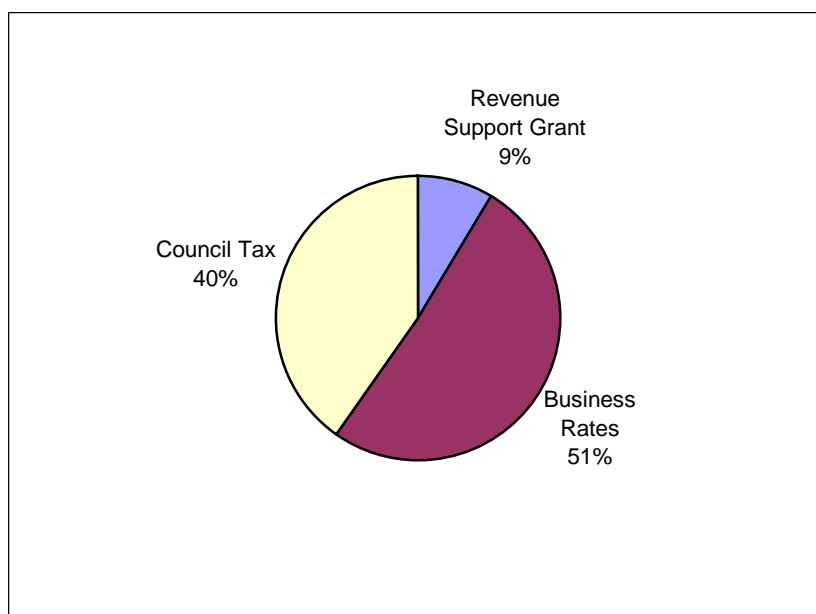
6. Budget Consultation

- 6.1 Last summer Officers carried out detailed consultation on the priorities of the Council with the public. A summary of the findings of “Your Council, Your Views” was included in the Christmas Consultation Pack.
- 6.2 Further consultation sessions on the budget have been arranged with the Taunton Chamber of Commerce, Wellington Chamber and Taunton Town Centre Company. A verbal update on their comments will be provided at the meeting.

7. The General Fund Budget - Background & Grant Settlement

Background

- 7.1 The General Fund Revenue Account is the Council’s main fund and shows the income and expenditure relating to the provision of services which residents, visitors and businesses all have access to including Planning, Environmental Services, Car Parks, Leisure Services, certain Housing functions, Community Services and Corporate Services.
- 7.2 The Council makes charges for some of its services which means that less has to be funded from general taxation the taxpayer and central Government. The expenditure that remains is funded by central government via the Revenue Support Grant, and National Non-Domestic Rates. The Council Taxpayer primarily funds the remainder. The chart below depicts the relative proportions of each for 2007/08:



Local Government Finance Settlement 2008/09

- 7.3 In 2007/08 the Council received a total of £8.156m from Central Government via the Finance Settlement. On 24 February the Council received the final 2008/09 settlement figures from Government – these made only minor changes to the figures that had been announced in the draft settlement received prior to Christmas.
- 7.4 The funding methodology used by the DCLG has changed from that in place for 2007/08. From 2008/09 the Waste Performance and Efficiency Grant, which up until 2008/09 had been a separate grant, will now be included in the Finance Settlement. Therefore when comparing figures for 2007/08 and 2008/09 we have to include this separate grant. Part of the methodology ensures that each local authority receives a minimum increase in cash granted: this is known as the “floor”. For 2008/09 the floor in place for district tier councils is 1%.
- 7.5 The table below summarises this years draft settlement with last years figures:-

	2007/08 (Actual) £'000	2008/09 (Provisional) £'000	2009/10 (Provisional) £'000	2010/11 (Provisional) £'000
Government Settlement (RSG and NDR)	8,156	8,369	8,536	8,721
Waste Performance & Efficiency Grant	93	-	-	-
Total	8,249	8,369	8,536	8,721
Year on Year Change (£)	-	+120	+167	+185
Year on Year Change (%)	-	+1.45	+2.0	+2.2

In total, the Government's contribution towards our spending requirement has risen by £120k (1.45%) for next year.

- 7.6 The tables below summarises the grant settlements by type of authority and across Somerset:-

RSG/NNDR Increases 2007/8 to 2010/11

	Floor 2007/08 %	Floor 2008/09 %	Floor 2009/10 %	Floor 2010/11 %
Shire Districts	2.70	1.00	0.50	0.50
Education/Social Services Authorities	2.70	2.00	1.75	1.50
Police Authorities	3.60	2.50	2.50	2.50
Fire Authorities	2.70	1.00	0.50	0.50

RSG/NNDR Increases 2007/08 to 2008/09

	2007/08 £m	2008/09 £m	% Increase	£ Per Population
Mendip	8.085	8.209	1.53	74.49
Sedgemoor	9.524	9.720	2.06	85.66
South Somerset	10.694	10.851	1.47	67.84
Taunton Deane	8.249	8.369	+1.45	75.45
West Somerset	3.228	3.260	0.99	90.72
Somerset CC	90.593	98.462	+8.69	185.61

- 7.7 The DCLG have confirmed that they do not expect to see Council Tax increases above 5%.
- 7.8 The issuing of draft figures for 2009/10 and 2010/11 by Government will improve the Council's ability to forecast our future financial position and aid our overall financial planning.
- 7.9 Further details on neighbouring authorities Band D Council Tax is set out in Appendix B.

8 THE EXECUTIVE'S BUDGET PROPOSALS 2008/09

- 8.1 This section outlines the new initiatives proposed by the Executive, some further information on the budget gap projection, and a summary of the overall budget proposal.

8.2 NEW INITIATIVES / PROPOSALS

Climate Change

The Executive, in the latest Corporate Strategy, has set an objective to promote sustainability. With this in mind, the Executive propose to earmark an sum of £25,000 in the 2008/09 budget to help deliver this.

Car Park Income

The decision on parking fees was published by the Executive Councillor in

December 2007. The Executive propose to earmark £50,000 of this fee increase for new initiatives as follows:-

- A dedicated **TDBC Funded PCSO (£28,000)**. This is a new post, in addition to those already provided and funded by our partners. This will help the Council deliver its priorities around safer communities.
- **Sustainable Transport Initiatives (£22,000)**. This is a new funding initiative that will help the Council deliver its priorities on transport, and sustainability.

Planning Income

The Executive propose to earmark some of the additional funds raised by the planning fee increase and new local fees (see separate report from Tim Burton) to improve the pre-application advice service.

Area Working

The recent Task & Finish Review on “Youth” highlighted the need for funding to deliver on projects throughout the Deane. The Executive recognize that this, and many other projects could be best delivered in partnership with other organisations, and propose to earmark a sum of £25,000 that can be used towards this.

Wiveliscombe Community Office

This is currently grant funded at £7,500 per annum. The Executive recognise the importance of locality working and this facility, and propose to increase this grant to £15,000 per annum.

Brewhouse

The current funding agreement means that grant for 2008/09 would reduce by £15,000. The Executive propose to delay this grant reduction by a further 12 months to allow the Brewhouse further time to embed their new business plan.

Waste / Recycling

The Executive propose to earmark all contract savings from the Somerset Waste Partnership initiative towards further improvements in recycling.

Flooding

The Executive propose to earmark £3,000 within the Waterways Budget as a contribution towards the Somerset Water Management Partnership.

8.3 NEW INFORMATION ON THE BUDGET GAP

The budget gap position has been reported to all Councillors at various points in the budget setting process. The table below sets out the latest position for information – starting with the gap reported most recently to the Executive (14th January 2008).

	£000	£000
Budget Gap @ 1 November 2007		1,147
MTFP Changes – Good News		
Impact of 07/08 Pay Award	(48)	
HB Admin Subsidy	(42)	
Qtr2 07/08 Car Park Income	(30)	
Estimated 3% Increase in Planning Fees	(15)	
Estimated impact of CSR07	(80)	
Error in Unavoidables/Base Budget	(88)	
Error in Unavoidables - LDF	(35)	
		(338)
MTFP Changes - Bad News		
Qtr 2 07/08 Position on Land Charges	64	
New Unavoidables – Market Site	26	
New Unavoidables – Superannuation	15	
New Unavoidables – Dog Wardens	19	
		124
Budget Gap per 13 /12/ 08 Overview & Scrutiny		933
Further Updates to the Gap as reported Verbally to O&S		
Impact of Draft Local Government Finance Settlement	41	
New Information on Concessionary Travel Costs *	163	
Increased Govt Grant for Homelessness	(10)	
Impact of Finalised Council Tax Base	5	
Impact of Draft Collection Fund Deficit	25	
Changes to Budgets to reflect the move from MTFP projections to actual Budgets	33	
Others	4	
		261
Budget Gap (as per Budget Consultation Packs)		1,194
NEW INFORMATION ON BUDGET GAP		
Additional Income from Market Site	(10)	
Employers pension contributions	(8)	
Estimate of Financial Impact – Job Evaluation	200	
Correction of Error in OMB Budget	(16)	
Car Parks Income – impact of Portfolio Holder decision (subject to Full Council decision in February)	16	
LATEST BUDGET GAP POSITION		1,376

8.4 EXECUTIVE'S DRAFT BUDGET PROPOSALS

Taking into account all of the above information, the draft budget proposals for consideration are as follows:-

	£000	£000
Latest Budget Gap Position		1,376
Savings Delivery Plan Proposals – category 1	(1,134)	
Saving Delivery Plan Proposals – category 2	(101)	
Staffing Impact of Savings Delivery Plan	(36)	
Various minor savings reductions (Publications/Stationery/Training/Travel/ Conference Budgets)	(14)	
Cremation Fees - Increased Income due to £30 fee increase (additional income over the £20 increase already included in savings plan proposals)	(22)	
Continue Vacancy Freeze within Housing (GF) Services	(25)	
Planning Fees - Expected increased income	(73)	
Planning Fees – Introduction of new fee for written advice (see separate report)	(10)	
Licensing Service – increased volume of income	(32)	
Introduce 1.5% Staff Vacancy Factor into 2008/09 budget	(50)	
Project Taunton budget to be funded from external grant income (HPDG)	(30)	
Increase in Pre-Planning Advice Fees (see separate report)	(5)	
Funding of Development Control Budget increase from external grant income	(57)	
New Initiatives		
- Climate Change	25	
- TDBC PCSO	28	
- Sustainable Transport	22	
- Area Working	25	
- Wiveliscombe	8	

- Brewhouse	15	
PROJECTED BUDGET GAP / (SURPLUS)		(90)

As shown above this leaves a budget surplus of £90k as recently reported to the Overview and Scrutiny Board.

9 Overview and Scrutiny Comments

- 9.1 The Overview and Scrutiny Board considered the Executive's draft budget proposals at their meeting on 24 January 2008. The Board made comments on some of the savings and new initiatives but made no formal request for changes to the budget proposals.

10 Proposed General Fund Budget 2008/09

- 10.1 The Executive wishes to present the following proposed budget for 2008/09.

<p>Proposed Total Council Tax Increase = 3.0%</p>
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- 10.2 In addition to a 3% increase in council tax the Executive have also received further information on the budget gap:

- **Concessionary Travel** – the rate by which the bus companies are reimbursed for concessionary fares is to decrease in 2008/09 from 72% to 70%. This is estimated to save the Council £55k per annum.
- **Monkton Heathfield Planning Inquiry** – the estimated costs of the inquiry are thought to be around £55k, the Executive wish to include this within their budget proposals for 2008/09.
- **Other minor changes** – the Council has now received final confirmation of the amounts due from Government on the Revenue Support Grant and the NNDR Cost of Collection Allowance – this gives the Council £2k additional income.
- **Revenue contribution to Capital** – the Executive propose to earmark £15k towards capital funds in 2008/09.

- 10.3 Taking into account a Council Tax increase of 3% and the other items mentioned above, the budget gap has now been fully closed as demonstrated in the table below.

Budget Surplus After Draft Finance Settlement	(90)
New Information/Budget Decisions:	
<ul style="list-style-type: none"> • Concessionary Travel Savings • Monkton Heathfield Planning Inquiry • Minor Budget Changes • Revenue Contribution to Capital 	(55) 55 (2) 15
Council Tax – 3%	77
Budget Gap	0

10.4 **Proposed General Fund Budget 2008/09**

The following table compares the proposed budget with the original budget for the current year. It should be noted that due to technical accounting changes which come into place in 2008/09, and which do not impact on the bottom line of the budget, the table below is not on a directly comparable basis.

	Original Estimate 2007/08 £	Forward Estimate 2008/09 £
Total Spending on Services	15,834,800	15,908,420
Asset Management Revenue Account	(550,740)	0
Loans Fund Principal	(1,144,330)	0
Capital Charges Credit	0	(2,205,700)
Interest payable on Loans	0	380,880
Minimum Revenue Provision	0	280,670
Interest Income	(894,000)	(750,000)
Contribution from G Fund Balances	0	0
AUTHORITY EXPENDITURE	13,245,730	13,614,270
Less: Revenue Support Grant	(1,172,035)	(1,022,665)
Less: Contribution from NNDR Pool	(6,983,855)	(7,346,300)
Surplus/Deficit on Collection Fund	4,830	50,486
Expenditure to be financed by District Council Tax	5,094,670	5,295,791
Divided by Council Tax Base	39,786.35	40,153.07
Council Tax @ Band D	£128.05	£131.89
Cost per week per Band D equivalent	£2.46	£2.54

- 10.5 A separate booklet, sent out under separate cover, contains the summarised revenue, capital and HRA estimates.

11 General Fund Reserve Position

- 11.1 The 2006/07 Statement of Accounts has been formally signed off by our auditors and has received an unqualified audit opinion.
- 11.2 A summary of the predicted General Fund Reserve position, prior to the budget setting decision is as follows:-

	£
Opening Balance 1.4.07	1,242,161
Less / Amount Used To Support 2007/08 Budget	0
Less / Supplementary Estimates Agreed To Date	(573,410)
	<hr/>
Add repayment to reserves for early retirements granted in recent years	170,702
Add repayment to reserves for new Christmas lights supplementary estimate	4,750
Predicted Balance Before Budget Setting	<hr/> 844,203 <hr/>

11.3 The proposed budget shown in section 10 above does not require the use of reserves to support spending. At the end of 2008/09 the predicted balance on the reserve is £1,013,574.

11.4 The predicted balance at the end of March 2009 represents 3.9 weeks worth of Authority expenditure.

11.5 The Authority does have other Reserves and Provisions in place, but they are all earmarked funds, and cannot be used for any other purpose. There is a process of continual review to ensure the validity of holding such earmarked funds.

12. Council Tax

12.1 The Council Tax calculation and formal tax setting resolution is considered in a separate report on this agenda. The proposed budget for Taunton Deane shown above will result in a **Band D Council Tax of £131.89**, an increase of £3.84 (3.0%) on 2007/08.

12.2 This represents an increase of 7.4p pence per week. The Band D taxpayer will receive all the services provided by the Borough Council in 2008/09 at a cost of £2.54 per week.

13. The Future Financial Position of the Council

13.1 It is 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. As mentioned above the provision of an indicative future Government Grant settlement helps considerably towards providing Members with more reliable forecasts than have been possible in the past.

13.2 The Medium Term Financial Plan (MTFP) provides an indication of the expected budget gap going forward into 2009/10 and this shows in summary the following position:

	2009/10 £m	2010/11 £m	2011/12 £m	2012/13 £m
Expected Budget Requirement	14,571	14,951	15,350	15,795
Financed By:				
External Government Support	8,536	8,721	8,808	8,897
Council tax (increase assumed 4.5% each year)	5,990	6,300	6,627	6,972
Predicted Budget Gap	45	(70)	(85)	(74)

13.3 Members should note that the table above has been prepared on the assumption of a 4.5% increase in Council Tax each year, including 2009/10. Government support is based on the draft figures outlined in section 7 above. The figures above take into account the ongoing impact of all of the Executive's budget proposals and the 2008/09 proposed Council Tax level.

13.4 The MTFP will be refreshed over the summer and reported to Members. In addition the Executive will receive a report in the coming months updating the Council's financial strategy. The objective for the Executive will be to draw up a plan to produce a sustainable budget for the medium term.

14 Taunton Unparished Area

14.1 The estimated expenses chargeable to the non-parished area of Taunton in 2008/09 amounts to £29,190, an increase of 4.75%, and this forms part of the total net expenditure of the Council. The precept in 2007/08 was £27,870.

14.2 The special expenses represent costs arising in respect of street / footway lighting and bus shelters.

15. Deane DLO

15.1 Detailed budgets for 2008/09 have been produced for the Deane DLO. Figures for each are shown below. DLO Managers will charge work to clients on the basis of recovering this expenditure and with the aim of making a modest surplus/break even. In 2006/07 the DLO broke even and it is expected to be in a similar position for 2007/08. However it should be noted that due to the uncertainty of their income sources i.e. they are reliant on winning contracts, these figures are very much an estimate and are based on the best information at this time.

DLO	Expenditure £'000	Income £'000	Surplus/(Deficit) £'000
Building Maintenance	4,033	4,033	0
Highways	743	743	0
Grounds Maintenance	2,621	2,621	0
Cleansing	783	738	(45)
Total	8,180	8,135	(45)

16. Prudential Indicators 2006/07 to 2010/11

16.1 As part of the Prudential Code for Capital Finance there is a requirement for Full Council to approve the indicators as set out below. The Prudential Indicators are important as they detail the expected spend on the capital programme and the expected borrowing requirement for both the General Fund and the Housing Revenue Account. They also set the operational boundaries for both borrowing/investment levels and interest rate exposures for the Council.

PRUDENTIAL INDICATOR	2006/07 £'000	2007/08 £'000	2008/09 £'000	2009/10 £'000	2010/11 £'000
	Estimate	Estimate	Estimate	Estimate	Estimate
Capital Expenditure					
General Fund	£3,279,910	£4,655,110	£3,946,000	£1,566,520	£3,176,740
HRA	£4,115,000	£5,655,700	£5,082,390	£5,265,400	£5,450,030
TOTAL	£7,394,910	£10,310,810	£9,028,390	£6,831,920	£8,626,770
Ratio of financing costs to net revenue stream					
General Fund	-1.91%	-5.48%	0%	0.5%	0.5%
HRA	4.00%	3.93%	3.35%	3.19%	3.05%
Net borrowing requirement					
brought forward 1 April	£5,897,121	£6,633,630	£10,000,000	£12,000,000	£12,000,000
Carried forward 31 March	£6,633,630	£10,000,000	£12,000,000	£12,000,000	£12,000,000
in year borrowing requirement	£736,509	£3,310,623	£2,000,000	£0	£0
Capital Financing Requirement as at 31 March					
General Fund	£7,137,288	£9,394,827	£10,014,827	£10,634,827	£11,254,827
HRA	£14,451,342	£14,451,342	£14,451,342	£14,451,342	£14,451,342
TOTAL	£21,588,630	£23,846,169	£24,466,169	£25,086,169	£25,706,169
Incremental impact of capital investment decisions	£ p	£ p	£ p	£ p	£ p
Increase in council tax (band D)	0.50	0.65	0.65	0.65	0.65
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%

17. The Robustness of the Budget Process and the Adequacy of Reserves

17.1 The Local Government Act 2003 imposed a duty on the Council's s151 Officer to comment, as part of the budget setting process, upon:-

- The robustness of the budget; and
- Adequacy of reserves,

The comments of the s151 Officer are shown below:

17.2 STATEMENT BY THE COUNCIL'S s151 OFFICER (Shirlene Adam, Strategic Director)

Robustness of the Budget

I have reviewed the procedures, outputs and outcomes of the budget setting process. The main issues to be recorded include:-

- *The budget gap forecast by the Medium Term Financial Plan (MTFP) was accurate based on the information available at that time. Only changes to the Council's finances which came about later in the budget process as a result of new information ie Job Evaluation, Planning fee income were omitted. This indicates that the MTFP process is able to identify budget pressures earlier, thereby giving the Authority greater time to plan its finances.*
- *The MTFP includes sensitivity analysis to assess the impact on the budget of fluctuating costs.*
- *The MTFP has been reviewed by Corporate Management Team to ensure that only truly unavoidable costs are included in the draft budget.*
- *Current ongoing budget monitoring variations identified in 2007/08 have been incorporated into the budget process for 2008/09, for example Concessionary Travel and Job Evaluation.*
- *The Council has a Financial Strategy that together with the Profile of Services helps the Council ensure that resources are directed towards priority services and helps produce a clear, robust, sustainable and affordable financial plan over the medium term based on these priorities.*
- *The Council has involved all Members throughout the budget setting process and in the development of the current Budget Strategy (Overview and Scrutiny Board papers dated October 2007, November 2007, December 2007 and January 2008).*
- *All Councillors were briefed on the financial position of the Council and the outline proposals to close the budget gap (Budget Setting Progress Pack – December 2007), in addition each political group received a presentation on the budget.*
- *The budget report gives an indication of future years budget gaps, highlighting to Members of the Executive the need to continually find efficiencies.*
- *All budget holders were involved in the production of the budgets and in developing the delivery plans used to help close the budget gap.*
- *Senior staff within Financial Services have reviewed the budget for both accuracy and reasonableness.*
- *The Council has systems in place to review the key risk areas within the*

proposed budget. A robust budget setting process helps to minimise the financial risk faced by the Council. The following “risk” areas have been taken into account of when preparing the budget proposals for 2008/09:

Area of Budget	How is this addressed within the TDBC budget process?
<i>Inflation assumptions</i>	<i>Inflation has been provided for in the budget at the following rates: General – inflation has not been applied to budgets unless there is direct justification ie as a contract condition. Salaries – 3% for 2008/09, 3% thereafter. Insurance - 3% (based on current market conditions) Utilities - based upon known contract increases</i>
<i>Income Levels</i>	<i>Income projections are based on realistic assumptions and the most recent Government guidance on fee levels. They also take into account historic trends and current year variations against budget.</i>
<i>Economic assumptions</i>	<i>Investment interest assumptions are based on independent economic forecasts and include the impact of Treasury Management decisions made in 2007/08.</i>
<i>Salaries Budgets</i>	<i>Salaries budgets have been reviewed in detail, and were built up by costing each individual post. These have been discussed in detail with individual Service Managers. The financial impact of the Job Evaluation process has been included in salary estimates.</i>
<i>Growth in service requirements</i>	<i>The MTFP identifies service growth areas ie refuse collection and street sweeping, this is then firmed up by detailed discussions with Managers during the budget process.</i>
<i>Efficiency Initiatives</i>	<i>The Council is involved in several initiatives which will benefit the Council, for example the creation of Southwest One – the negotiated fixed price of support services has been included in the budget. Savings from the County wide joint Waste Contract, have been earmarked for an enhanced waste/recycling service.</i>
<i>Significant Budget areas which are subject to change during the year</i>	<i>The high risk/high value budgets of the Council are rigorously examined and only prudent increases built into them. In addition when forecasting, the</i>

	<i>performance in both previous and current years is taken into account.</i>
<i>Choices available to Members</i>	<i>All Members have been presented with extensive options for closing the budget gap through the Savings Delivery Plan process. The Core Managers Group and Corporate Management Team has also rigorously examined these.</i>
<i>Fit with the Corporate Strategy</i>	<i>The Executive have reviewed the Profile of Services as a result resources are now more clearly directed toward the priorities identified in the Corporate Strategy.</i>
<i>Changes in Legislation</i>	<i>Legislative changes are analysed by officers and their effect built into the MTFP and budget.</i>
<i>Sustainability</i>	<i>The proposed budget outlined in section10 takes into account the future financial pressures faced by the Council. Effective financial planning for the medium term is in place. The budget strategy shared with both Overview and Scrutiny and the Executive in the autumn accepted that a fundamental review of the Core Council was required in order to put the Council on a more sustainable financial footing. To this end, there are some one off budget savings identified in the 2008/09 budget proposals.</i>
<i>Sensitivity Analysis</i>	<i>The financial planning model allows the Authority to predict the likely outcomes of changes to key data ie inflation, council tax, government grant etc.</i>
<i>Prudential Indicators</i>	<i>Have been revised during 2007/08 and their results have informed the setting of the 2008/09 indicators.</i>
<i>The impact of the Capital Programme on the Revenue Budget</i>	<i>The MTFP identifies changes to the base budget as a result of the capital programme.</i>

17.3 *The overall effect of this methodology produces a budget and financial forecast, which is robust, challenging and also delivers the priorities of the Council.*

17.4 *The MTFP will be refreshed over the summer, alongside the Core Council review, to reflect the longer-term sustainable financial position.*

17.5 Adequacy of Reserves

With the existing statutory and regulatory framework, it is my responsibility as s151 Officer to advise the Council about the adequacy of the Council's reserves position.

- 17.6 The predicted General Fund Reserve position is set out in section 11. No monies are required from reserves to support the 2008/09 budget. The predicted balance on this reserve, having set the 2008/09 budget is £844K, and will move to £1,013k by the end of 2008/09.
- 17.7 CIPFA make it clear in LAAP Bulletin No.55 that the level of reserves for each Authority cannot be decided by the application of a standard formula and each authority must assess their own reserve levels based on the specific risks and pressures which they face.
- 17.8 The movement on the General Fund reserve during 2007/08 is as follows:

Item	£000	£000
<i>Balance Brought Forward 1 April 2007</i>		1,242
<i>Supplementary Estimates Granted during 2007/08:</i>		
<i>Recycling Services Pilot scheme</i>	(80)	
<i>ISIS project costs</i>	(65)	
<i>LGR referendum funding</i>	(60)	
<i>CMT/Legal/Democratic services restructure</i>	(168)	
<i>Southwest One transformation projects</i>	(200)	
Total Supplementary Estimates		(573)
<i>Other Movements 2007/08:</i>		
<i>New Christmas lights Contribution to GF Reserve</i>	4	
<i>Repayment of Reserves for one off staffing restructure costs incurred in previous years</i>	171	
Total		175
Estimated Balance @ 31 March 2008		844

- 17.9 In paragraph 2.3 it is mentioned that the Financial Strategy approved by the Council allowed reserves to fall to £750,000 to finance invest to save initiatives. This clearly sets an acceptable minimum level of reserves for the Council.
- 17.10 In order to assess the adequacy of this level of reserve balance, I have reviewed, alongside our medium term financial plan, the strategic, operational, and financial risks facing this Council. The key financial risk areas facing this Council requiring careful attention are listed below:-
- Budget monitoring for 2007/08 indicates a predicted overspend of £219k as at the end of September 2007, this is likely to increase at Q3 due to increased costs associated with the Job Evaluation. Progress has been made in reducing the expected overspend from the level anticipated back in the spring through a recruitment freeze and Managers have been asked to identify further underspends which will help alleviate any overspend further. If this is not achieved then any overspend would have to be financed from the General Fund Reserve. The anticipated additional cost of Job Evaluation appeals (£200k) has been built into the 2007/08 budget.

- *The cost of the concessionary travel scheme has risen during recent years. The increased cost of this service has already been highlighted in the regular Performance reports to the Strategy and Performance Board and is the subject of a separate report on this agenda. The budget for this service is based on the best information available at present and increases for the expansion of the service into a national scheme, based on Government projections, have been included in the 2008/09 budget. However, this remains an area of high risk.*
- *The funding regime for housing benefit and council tax benefit subsidy has remained constant for 2008/09. However, the subsidy budgets are difficult to estimate due to the fluctuating volume of claims received and the different levels of subsidy payable of types of claim error. The total benefit subsidy budget is in excess of £23m – and therefore small fluctuations in this budget can have a big impact on the budget of the Council. Systems are in place to ensure this is monitored on a monthly basis. In addition assumptions on the level of subsidy payable on Local Authority overpayments is at a prudent level.*
- *Future changes in interest rates could impact on the Council's budget. For example through reduced interest receipts. However the budget has been based on prudent assumptions on interest rate movements taken from forecasts issued by our Treasury Management advisors, Sector. In addition debt is largely taken at fixed interest rates therefore the risk of unexpected increased interest costs are minimised.*
- *During 2007/08 the Council has been implementing the Job Evaluation scheme for its staff. The final cost of this exercise has been included in the 2008/09 budget, however the process could give rise to equal pay claims. This remains an area of risk as the financial impact is not known.*
- *The funding of the Southwest One transformation projects has been initially financed by prudential borrowing. The strategy is that this debt will be repaid once the procurement strategy of the council, in partnership with Southwest One, begins to deliver savings. This is dependant on cashable savings being identified and whilst the Council is confident of this strategy and has taken a cautious approach on the level of savings possible, this remains an area of risk.*

17.11 Where reserves are used to fund supplementary estimates they are generally repaid from the ongoing savings over the following years. Whilst reserves are lower at present than when compared to previous years the MTFP forecasts a gradual increase in the GF reserve over the medium term. This is important, as it shows no overall decline in the Council's financial standing. This is key to maintaining a good "Use of Resources" assessment by the Audit Commission which also counts heavily towards our CPA/CAA assessment. The table below forecasts the movement on the General Fund reserve over the next 4 years.

	2008/09 £000	2009/10 £000	2010/11 £000	2011/12 £000
<i>Forecast balance 1 April</i>	844	1,013	1,163	1,463
<i>Repayments to reserves</i>	169	150	301	101
<i>Use of reserves</i>	0	0	0	0
<i>Forecast balance 31 March</i>	1,013	1,163	1,463	1,564

17.12 *In making my recommendation below, I have considered the assumptions underpinning the 2008/09 budget (outlined in section 17.2 above), and the current financial management arrangements (frequency and robustness of budget monitoring regime and financial planning regime contained within the MTFP process). I have also considered the level of earmarked reserves and provisions.*

17.13 *The predicted balance on the General Fund Reserve at the end of 2008/09 represents 3.9 weeks worth of authority expenditure, or 7.2% of this Council's budget requirement.*

17.14 ***Based on the above, I am pleased to report that I believe the Council's reserves to be adequate and the budget estimates used in preparing the 2008/09 budget sufficiently robust.***

18. Recommendation

18.1 The Executive is asked to recommend to Full Council the budget for General Fund services for 2008/09 as outlined above. In particular the Executive is requested to recommend to Full Council to:

a) Approve the transfer for any potential underspend in 2007/08 back to General Fund reserves,

b) Approve the proposed 2008/09 budget, being Authority expenditure of £13,614,270 and Special Expenses of £29,190 in accordance with the Local Government Act 1992,

c) Note the predicted General Fund Reserve balance at 31 March 2008 of £844,203.

d) Approve the Prudential Indicators for 2008/09 as set out in section 16 of this report.

e) Note the forecast budget position for 2009/10 onwards as outlined in section 13 of this report.

Background Papers

Executive & Council (April 2004) - Financial Strategy (report of the Head of Resources).

Overview and Scrutiny Board 4/10/07 – General Fund Budget Setting 2008/09 (report of the Financial Services Manager).

Overview and Scrutiny Board 1/11/07 – Budget Strategy 2008/09 (report of the Strategic Director)

Overview and Scrutiny Board 13/12/07 – Budget Strategy 2008/09 and Savings Delivery Plans (report of the Chief Executive and Strategic Director)

Christmas Budget Consultation Pack 2007 (green folder)

Overview and Scrutiny Board 24/1/08 – General Fund Revenue Estimates 2008/09 (report of the Financial Services Manager)

Contact Officer: Paul Carter
Financial Services Manager (01823 356418)
E Mail: p.carter@tauntondeane.gov.uk

APPENDIX A

Profile of Services and Future Investment by TDBC (2008/09)

Service	Increase Direct Funding	Maintain Direct Funding	Reduce Direct Funding
High Priority			
Economic Development and Regeneration	✓		
Planning (including Transportation)	✓		
Community Safety/ CCTV	✓		
Licensing	✓		
Street Cleaning	✓		
Affordable Enabling/Housing	✓		
Sustainability	✓		
Homelessness	✓		
Medium Priority			
Britain in Bloom		✓	
Car Parks		✓	
Cemeteries and Crematorium		✓	
Communications		✓	
Customer Services		✓	
Democratic Services (including Members, Mayoral, Electoral Services and Parish Liaison)		✓	
Building Control		✓	
Emergency Planning		✓	
Flooding and drainage works		✓	
Heritage and Landscape		✓	
Land Charges		✓	
Pest Control and Dog Wardens		✓	
Policy and Performance		✓	
Sport and Leisure		✓	
Tourism		✓	
Training and Development		✓	
Waste collection and recycling		✓	
Low Priority			
Consultation activities			✓
Environmental Health (except Licensing and Dog Warden)			✓
Grants (in lower priority areas)			✓
Highways			✓
Parks and Open Spaces			✓
Private Sector Housing (except enabling)			✓
Property (Deane Building Design Group/Valuation etc)			✓
Revenues and Benefits			✓

COUNCIL TAX COMPARISONS

AUTHORITY	2006/07 Band D Council Tax (exc Parishes)	2007/08 Band D Council Tax (exc Parishes)	Year On Year Percentage Increase (%)
Somerset Districts			
Mendip	127.18	130.87	2.9
Sedgemoor	112.21	116.15	3.5
Taunton Deane	125.54	128.05	2.0
South Somerset	131.89	135.85	3.0
West Somerset	114.00	117.14	2.8
Devon Districts			
East Devon	109.45	113.16	3.3
Exeter	106.93	110.03	2.9
Mid Devon	160.23	167.60	4.6
North Devon	147.10	150.77	2.5
South Hams	120.36	125.04	3.9
Teignbridge	132.07	135.64	2.7
Torridge	128.13	134.52	5.0
West Devon	165.89	174.01	4.9
Dorset Districts			
Christchurch	148.80	156.18	5.0
East Dorset	162.00	169.94	4.9
North Dorset	88.00	92.40	5.0
Purbeck	138.60	145.39	4.9
West Dorset	113.40	116.10	2.4
Weymouth & Portland	230.90	241.17	4.5
Cornwall Districts			
Caradon	163.15	171.31	5.0
Carrick	140.81	146.31	3.9
Kerrier	177.95	182.38	2.5
North Cornwall	147.00	154.06	4.8
Penwith	128.38	131.54	2.5
Restormel	145.56	151.96	4.4
Other Near Neighbours			
Gloucester	158.29	163.05	3.0
North Somerset	1,048.80	1,080.26	3.0
BANES	1,038.41	1,089.83	5.0
SCC	986.00	963.39*	N/A

* reflects the creation of the new Devon & Somerset Fire Authority in 2007/08 therefore comparative figures are not available.

Source: CIPFA Council Tax Demands and Precepts Statistics 2007/08

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE – 6 FEBRUARY 2008

Housing Revenue Account, Revenue Estimates and Rent Levels, Deane Helpline and Deane Building DLO Account for the 2008/2009 Financial Year.

Joint Report of the Chief Housing Officer and the Financial Services Manager

This matter is the responsibility of Executive Councillor Prior-Sankey

- | |
|---|
| <ol style="list-style-type: none">1. Executive Summary<ol style="list-style-type: none">1.1 This report outlines the proposed Housing Revenue Account (HRA) for the 2008/09 Financial Year. It also includes details relating to the new rent level, service charges and other housing related charges such as garage rents. Lastly, it provides information on the Deane Helpline Trading Account and Deane Building DLO Trading Account.1.2 Where there are large variances from those budgets set for this current financial year and those being recommended for this forthcoming year, these have been explained in more detail within the narrative of this report. |
|---|
2. **Purpose of the Report**
 - 2.1 To consider the detailed estimates and rent levels for the 2008/09 financial year for submission to the Executive and Full Council.
 3. **Housing Revenue Account 2008/09**
 - 3.1 Attached to this report are the following appendices:
 - Appendix A: Proposed Housing Revenue Account 2008/09
 - Appendix B: HRA Maintenance Budget
 - Appendix C: HRA Management General Budget
 - Appendix D: HRA Management Special Budget
 - Appendix E: HRA Special Expenses OAP Budget
 - Appendix F: Deane Helpline Trading Account
 - Appendix G: Deane Building DLO Account 2008/09 Budget
 - 3.2 Rent Levels for 2008/09

Members will recall that in both 2006/07 and 2007/08, the Department for Communities and Local Government (DCLG) had set a cap on average rent increases of a maximum of no greater than 5%. This resulted in a reduction in the amount of rent which the Authority could charge tenants if the normal uncapped rent increases under rent

restructuring had been in place. The Council received compensation for this lost income via the Subsidy mechanism.

- 3.3 For 2008/09 the Government has removed the cap and the compensation mechanism. Under the formula for rent setting, rents will increase by a maximum of RPI + 0.5% + £2 per week. This translates to increases of 3.9% + 0.5% + £2 per week. It is therefore recommended that the average weekly rent increase will be £3.88 per week or 6.8%. The average weekly rent (excluding service charges) will increase from £57.16 to £61.04. Members will be interested to note that the Government has also extended the deadline for convergence with Housing Association rents by 4 years to at least 2016/17. Details of the average rent increases for the last 5 years are set out below:

	<u>Average Rent Increase</u>	
2004/05	£2.17	4.59%
2005/06	£2.25	4.55%
2006/07	£2.58	4.99%
2007/08	£2.71	4.99%
2008/09	£3.88	6.79%

Members may be interested to note that for the South West the 2007/08 current average Housing Association rent is £70.14, this can be compared to the average local authority rent of £57.86.

3.4 Service Charges for 2008/09

The present weekly charges and proposed charges for 2008/09 are set out below:

	<u>2007/08</u>	<u>2008/09</u>
Communal Area Service Charge	£0.45	£0.47
Grounds Maintenance	£0.57	£0.60
<u>Supporting People Service Charges (Draft):</u>		
Specialised (Extra Care) Sheltered Housing	£33.06	£34.51
Sheltered Housing	£9.37	£9.78
Hardwired Sheltered Housing	£3.33	£3.48

- 3.5 Overall service charges are proposed to increase by 4.4% (RPI+ 0.5%).

3.6 Supporting People

From 2008/09 we are anticipating overall reductions of 5% per annum in Supporting People funding each year over the next three years. For 2008/09 it is anticipated that the income will be in the region of £451k. It should be noted that the budget-setting timetable of the Supporting People commissioning body is later than that of this Council and so the level of funding has not yet been finalised. As a result negotiations with Somerset County Council are continuing at the time of writing this

report. Should these negotiations lead to a variance in the expected income of the Council this will be reported to Members when known.

3.7 Garage Charges for 2008/09

It is proposed that the increase should be 4.4% (RPI + 0.5%) for both Council and private tenants, resulting in an increase of 19p per week for Council tenants and 21p per week for private tenants. The proposal would therefore give the following garage charges for 2008/09:

Council Tenants	£4.46 per week
Private Tenants and Owner Occupiers	£5.08 per week (+VAT of £0.89 = total of £5.97)

3.8 Hire Charges for Sheltered Scheme Meeting Halls

The following charges are currently in place for 2007/08:

First Hour	£8.10
Each half hour thereafter	£3.25
6 hours plus	£41.50 maximum
For residents in a scheme and community organisations the total charge is £10.75	

- 3.9 It is proposed this year that the overall increase for 2008/09 should mirror that applied to service charges of 4.4% (RPI plus 0.5%), and rounded to the nearest 10p for ease of administration. This would produce the following charges:

First Hour	£8.50
Each half hour thereafter	£3.40
6 hours plus	£43.30 maximum
For residents in a scheme and community organisations the total charge is £11.20.	

3.10 Hire Charges for Sheltered Scheme Guest Rooms

It is proposed this year that the increase should reflect the increase applied to service charges as recommended by the DCLG. Officers are also proposing to round the charges to the nearest 50p for ease of administration. As agreed previously, some flexibility will still be provided for those relatives or friends who are staying due to compassionate reasons. The table below shows both the present charges and those proposed for 2008/09:

<u>No. of Nights per Person</u>	<u>2007/08 Charge</u>	<u>2008/09 Charge</u>
1	£9.00	£9.50
2	£14.50	£15.00
3	£20.00	£21.00
4	£25.50	£26.50
5	£31.00	£32.50
6	£36.50	£38.00

3.11 Hostels

Members will recall that last year a 4.1% increase was applied. For 2008/09 it is recommended that a 4.4% increase be applied and for information the existing and new rent levels will be:

	2007/08 Rent (per day)	2008/09 Rent (per day)
40 Humphreys Road	6.76	7.06
1 Gay Street	6.76	7.06
Outer Circle		
113 and 113a (studios)	5.76	6.01
115 and 115a (3 bedroom)	7.49	7.82
Snedden Grove		
Unit 1 (2 bedroom)	6.76	7.06
Unit 2 (2 bedroom)	6.19	6.46
Unit 3 (2 bedroom)	6.19	6.46
Unit 4 (3 bedroom)	8.10	8.46
Unit 5 (3 bedroom)	8.10	8.46
Unit 6 (2 bedroom)	6.76	7.06
Winckworth Way		
Unit 1 (2 bedroom)	6.19	6.46
Unit 2 (2 bedroom)	6.19	6.46
Unit 3 (3 bedroom)	8.10	8.46
Wheatley Crescent (4 studios)	5.76	6.01

4. **Main Expenditure Changes Relating to Appendix A - Resource Accounting**

4.1 Housing Subsidy

With the transfer of rent rebates from the HRA to the General Fund (GF) as required by the DCLG from the 1st April 2004, the Council will continue to be in a negative subsidy situation. This means that the Council will no longer be entitled to housing subsidy and will actually have to repay subsidy back to the Government. Based upon the final figures released by Government this repayment is estimated to be £5,826,140 for 2008/09. Members may be interested to note that this is an increase of 26.3% (£1.2m) over the repayment for 2007/08.

Members may be interested to note that the Government have commissioned a full review of the HRA Subsidy System; this will

involve full consultation with Authorities on the future direction of this mechanism.

4.2 Rents

The figures shown reflect the rent increases outlined in section 3.3 above.

4.3 Transfer to Earmarked Reserve

Members will note that from 2007/08 onwards there is a budgeted transfer to an earmarked reserve of £130k per year. This is to set aside money that may be required in the event of any unexpected maintenance works being required on the stock. In the event that this is not required the money will be returned to the working balance or re-directed to other areas of the revenue account.

4.4 Revenue Contribution to Capital

Members will note that the Revenue Contribution to Capital is around £1.5m for each of the four years from 2007/08 to 2011/12. This contribution is necessary for the Council to be able to fund the Decent Homes capital programme.

4.5 Surplus / Deficit

Based on the budget contained within this report, the expected deficit for 2008/09 is forecast to be in the region of £937k. This is after making a revenue contribution of £1.5m.

4.6 Working Balance

Members will note that the working balance is forecast to decrease from £3.143m as it currently stands to around £900k at the end of 2011/12. This amount is consistent with the Audit Commission recommended minimum Working Balance of £150 per unit.

5. **Main Expenditure Changes Relating to Appendix B – (HRA Maintenance)**

5.1 Specialist Works

There have been a number of areas of required expenditure identified during the 2008/09 budget setting process. These represent maintenance works that have been identified as being necessary over the medium term and include:

- Asbestos survey. Legislation in this area has increased, meaning that the Council needs to complete a full asbestos survey over the next three years. This is estimated to cost £164k in 2008/09.
- A number of heating systems within the council stock will need repairs/renewal over the coming years. The cost of this in 2008/09 is estimated to be around £131k.
- Expenditure on DDA work needs to increase to cover necessary risk assessments associated with our

communal meeting halls and guest rooms. The cost of this in 2008/09 is estimated to be £32k.

- Smoke detector replacement. The Council has a programme of cleaning and maintaining smoke alarms within it's stock. However over recent times these alarms have shown deterioration to the level that officers now feel it prudent to implement a replacement programme. This is forecast to cost around £66k in 2008/09.
- Fencing. Higher than first anticipated levels of fencing repairs have been identified as being necessary. The additional cost of these works is estimated at £55k in 2008/09.

5.2 Job Evaluation

This £59k shown in Appendix B, together with an additional £18k shown in Appendix C represents the estimated cost relating to job evaluation in 2008/09.

6. **Deane Helpline Trading Account**

6.1 The Deane Helpline Trading Account is maintained separately from the HRA as a stand-alone enterprise. Details of the Account may be seen in Appendix F.

6.2 It is proposed that we increase the charges by 4.4% across the board, which is in line with the increases applied to service charges under the direction of the Department of Communities and Local Government.

6.3 The proposed charges for 2008/09 are shown below:

	2007/08 Current (£)	2008/09 Proposed (£)	Increase (£)
Public Sector Subscribers	3.33	3.48	0.15
Private Sector Subscribers	3.33	3.48	0.15

6.4 The forecast deficit for 2007/08 is £19,970 leaving a projected working balance of £3,045 at the end of 2007/08. The forecast position for 2008/09 is an estimated surplus of £26,000 leaving a working balance at 31 March 2009 of £29,000. These budgets also include a contribution to the General Fund of £30,000 as agreed in previous years.

6.5 It should be noted by members that having achieved the ASAP accreditation the Helpline is now in a very good position to bid for additional private sector contracts. It is anticipated that the Helpline could run these with a minimal increase to costs. Members should be aware that the Helpline is actively seeking, and has recently bid for, several new contracts.

7. Deane Building DLO

- 7.1.1 Forward estimates have been prepared for the Building Maintenance arm of Deane DLO and details of which may be seen in Appendix G. The estimated expenditure for 2008/09 is forecast to be £4.033m. The DLO Managers will charge work to clients with the aim of making a modest return on this expenditure. Members should note that these budgets are still draft at this time, and reflect estimated additional costs arising from the job evaluation process and other changes ongoing within the DLO.

8. Overview and Scrutiny Board & Tenants Forum

- 8.1 The Overview and Scrutiny Board considered the 2008/09 draft budget at their meeting held on 24 January. The Board discussed in detail the increase in negative subsidy payable and some other aspects of the service but made no formal suggestions for amendments to the draft budget.
- 8.2 The Tenants Forum will consider the report at their meeting which is to be held on 4 February, a verbal update on their comments will be made at the Executive meeting.

9. Recommendation

- 9.1 That the Executive recommends the Housing Revenue Account budget proposals for 2008/09 to Full Council for their consideration.

Contact Officers: John Williams, Chief Housing Officer
Email: j.williams@tauntondeane.gov.uk
Tel: 01823 356446

Paul Carter, Financial Services Manager
Email: p.carter@tauntondeane.gov.uk
Tel: 01823 356418

Lydia Baker, Housing Accountant
Email: l.baker@tauntondeane.gov.uk
Tel: 01823 356421

Background Papers: Budget Consultation Pack 2008 (Green folder)

Overview & Scrutiny Board 24 January 2008,
Housing Revenue Account Budget 2008/09 (report
of the Chief Housing Officer & Financial Services
Manager)

HOUSING REVENUE ACCOUNT

RESOURCE ACCOUNTING

Executive Councillor - Cllr Prior-Sankey
Responsible Officer - John Williams

Description	Original Estimate 2007/08 £	Current Estimate 2007/08 £	Forward Estimate 2008/09 £	Indicative Budget 2009/10	Indicative Budget 2010/11	Indicative Budget 2011/12
INCOME						
Dwelling Rents	18,537,750	18,537,750	19,261,390	20,417,070	21,642,090	22,940,620
Non Dwelling Rents	455,790	455,790	468,550	496,670	526,470	558,060
Charges for services/facilities	430,090	430,090	421,990	447,310	474,150	502,600
Contributions towards expenditure	220,500	220,500	223,500	236,910	251,120	266,190
Government Subsidy	- 4,611,250	- 4,611,250	- 5,826,140	-6,175,700	- 6,546,240	- 6,939,010
Government Subsidy-Housing Defects Act	4,890	4,890	-	-	-	-
Supporting People Income	400,000	400,000	451,250	428,690	407,250	386,890
TOTAL INCOME	15,437,770	15,437,770	15,000,540	15,850,950	16,754,840	17,715,350
EXPENDITURE						
Management	4,046,380	4,038,380	4,333,240	4,596,240	4,803,070	5,019,210
Maintenance	5,305,760	4,905,760	5,694,850	6,017,120	6,287,890	6,570,840
Rent Rebates	-	-	-	-	-	-
Rent Rebates-Contribution to general fund	-	-	-	-	-	-
Increase in provision for bad debts	-	-	-	-	-	-
Capital Charges-Interest	-	-	-	-	-	-
Capital Charges-Depreciation	3,591,340	3,591,340	3,530,210	3,671,420	3,818,280	3,971,010
Debt Management Expenses	20,000	20,000	24,000	25,200	26,460	27,780
TOTAL EXPENDITURE	12,963,480	12,555,480	13,582,300	14,309,980	14,935,700	15,588,840
NET COST OF SERVICES	- 2,474,290	- 2,882,290	- 1,418,240	-1,540,970	- 1,819,140	- 2,126,510
Capital Charges-Interest			-	0	-	-
Loan Charges-Interest	810,000	825,000	833,000	833,000	833,000	833,000
Interest Receivable	- 60,000	- 77,000	- 160,000	- 160,000	- 160,000	- 160,000
NET OPERATING EXPENDITURE	- 1,724,290	- 2,134,290	- 745,240	-867,970	- 1,146,140	- 1,453,510
APPROPRIATIONS						
Legal & Democratic restructure		37,000				
Transfer to Earmarked Reserve	130,000	130,000	130,000	130,000	130,000	-
ISIS Transformation Projects		200,000				
ISIS Project Costs		65,000				
Transfer From General Fund	- 290,000	- 290,000	-		-	
Revenue Contributions To Capital	1,508,440	1,508,440	1,552,160	1,484,000	1,506,500	1,525,540
(SURPLUS)/DEFICIT	- 375,850	- 483,850	936,920	746,030	490,360	72,030
FUND BALANCE						
Balance b/f 1 April	1,982,380	2,659,390	3,143,240	2,206,320	1,460,290	969,930
					-	
Net Expenditure in Year	375,850	483,850	- 936,920	-746,030	- 490,360	- 72,030
Balance c/f 31st March	2,358,230	3,143,240	2,206,320	1,460,290	969,930	897,900

HOUSING REVENUE ACCOUNT

Repairs and Maintenance

Main Codes

Executive Councillor - Cllr Prior-Sankey

A1-A16

Responsible Officer - Phil Webb

Sub Code	Description	Original Estimate 2007/2008 £	Current Estimate 2007/2008 £	Forward Estimate 2008/2009 £
	EXPENDITURE			
A01	<u>R & M Reconditions on lettings</u>			
H005	Re-lets - Painting	332,760	332,760	332,760
H006	Re-lets - Maintenance	424,300	324,300	424,300
A03	<u>R & M General Maintenance</u>			
H010	Structure	452,250	352,250	472,600
H015	Structural Finishings and Fixings	446,000	346,000	466,070
H020	Water and Sanitary Services	335,000	235,000	350,080
H025	Other Domestic Services	8,000	8,000	8,360
H030	External Site Works	60,000	60,000	50,000
H035	Miscellaneous	67,500	67,500	60,000
H040	Damp and Condensation	37,000	37,000	25,000
H060	Vandalism	60,000	60,000	122,700
H065	Re-instatement of Aids & Adaptions	1,600	1,600	1,670
H070	Enhancement of DAP Accommodations	3,000	3,000	3,140
A04	<u>R & M Electrical</u>			
H045 000	Electrical Repairs	270,000	270,000	262,710
H045 001	Repairs to Storage Heaters	12,540	12,540	12,540
H045 002	Inspection of Exchange Properties	-	-	0
A05	<u>R & M Spec. Rep. Gas Servicing</u>			
H090	Gas Maintenance	980,000	980,000	1,024,100
A06	<u>R & M Spec.Rep. Roofing</u>			
H075	Felt Roofing	20,000	20,000	20,900
A07	<u>R & M Spec. Rep. Windows</u>			
H080	Metal Windows and Doors	75,000	75,000	78,380
A08	<u>R & M Spec. Rep. Fencing</u>			
H085	Fencing	40,000	40,000	41,800
A09	<u>R & M Underground Drainage</u>			
H031	Misc Expenditure	86,000	86,000	89,870
A10	<u>R & M Garages</u>			
H050 000	R & M Garage Buildings	47,750	47,750	40,000
H050 001	R & M Garage Parking/Forecourt	-	-	0
H050 002	Contract Cleaning Garage Forecourt	-	-	0
A11	<u>R & M Shops</u>			
H055 111	R & M - Shops and Commercial Premises	17,220	17,220	18,000
A12	<u>Planned Maintenance/Ext Painting</u>			
	<u>PPM 2006/07</u>			
H205	42 PMA	44,140	44,140	10,000
	<u>PPM 2007/08</u>			
H210	43 PPM	620,900	620,900	648,840
A13	<u>Specialist Works</u>			
	Asbestos Survey	156,750	156,750	163,800
	Heating Renewal	125,400	125,400	131,040
	DDA	20,900	20,900	31,840
	Door Entry System Maintenance	5,230	5,230	5,470
	Smoke Detector Replacement	62,700	62,700	65,520
	Water Main Failure Replacement	5,230	5,230	5,470
	Fencing	52,250	52,250	54,600
	Planned Water Mains Replacement	31,350	31,350	32,750
H205	Contingency Sum	85,000	85,000	85,000
A14	<u>R & M Leasehold Flats</u>			
H310	Re-chargeable Works on Sold Flats	-	-	36,750
A15	<u>R & M Miscellaneous & Support</u>			
H300	Emergency Call Out	63,750	63,750	66,620
S652	Private Consultants			
	<u>Internal Recharges</u>	256,240	256,240	393,170
	J E Contingency	-	-	59,000
	Total Expenditure	5,305,760	4,905,760	5,694,850
	INCOME			
C201	Fees & Charges	-	-	-
C500	Miscellaneous Repairs	40,000	40,000	40,000
C501	Other Income	-	-	-
	Total Income	40,000	40,000	40,000
	Net Expenditure	5,265,760	4,865,760	5,654,850

HOUSING REVENUE ACCOUNT

Management and supervisory Expenditure

General Expenses

Main Code
A20

Executive Councillor - Cllr Prior-Sankey
Responsible Officer - John Williams

Sub Code	Description	Original Estimate 2007/2008 £	Current Estimate 2007/2008 £	Forward Estimate 2008/2009 £
	EXPENDITURE			
	<u>Employee Related Expenses</u>			
E300	Training/Conference Expenses	20,000	20,000	20,000
	JE Contingency	-	-	18,000
	<u>Premises Related Expenses</u>			
P200	Rent	17,800	17,800	18,330
P210	Rates	6,530	6,530	430
P300	Electricity	44,940	44,940	39,100
P500	Insurances	121,530	121,530	125,180
	Hostels			
P010	Repairs Winckworth Way	28,220	28,220	29,070
P200 001	Rent	2,690	2,690	2,770
P410	Cleaning Winkworth Way			
	<u>Internal Recharges</u>	2,289,460	2,281,460	2,504,410
	<u>Supplies & Services</u>			
S010	Printing and Stationery	17,250	17,250	17,250
S022	Photocopying			
S023	Central photocopy recharge	230	230	-
S105	Central telephone recharge	470	470	-
S305	Equipment	7,250	7,250	7,250
S510	Insurance	980	980	1,010
S520	Advertising	2,680	2,680	2,680
S528	Tenant's Forum	22,000	27,000	27,000
S530	Subscriptions	2,500	2,500	2,500
S530 001	Mediation Contribution	-	-	-
S545	Best Value Initiatives	-	-	-
S545 003	I. T. Enhancements	33,230	33,230	33,230
S600	Giro Charge	30,000	30,000	30,000
S620	Audit Fee	5,200	5,200	5,200
S653	Removal Expenses	35,000	35,000	35,000
S990	Miscellaneous	2,000	2,000	2,000
S990 003	Management Contingency Budget	15,000	15,000	15,000
S990 006	Reorganisation of filing system	35,000	35,000	35,000
S999	HIP Presentation	1,500	1,500	1,500
	Total Expenditure	2,741,460	2,738,460	2,971,910
	INCOME			
C200	Fees and Charges	26,280	51,230	27,430
C201	Fees and Charges (non vat)	-	-	-
C301	Rents and Wayleaves	20,760	20,760	20,760
C400	Service Charges	-	-	-
C501	Other Miscellaneous Income	-	-	-
C501002	Insurance Premiums Recharged	-	-	-
C561	Other Commission	-	-	-
	Total Income	47,040	71,990	48,190
	Net Expenditure	2,694,420	2,666,470	2,923,720

HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure

Special Expenses

Main Code
A21

Executive Councillor - Cllr Prior-Sankey
Responsible Officer - John Williams

Sub Code	Description	Original Estimate 2007/2008 £	Current Estimate 2007/2008 £	Forward Estimate 2008/2009 £
	EXPENDITURE			
	<u>Premises Related Expenses</u>			
P030	Maintenance of lift at Kilkenny	2,170	2,170	2,240
	<u>Sewage Plants</u>			
P122	Maintenance-Routine	79,790	79,790	89,360
P123	Estate Roads Maintenance	39,810	39,810	41,000
P300	Electricity	15,540	15,540	13,520
P310	Water/NRA	2,200	2,200	2,270
P311	Housing Estates - Non-Routine	21,270	21,270	21,910
P410	Cleaning windows - Communal	6,740	6,740	7,080
P410 001	Cleaning Communal Areas	4,710	4,710	4,950
	<u>Maintenance of Grass Areas and Trees</u>			
P100	Housing Estates - General	333,610	333,610	350,290
	<u>Outside Lighting</u>			
P170 001	Maintenance - stair lighting	19,660	19,660	20,450
P170 003	Maintenance -estate lighting	3,820	3,820	3,970
P300 100	Energy Consumed	15,580	15,580	16,050
	<u>Internal Recharges</u>	56,910	56,910	62,100
	<u>Supplies and Services</u>			
S547	Special Estate Projects	17,080	12,080	12,080
S548	Risk Management Inspections	8,700	8,700	8,700
S549	Anti Social Behaviour Initiatives	12,000	12,000	12,000
S665	Clearing Streams and Waterways	20,840	20,840	20,840
S665 001	Clearing Rubbish from estates	38,170	38,170	38,170
S665 002	Clearing Clinical Waste	1,310	1,310	1,310
	Total Expenditure	699,910	694,910	728,290
	INCOME			
C400	Service Charges	-	-	-
C201	Fees & Charges Non VAT	-	-	-
C019	Fees & Charges	18,700	18,700	18,700
C501	Other income non VAT	-	-	-
	Total Income	18,700	18,700	18,700
	Net Expenditure	681,210	676,210	709,590

**Management and supervisory Expenditure
Special Expenses O.A.P.**

**Executive Councillor - Cllr Prior-Sankey
Responsible Officer - Christine Thompson**

Sub Code A22	Description	Original Estimate 2007/2008 £	Current Estimate 2007/2008 £	Forward Estimate 2008/2009 £
	EXPENDITURE			
	<u>Employee Related Expenses</u>			
E001 001	Salaries	282,430	282,430	287,000
E002	Overtime	20,000	20,000	20,000
E004	Superannuation	36,870	36,870	32,050
E005	Employers NI	22,580	22,580	21,740
E200	Car leasing	1,980	1,980	0
E201	NI on leased cars	200	200	0
E202	Other NI contributions	20	20	20
E220	Private Health Insurance	190	190	190
E300	Training	12,000	12,000	12,000
E415	Criminal Records Bureau	300	300	300
	<u>Premises Related Expenses</u>			
P200	Rent on Offices	5,000	5,000	5,000
P210	Rates - Meeting Halls/Guest Apartments	15,400	15,400	10,460
P300	Electricity - Meeting Halls	51,390	51,390	51,390
P410	Cleaning and cleaning materials	16,290	16,290	16,290
	<u>Internal Recharges</u>	54,560	54,560	35,740
	<u>Supplies and Services</u>			
S010	Printing & Stationery	2,100	2,100	2,100
S022	Photocopying	200	200	200
S100	Telephone Charges	6,500	6,500	6,500
S120	Mobile Pagers	7,000	7,000	7,000
S305	Furniture & Equipment - Meeting Halls	15,000	15,000	15,000
	Uniforms	0	0	2,000
S305 001	Maintenance & Equipment - Kilkenny Lodge	6,000	6,000	6,000
	Purchase of Meals	0	0	53,060
S990	Miscellaneous	24,000	24,000	24,000
	<u>Transport Related Expenses</u>			
T900	Wardens	25,000	25,000	25,000
	Total Expenditure	605,010	605,010	633,040
	INCOME			
C019	Fees & Charges	18,490	18,490	19,300
C101	Sales non VAT	0	0	53,060
C400	Electricity - Meeting Halls	20,820	20,820	5,650
C501	Wardens - Miscellaneous Income	20	20	0
C568	Lease car - Employee Contributions	120	120	0
	Total Income	39,450	39,450	78,010
	Net Expenditure	565,560	565,560	555,030

HOUSING REVENUE ACCOUNT

Deane Helpline Trading Account

Main Code
A30

Executive Councillor - Cllr Prior - Sankey
Responsible Officer - Bill Tregillis & Christine Thompson

Sub Code	Description	Original Estimate 2007/2008 £	Current Estimate 2007/2008 £	Forward Estimate 2008/2009 £
	EXPENDITURE			
	<u>Employee Related Expenses</u>			
E001 001	Salaries	494,720	494,720	504,980
E004	Superannuation	62,410	62,410	65,820
E005	Employers NI	34,120	34,120	35,960
E202	Other NI contributions	40	40	-
E300	Training	5,000	5,000	5,000
E320	Conferences	1,500	1,500	1,500
E410	Advertising for Staff	2,000	2,000	2,000
E415	Criminal Records Bureau	200	200	200
	<u>Premises Related Expenses</u>			
P011	R & M Maintenance	-	-	-
P140	Maintenance	38,460	38,460	-
P200	Rent & Energy - 26 Kilkenny Court	8,400	8,400	8,740
P310	Water / Sewerage	2,300	2,300	2,500
P410	Contract Cleaners	110	110	110
	<u>Internal Recharges</u>	58,160	58,160	84,410
	<u>Supplies & Services</u>			
S010	Printing & Stationery	6,000	6,000	6,000
S022	Photocopying	250	250	250
S023	Central Photocopying	-	-	-
S100	Telephone	17,000	17,000	17,000
S105	Central Telephones	990	990	-
S120	Mobile Phone	1,500	1,500	1,500
S305	Equipment	6,000	6,000	6,000
S314	Uniforms For Staff	1,500	1,500	1,500
S522	Publicity	5,000	5,000	5,000
S635 001	Eye Tests	200	200	200
S990	Miscellaneous	2,000	2,000	2,000
S900	Contribution to Reserves	30,000	30,000	30,000
	<u>Transport Related Expenses</u>			
T900	Travelling	23,000	23,000	23,000
	Total Expenditure	800,860	800,860	803,670
	INCOME			
C200	Private Sector Contract Work	218,520	218,520	246,600
C201	Charges to Subscribers - Private Sector	238,460	238,460	248,950
C202	Charges to Subscribers - Public Sector	313,780	313,780	327,590
C500	Miscellaneous Income	5,290	5,290	5,520
C501	Other Income (no VAT)	-	-	-
C568	Lease cars - Employee Contributions	100	100	-
C924	Transfer from General Fund - Interest on Working Balance	4,740	4,740	1,000
	Total Income	780,890	780,890	829,660
	Net (Surplus)/Deficit	19,970	19,970	(25,990)
	Balance b/f - 1 April	21,770	23,020	3,050
	Net Expenditure	(19,970)	(19,970)	25,990
	Balance c/f - 31 March	1,800	3,050	29,040

Building Maintenance DLO

Executive Councillor - Cllr Prior-Sankey
Responsible Officer - Phil Webb

Main Code: M30

Sub Code	Description	Original Estimate 2007/2008 £	Forward Estimate 2008/2009 £	Comments
	EXPENDITURE			
	Employee Related Expenses			
E001	Salary	1,344,000	1,265,000	
E002	Overtime	91,700	92,000	
E003	Other Payments	1,500	2,000	
E004	Superannuation	185,500	183,000	
E005	National Insurance	88,000	80,000	
E300	General Training	600	1,000	
E145	Employment Agencies	171,700	95,000	
E410	Advertising for Staff	1,800	2,000	
E520	Redundancy Payments	9,800	10,000	
	Capital Financing			
F010	Capital Charges	75,600	38,000	
	Premises Related Costs			
P011	R&M Buildings Non Routine	500	1,000	
	Internal Recharges			
R001	Central Employee Costs	32,300	0	
R039	Purchasing & Supplies	55,600	29,000	
R041	Accountancy	0	21,000	
R042	Creditors	14,400	0	
R043	Payroll	16,500	0	
R057	Personnel	9,200	31,000	
R100	Building Maintenance DLO	333,700	318,000	
R103	Highways DLO	0	6,000	
R104	Depot Non-Office	14,700	12,000	
R169	Head of Housing	3,200	0	
R177	Training	5,700	0	
R805	Sundry Debtors	4,900	9,000	
	Supplies and Services			
S004	Internal Stores Materials & Supplies	418,100	458,000	
S109	Communications	400	0	
S305	External Materials & Supplies	1,221,500	1,037,000	
S314	Protective Clothing	7,600	8,000	
S316	Skip & Bobcat	64,000	64,000	
S349	Plant & Tools	14,700	15,000	
S650	Health & Safety Advisor	3,400	0	
S910	Intra DLO Works	69,100	40,000	
S990	Miscellaneous	7,800	0	
	Transport Related Expenses			
T100	Routine / Regular Servicing	31,400	21,000	
T110	Repairs & Maintenance	14,400	11,000	
T112	Vehicle Fitting	2,600	3,000	
T120	Tyres	2,400	3,000	
T220	Petrol and Other Fuels	77,500	83,000	
T300	Licence, MoT's & Insurance	50,800	45,000	
T400	Operational Leases	65,100	50,000	
T431	Internal Plant	4,100	0	
T900	Travelling Allowances	1,400	0	
	Total Expenditure	4,517,200	4,033,000	
	INCOME			
	Works Income			
C012	Contributions from reserves	7,400	0	
C500	Other Income	100	0	
C566	Employee Contribution to Vehicle Use	8,800	9,000	
C630	Fixed Price (Internal) Income	394,000	2,793,000	
C631	External Works Income	105,900	254,000	
C632	Day Works (Internal) Income	427,000	527,000	
C633	Scheduled Rates (Internal) Income	2,920,000	0	
C634	Large Contracts (Internal) Income	615,000	400,000	
C635	Handy Van Scheme	39,000	50,000	
	Total Income	4,517,200	4,033,000	
	Net Expenditure	0	0	

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 6 FEBRUARY 2008

REPORT OF THE FINANCIAL SERVICES MANAGER

This matter is the responsibility of Executive Councillor Henley, Leader of the Council

CAPITAL PROGRAMME 2008/09 ONWARDS

EXECUTIVE SUMMARY

This report details the proposed General Fund (GF) and Housing Account (HRA) capital programmes for the period 2008/09 and beyond.

For the General Fund the existing unallocated resources available are £43k. The Executive proposes to direct these resources entirely towards the replacement desktop hardware programme.

For all Housing schemes, both GF and HRA, the estimated resources available for 2008/09 amount to £7,280k. The proposed capital programme for 2008/09 amounts to £6,576k. The unallocated resources of £704k are proposed to be carried forward to support the Housing Capital Programme in future years.

1 INTRODUCTION

- 1.1 The purpose of this report is to consider the proposed GF Capital Programme as outlined in Appendix A and to consider the proposed Housing Capital Programme as outlined in Appendix B. Following consideration by the Executive the programme is due to be considered by Full Council on 19th February.

2 CAPITAL RESOURCES

- 2.1 All capital expenditure has to be financed from borrowing, capital receipts or other revenue funds.
- 2.2 The current position on the amount of unallocated resources available for both the GF and Housing is set out below:

	2008/09 General Fund £000	2008/09 Housing £000
Current Balance	43	7,280

- 2.3 The General Fund figure shown above reflects the uncommitted balance on capital reserves. There are some future capital receipts expected totalling approximately £2m from the sale of the existing Nursery Site and the sale of South Street Car Park in Wellington but as

yet these amounts are estimates only. Resources for Housing include the Major Repairs Allowance, supported borrowing, usable capital receipts and any revenue contributions to capital.

- 2.4 The figure for Housing is much higher as, unlike the GF, the HRA receives a direct grant from central Government (the Major Repairs Allowance) towards capital expenditure. This comprises around 49% of all resources available to finance Housing schemes.
- 2.5 Members will recall that when the ISIS Transformation Projects were approved that £2m of prudential borrowing was necessary to fund the cash flow gap between delivery of the projects and generation of future procurement gains. With regard to the new 2008/09 programme it should be noted that for both the GF and the HRA no further prudential borrowing is assumed in the table above. For Housing the only borrowing that is included in the resources is that borrowing for which central Government will provide revenue support via subsidy to meet debt costs. This is known as “supported borrowing” and amounts to £620k in 2008/09.
- 2.6 If necessary, any new loan debt will only be taken after full consideration of the Authority’s treasury management strategy and the indicators prescribed by the Prudential Code.
- 2.7 Members should note that at the time of writing this report the Department of Communities and Local Government had yet to announce the final supported borrowing and disabled facilities grants levels. Once this announcement has been made, and if the allocations are greatly different from our assumptions above, then Members will be informed through the usual budget monitoring mechanisms.
- 2.8 The funding for the programmes in 2009/10 onwards is anticipated to be broadly similar to 2008/09, although it is not possible at this stage to accurately identify these. However, when details are known the programme will be amended to reflect the actual level of funding available.

3 GENERAL FUND CAPITAL PROGRAMME

- 3.1 The current approved capital programme totals £13.3m. This includes any slippage in schemes, which have been rolled forward from 2006/07 and any subsequent supplementary estimates that have been approved by Full Council (ie Plant Nursery Relocation and ISIS Transformation Projects).
- 3.2 The programme also includes the GF Housing capital programme, a summary of which is shown below:

	2007/08 £000	2008/09 £000	2009/10 £000	2010/11 £000
Renovation Grants	335	335	335	335

Disabled Facilities Grants (Private Sector)	350	350	350	350
Grants to Housing Associations	809	809	809	809
Total	1,494	1,494	1,494	1,494

Further details on the proposed GF Housing capital programme are shown in Appendix C.

3.3 **New Schemes**

Due to the limited amount of resource currently available the Executive are minded to put the existing uncommitted resources of £43k into the desk top hardware replacement programme only. At this stage no other new schemes are being proposed by the Executive for inclusion in the 2008/09 programme.

- 3.4 Future General Fund projects can be undertaken when resources become available. This could be through either borrowing, revenue contributions or through the sale of assets. The General Fund budget setting report, considered elsewhere on this agenda, highlights that the Executive propose to make a revenue contribution to capital of £15k in 2008/09. These monies have not been included in the resources mentioned previously and have not yet been allocated to any new scheme.

- 3.5 The detailed GF capital programme, which includes this new scheme now totals £13.34m and is shown in Appendix A.

4. **HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME**

- 4.1 The table in paragraph 2.2 shows the level of resources available to finance the proposed Housing capital programme for 2008/09, and as mentioned above, includes no unsupported borrowing. By limiting the borrowing necessary for the programme to the amount of supported borrowing ensures that the HRA will not have to meet any unsupported borrowing costs. Included within this sum is a contribution to capital from the HRA of £1,552k and estimated useable capital receipts from the sale of Council Houses of £300k (20 sales are estimated in 2008/09).
- 4.2 The General Fund Housing Programme, as detailed in paragraph 3.2 requires the use of £1,494k of these resources, leaving £5,786k available for the HRA capital programme.
- 4.3 The proposed HRA Capital Programme for 2008/09, as detailed in Appendix B, and accompanied by the commentary in Appendix C, projects a programme of £5,082k. Members should note this programme will leave resources available to carry forward of £704k. These resources will be used to support the future Housing Capital Programmes.

- 4.4 The Overview and Scrutiny Board considered the draft programme at their meeting on 24 January and made no formal suggestions for any changes to the programme. The Housing Tenants Forum considered the draft Housing capital programme at their meeting on 4 February, a verbal update on their comments will be made at the meeting.
- 4.5 For both the GF and HRA any new schemes, which emerge during the lifespan of the programmes, will be funded through existing unallocated resources or through new resources, such as new capital receipts. Bids for additional schemes to those set out above should be made through the Executive, using the PAR format.

5 RECOMMENDATIONS

- 5.1 The Executive is requested to recommend the General Fund and Housing Revenue Account capital programmes to Full Council for approval.

Contact Officers: GF Capital Programme & General Enquires
Paul Carter, Financial Services Manager
Tel: (01823) 356418
Email: p.carter@tauntondeane.gov.uk

Housing Capital Programme
Phil Webb, Contracts Manager
Tel: (01823) 356505
Email: p.webb@tauntondeane.gov.uk

Lydia Baker
Housing Accountant
Tel: (01823) 356421
Email: l.baker@tauntondeane.gov.uk

Background Papers: Executive 17 October 2007 – Capital Programme Update (report of the Financial Services Manager)

Members Budget Consultation Pack 2008/09

Overview and Scrutiny Board 24 January 2007 – Capital Programme 2008/09 onwards (report of the Financial Services Manager)

PRIMARY CODE	RESPONSIBLE OFFICER	PORTFOLIO	SCHEME / PROJECT	FORECAST BUDGET PROFILE				
				2007/08 £	2008/09 £	2009/10 £	Post 2010 £	Total £
T30	George Stark	CORPORATE RESOURCES	Public Buildings -Disabled Access (aka DDA Works)	0	0	0	236,620	236,620
T31	George Stark	CORPORATE RESOURCES	Energy Conservation/Water Management	5,000	5,000	0	33,530	43,530
T58	Simon Kirkham	CORPORATE RESOURCES	IT Improvements	67,500	60,000	42,850	0	170,350
T59	George Stark	CORPORATE RESOURCES	Asbestos Removal	0	0	0	31,420	31,420
W46	Shirlene Adam	CORPORATE RESOURCES	SAP Transformation Project		657,360			657,360
W47	Shirlene Adam	CORPORATE RESOURCES	Procurement Transformation Project		944,750			944,750
W48	Shirlene Adam	CORPORATE RESOURCES	Customer Access Initiation		417,130			417,130
-	Shirlene Adam	CORPORATE RESOURCES	Transformation Project Staff Backfill		67,000			67,000
		CORPORATE RESOURCES Total		72,500	2,151,240	42,850	301,570	2,568,160
T40	Tony Turner	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Grass Cutting Equipt.	35,400	0	0	0	35,400
T41	Tony Turner	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Vehicle Acquisitions	109,500	0	0	0	109,500
T61	Tim Haynes	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Parking on Estates	15,000	0	0	0	15,000
T82	John Lewis	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Paul St Car Park	0	0	0	116,850	116,850
W37	Joy Wishlade	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Project Taunton - Firepool	1,667,000	0	0	0	1,667,000
W38	Joy Wishlade	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Project Taunton - Town Centre Retail	0	0	0	250,000	250,000
W70	Adrian Preist	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Blackdown Business Park	0	0	0	56,700	56,700
W71	Steve Kendall	ECONOMIC DEVELOPMENT, PROPERTY & TOURISM	Business Park Development, Wiveliscombe	150,000	0	0	0	150,000
		ECONOMIC DEVELOPMENT, PROPERTY & TOURISM Total		1,976,900	0	0	423,550	2,400,450
T27	Paul Rayson	ENVIRONMENTAL SERVICES	Wellington Cemetery Extension	0	0	0	6,960	6,960
T52	Bruce Carpenter	ENVIRONMENTAL SERVICES	Refurbish Public Conveniences	21,800	0	0	0	21,800
T74	Ian Clark	ENVIRONMENTAL SERVICES	Taunton/Bridgwater Canal	10,000	10,000	0	0	20,000
W12	Paul Rayson	ENVIRONMENTAL SERVICES	Crematorium - Extension	0	0	0	37,100	37,100
W13	Paul Rayson	ENVIRONMENTAL SERVICES	Cemetery & Crematorium Car Park Lighting	16,200	0	0	0	16,200
W36	Ian Clark	ENVIRONMENTAL SERVICES	Neroche Project	29,400	14,700	14,700	0	58,800
W43	Paul Rayson	ENVIRONMENTAL SERVICES	Mercury Abatement Works (Extension and Filters)	0	85,000		285,000	370,000
W45	George Stark	ENVIRONMENTAL SERVICES	Highfields Nursery	427,000				427,000
W68	Bruce Carpenter	ENVIRONMENTAL SERVICES	Waste Initiative	199,100	0	0	397,400	596,500
		ENVIRONMENTAL SERVICES Total		703,500	109,700	14,700	726,460	1,554,360

PRIMARY CODE	RESPONSIBLE OFFICER	PORTFOLIO	SCHEME / PROJECT	FORECAST BUDGET PROFILE				
				2007/08 £	2008/09 £	2009/10 £	Post 2010 £	Total £
V95	David Whitehead	HOUSING (NON HRA)	Disabled Facilities Grants - Private Sector	350,000	350,000	350,000	350,000	1,400,000
V97	David Whitehead	HOUSING (NON HRA)	Private Sector Renewal Grants	335,000	335,000	335,000	335,000	1,340,000
V99	Lesley Webb	HOUSING (NON HRA)	Grants to RSL	809,000	809,000	809,000	809,000	3,236,000
		HOUSING (NON HRA) Total		1,494,000	1,494,000	1,494,000	1,494,000	5,976,000
T01	Karen Hughes	LEISURE, ARTS & CULTURE	Corporate Priorities - Grants to Clubs	101,310	109,130	14,970	0	225,410
T04	Karen Hughes	LEISURE, ARTS & CULTURE	Corporate Priorities - Play Equipt. Grants to Parishes	59,900	31,000	0	0	90,900
T05	Karen Hughes	LEISURE, ARTS & CULTURE	Play Equipt. Replacement	26,000	26,000	0	115,510	167,510
T46	Steve Hughes	LEISURE, ARTS & CULTURE	Taunton Green Multi Use Games Area	9,900	0	0	0	9,900
W09	Steve Hughes	LEISURE, ARTS & CULTURE	Tennis Centre Extension	22,000	0	0	0	22,000
W41	Steve Hughes	LEISURE, ARTS & CULTURE	Vivary Park Tennis Courts	35,000	0	0	0	35,000
W44	Joy Wishlade	LEISURE, ARTS & CULTURE	Museum Funding Grant	20,000				20,000
		LEISURE ARTS & CULTURE Total		274,110	166,130	14,970	115,510	570,720
T45	John Lewis	PLANNING POLICY & TRANSPORTATION	Parking Strategy - Payment Equipment Replacement	29,100	0	0	0	29,100
T60	John Herrington	PLANNING POLICY & TRANSPORTATION	Contributions to Footpaths and Streetlighting	25,000	25,000	0	57,350	107,350
T86	George Stark	PLANNING POLICY & TRANSPORTATION	Town Centre Improvements	0	0	0	7,600	7,600
W32	John Lewis	PLANNING POLICY & TRANSPORTATION	Multi-Storey Car Park - Drying Room	0	0	0	10,000	10,000
W33	John Lewis	PLANNING POLICY & TRANSPORTATION	Anti Suicide Measures - Paul St Car Park	0	0	0	40,700	40,700
W42	Tim Burton	PLANNING POLICY & TRANSPORTATION	Development Control Software	80,000	0	0	0	80,000
		PLANNING POLICY & TRANSPORTATION Total		134,100	25,000	0	115,650	274,750
		Grand Total		4,655,110	3,946,070	1,566,520	3,176,740	13,344,440

Housing Capital Programmes 2007/08 to 2011/12

Appendix B

Area	Original Budget 2007/08	Current Budget 2007/08	Proposed Budget 2008/09	Indicative Budget 2009/10	Indicative Budget 2010/11	Indicative Budget 2011/12
Decent Homes						
Kitchen Improvements + bathroom fittgs }						
Roofing - Pitched - age renewal }						
Roofing - Pitched - early failure }						
Roofing - flat - age renewal }						
Roofing - flat - early failure }	4,277,700	4,277,700	4,512,390	4,735,400	4,920,030	5,005,380
Windows }						
Electrical Testing - 10 years }						
Rewiring }						
Heating Improvements }						
Refurbishments - one-off }						
	4,277,700	4,277,700	4,512,390	4,735,400	4,920,030	5,005,380
Other Works						
Integrated Housing Management System	80,000	143,000	20,000	0	0	0
Communal TV Aerials	20,000	20,000	20,000	0	0	0
Door Entry Systems	20,000	20,000	20,000	20,000	20,000	20,000
Aids and Adaptations	200,000	200,000	200,000	200,000	200,000	200,000
Soundproofing	20,000	20,000	20,000	20,000	20,000	20,000
DDA Work	20,000	20,000	20,000	20,000	20,000	20,000
Asbestos Works	20,000	20,000	20,000	20,000	20,000	20,000
Works to Priory Depot to support Housing Restructure		60,000				
Sneddon Gove - renovation works		140,000				
Roland Close		15,000				
Choice based lettings system		160,000				
Extention of TAH Homeless Hostel		250,000				
	4,657,700	5,345,700	4,832,390	5,015,400	5,200,030	5,285,380
Community Alarm Systems	45,000	45,000	45,000	45,000	45,000	45,000
Tenants Imps.	5,000	5,000	5,000	5,000	5,000	5,000
Cash Incentive Scheme	0	60,000	0	0	0	0
Disabled Facilities Grants (HRA Stock)	200,000	200,000	200,000	200,000	200,000	200,000
	4,907,700	5,655,700	5,082,390	5,265,400	5,450,030	5,535,380
Total HRA Capital	4,907,700	5,655,700	5,082,390	5,265,400	5,450,030	5,535,380
General Fund Housing Capital Schemes						
Grants to RSLs	809,000	809,000	809,000	809,000	809,000	809,000
Private Sector Renewal Grants	335,000	335,000	335,000	335,000	335,000	335,000
Disabled Facility Grants - Private Sector	350,000	350,000	350,000	350,000	350,000	350,000
	1,494,000	1,494,000	1,494,000	1,494,000	1,494,000	1,494,000
Total GF Housing Capital	1,494,000	1,494,000	1,494,000	1,494,000	1,494,000	1,494,000
Total Housing Capital Programme	6,401,700	7,149,700	6,576,390	6,759,400	6,944,030	7,029,380

Housing Capital Programme 2008/09 Funding (Estimated)	
HRA Schemes	£
Major Repairs Allowance	3,530,234
Revenue Contribution to Capital	1,552,156
Total	5,082,390
GF Housing Schemes	
Regional Housing Grant	412,110
Supported Borrowing	620,000
Govt support for Disabled Facility Grants	201,000
Capital Receipts	260,890
Total	1,494,000
Grand Total	6,576,390

APPENDIX C

1. Housing Capital Programme Commentary

- 1.1 The Capital Programme projected for 2008/09 is based on a realistic assessment of the resources that are available. The programme is designed to achieve an investment strategy to meet the demands for the improvement of public and private housing and to make a significant contribution to Joint Commissioning for the provision of new homes. The programme follows the priorities outlined in our housing strategy and HRA business plan, which in turn properly considers the links to the overall strategy of the Council.

2. Comments

- 2.1 The comments focus on the main items of expenditure as set out in Appendix B.

2.2 Local Authority Owned Stock

- 2.3 The future major investment into the Housing Stock will concentrate on delivering 'Decent Homes'.

- 2.4 Delivering Decent Homes (HP 4, Continued Investment in Management and Maintenance of Housing Stock) £4,512,390

In July 2001 the Council received guidance on the Government target to 'ensure that all social housing meets set standards of decency by 2010 by reducing the number of households living in social housing that does not meet these standards'. The definition of what is a decent home was updated in June 2006 to reflect the Housing Health and Safety Rating System. There are four criteria used to determine a "decent home" and each property has to satisfy these in order to be classified as decent.

The four criteria are:-

- A. It meets the current statutory minimum standard for housing
- B. It is in a reasonable state of repair
- C. It has reasonably modern facilities and services
- D. Provides a reasonable degree of thermal comfort

Predominantly, this work will concentrate on upgrading kitchens and bathrooms, re-roofing, provision of double glazed PVCu replacement windows, replacement of external doors (with improved security where appropriate), upgrading central heating systems and testing electrical installations, ensuring compliance the latest IEE regulations.

- 2.5 Door Entry Systems (HP 4 Continued Investment in Management and Maintenance of Housing Stock) £20,000

Historically door entry systems have been installed in

Sheltered Housing schemes and in blocks of flats subject to Anti-Social Behaviour. Work is continuing where there is a demonstrated need relating to serious and persistent reported incidents.

- | | | |
|------|---|----------|
| 2.6 | <u>Soundproofing Work (HP 4 Continued Investment in Management and Maintenance of Housing Stock)</u>
The programme, which started with the Duplex flats at Holway, Taunton in 1997 has been extended to other flats with timber floors where sound transmission problems exist and is now carried out in conjunction with Decent Homes work. | £20,000 |
| 2.7 | <u>New Housing Management IT System (HP 4 Continued Investment in Management and Maintenance of Housing Stock)</u>
This project commenced in 2006/07, however, due to some delays implementation will now be complete during 2008/09. | £20,000 |
| 2.8 | <u>Communal TV Aerial Systems</u>
In line with the Government requirements, as existing communal T.V. aerial systems become time expired, these will be replaced with systems capable of receiving a digital signal, in order to meet the first anticipated switchover for this region in 2009. | £20,000 |
| 2.9 | <u>Aids and Adaptations (inc parking) (HP 5 Continued Support for Vulnerable Groups)</u>
Continued assistance to provide small, essential adaptations to Council dwellings to meet the needs of disabled and elderly tenants. | £200,000 |
| 2.10 | <u>DDA Work</u>
In order to ensure that buildings used by the public comply with the Disability Discriminations Act, certain modifications are necessary. Work is concentrating on sheltered scheme meeting halls on a five year programme. | £20,000 |
| 2.11 | <u>Asbestos Investigations (HP 4 Continued Investment in Management and Maintenance of Housing Stock)</u>
Work is underway to survey property types within the Housing stock to identify where asbestos based products exist and to compile a register of these. | £20,000 |
| 2.12 | <u>Tenants Improvements and the provision of Community Alarm Systems</u>
This budget allows continued investment into the Community Alarm Service, assisting elderly, infirm and vulnerable people to remain in their homes. It also compensates tenants for improvements they have undertaken under the Rights to | £50,000 |

Compensation legislation when they vacate their homes.

- | | | |
|------|--|----------|
| 2.13 | <u>Disabled Facilities Grants (HRA Stock) (HP 5 Continued Support for Vulnerable Groups)</u> | £200,000 |
|------|--|----------|

These means tested grants are given for large adaptations to the homes of Council tenants in order to meet the needs of their disabilities, based upon recommendations made by Occupational Therapists.

Total Housing Revenue Account Capital Programme	£5,082,390
--	-------------------

3. **Private Sector Renewal**

- | | | |
|-----|---|----------|
| 3.1 | <u>Grants to Registered Social Landlords (HP 1)</u> | £809,000 |
|-----|---|----------|

These grants are given to provide Affordable Housing through RSL's to complement additional funding provided through the Housing Corporation.

- | | | |
|-----|---|----------|
| 3.2 | <u>Private Sector Renewal Grants (HP 3)</u> | £335,000 |
|-----|---|----------|

Grants and supported loans are given on a discretionary basis for essential repairs for Owner Occupiers.

Home Aid, the Council's Home Improvement Agency, acts on behalf of vulnerable residents using grants to carry out essential repairs, improvements and adaptations to their homes.

- | | | |
|-----|---|----------|
| 3.3 | <u>Disabled Facilities Grants – Private Sector (HP 5)</u> | £350,000 |
|-----|---|----------|

Disabled and elderly Owner Occupiers qualify for mandatory means tested grants for large, essential adaptations to their homes based on recommendations made by Occupational Therapists.

Total General Fund Housing Capital Programme	£1,494,000
---	-------------------

Total Housing Capital Programme	£6,576,390
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TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 6 FEBRUARY 2008

REPORT OF THE FINANCIAL SERVICES MANAGER

This Matter Is The Responsibility of Executive Cllr Henley (Leader of the Council)

COUNCIL TAX SETTING 2008/09

Executive Summary

To make recommendations to Full Council on the level of Council Tax for 2008/09.

1 Purpose

- 1.1 To consider, and make recommendations to Full Council on the proposed level of Council Tax for 2008/09.

2 Introduction

- 2.1 Following approval of the budget for 2008/09, the Council must formally approve the Council Tax. The calculations and the proformas to set the Council Tax are prescribed and therefore not open to debate.

3 Annual Determination

- 3.1 The Council is required to make an annual determination, which sets 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 para 9.2.2 of this report.

4 Somerset County Council, Avon and Somerset Police Authority, Devon and Somerset Fire Authority Precepts

- 4.1 At the time of writing this report, the figures for the County Council, the Police Authority and the Devon and Somerset Fire authority were not available. A verbal update will be provided at the meeting.
- 4.2 Members should note that if the County Council, Police and Fire Authorities tax levels are not advised by the date of the meeting, this element of the total Council Tax determination will be advised directly to the Full Council meeting on 19 February 2008. Even at this meeting, the Council will be required to approve the tax levels "subject to" the County Council element receiving formal approval by Somerset County Council, who meet on 20 February 2008. Should their element of tax change at either meeting; this Council will need to reconsider the Council Tax position at a special meeting during the first week of March 2008.

5 Taunton Non-Parished Area

- 5.1 The estimated expenses chargeable to the non-parished area of Taunton in 2008/09 amounts to £29,190 and this forms part of the total net expenditure of the Council.
- 5.2 This total "special expenses" represents a Council Tax Band D of £1.81 for

the unparished area.

6 Parish Precepts

- 6.1 Details of the precepts levied, and the appropriate Council Tax at Band D, by the Parish Councils within the Borough are set out in Appendix A. Members should note that we have yet to receive final confirmation from all parish councils of their precept requirements therefore some of the parish precept figures may be subject to change (draft figures are shown as shaded on the attached appendices). Final figures will be included in the final figures considered by Full Council on 19 February.

7 Collection Fund Surpluses and Deficits

- 7.1 The estimated balance on the Council Tax Collection Fund is forecast on 15th January each year. Any surplus or deficit is shared between the County Council, the Police Authority, the Fire Authority and ourselves, in shares relative to our precept levels.
- 7.2 The estimated balance on the Council Tax Collection Fund is a deficit of £480,797. Taunton Deane's share of this amounts to £50,486. This is reflected in the revenue estimates.

8 Calculation of Band D Council Tax

- 8.1 The determination calculation made in para 9.2.2 (c) below sets out this Council's budget requirement at £14,014,469 including draft Parish Precepts and non-parished Special Expenses. This amount is then reduced by the amount notified in respect of the Borough's Revenue Support Grant (RSG) amounting to £1,022,665 and the Non Domestic Rates Distribution (NDR) from the pool, amounting to £7,346,300. This is summarised as follows:-

	£	£
Total Budget Requirement		14,014,469
Less / NDR Distribution RSG Collection Fund Deficit	7,346,300 1,022,665 (50,486)	8,318,479
Amount To Be Raised By Council Tax		5,695,990

- 8.2 The net amount, having taking the collection fund position into account, of £5,695,990 is used to calculate the Council Tax at Band D, reflecting the Parish Precepts etc., by dividing it by the total of the Council Tax base as approved by the Executive in January 2008.
- 8.4 Members will note that the Council Tax for the borough (excluding Parish Precepts and Special Expenses for the non-parished area) is £131.89, an increase of £3.84 (3.0%) compared to the 2007/08 Council Tax. The total Council Tax, including the County Council, Police and Fire Authorities precepts is still subject to confirmation and will be advised at a later date.

9 Recommendations

9.1 The format of the Council Tax setting resolution, which the Council must approve, has been previously agreed between the Local Government Association and the then Department of the Environment, Transport and Regions, and the following recommendations follow that format.

9.2 The Executive is recommended to submit the following for approval by the Council, and note that the final determination will include the Council Tax for Somerset County Council, Police and Fire Authorities, which is to be advised.

9.2.1 That it be noted that at its meeting on 14 January 2008 the Executive calculated the following amounts for the year 2008/09 in accordance with the regulations made under Section 33(5) of the Local Government Finance Act 1992 (as amended):-

(1) 40,153.07 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	78.82	Neroche	248.78
Ashbrittle	90.22	North Curry	724.80
Bathealton	81.22	Norton Fitzwarren	737.28
Bishops Hull	1,075.04	Nynehead	168.96
Bishops Lydeard / Cothelstone	1,915.67	Oake	330.56
Bradford on Tone	277.60	Otterford	168.23
Burrowbridge	203.67	Pitminster	449.53
Cheddon Fitzpaine	636.76	Ruishton / Thornfalcon	621.22
Chipstable	120.07	Sampford Arundel	128.69
Churchstanton	313.19	Staplegrove	719.37
Combe Florey	123.09	Stawley	123.05
Comeytrowe	2,088.46	Stoke St Gregory	381.60
Corfe	137.97	Stoke St Mary	212.07
Creech St Michael	940.01	Taunton	16,083.61
Durston	58.99	Trull	1,008.61
Fitzhead	124.85	Wellington	4,646.65

Halse	146.71	Wellington (Without)	297.29
Hatch Beauchamp	265.32	West Bagborough	159.39
Kingston St Mary	460.34	West Buckland	439.50
Langford Budville	220.32	West Hatch	140.64
Lydeard St Lawrence / Tolland	199.61	West Monkton	1,104.87
Milverton	596.15	Wiveliscombe	1,104.32

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.

9.2.2 That the following amounts be calculated by the Council for the year 2008/09 in accordance with Sections 32 to 36 of the Local Government Finance Act 1992:-

- (a) £72,268,826 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) £58,254,357 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) £14,014,469 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) £8,318,479 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 Sec. 98(4) of the Local Government Finance Act 1988 made on 7th February 1994 (*Community Charge Surplus*).

(e) £141.86
$$\frac{(c) - (d)}{9.2.1(1)} = \frac{14,014,469 - 8,318,479}{40,153.07}$$

being the amount calculated at (c) above less the amount at (d) above, all divided by the amount at 9.2.1(a) 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) £400,199 being the aggregate amount of all special items referred to in Section 34(1) of the Act. (*Parish Precepts and Special Expenses*).

(g) £131.89
$$(e) - \frac{(f)}{10.2.1(a)} = 141.86 - \frac{400,199}{40,153.07}$$

being the amount at (e) above less the result given by dividing the amount at (f) above by the amount at 9.2.1(a) 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	135.06	Neroche	145.56
Ashbrittle	148.52	North Curry	152.59
Bathealton	139.28	Norton Fitzwarren	155.48
Bishops Hull	150.49	Nynehead	151.42
Bishops Lydeard		Oake	143.99

/ Cothelstone	147.03		
Bradford on Tone	150.80	Otterford	131.89
Burrowbridge	154.06	Pitminster	147.13
Cheddon Fitzpaine	141.31	Ruishton / Thornfalcon	150.00
Chipstable	145.22	Sampford Arundel	166.39
Churchstanton	155.84	Staplegrove	145.79
Combe Florey	144.89	Stawley	148.14
Comeytrowe	141.95	Stoke St Gregory	147.61
Corfe	139.86	Stoke St Mary	149.41
Creech St Michael	147.54	Taunton	133.70
Durstun	132.57	Trull	145.77
Fitzhead	153.28	Wellington	148.39
Halse	146.20	Wellington (Without)	147.53
Hatch Beauchamp	145.27	West Bagborough	138.16
Kingston St Mary	147.10	West Buckland	150.09
Langford Budville	155.13	West Hatch	147.04
Lydeard St Lawrence / Tolland	146.42	West Monkton	143.29
Milverton	146.99	Wiveliscombe	147.83

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 9.2.1(b) 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

Contact Officer: Paul Carter
Financial Services Manager
Tel: 01823 356418
Email: p.carter@tauntondeane.gov.uk

Background Papers

Executive 6/2/08 - General Fund Revenue Budget 2008/09

Executive 14/1/08 – Council Tax Base 2008/09

PARISH PRECEPTS 2008/2009
APPENDIX A

Shaded figures represent indicative data only

Council Tax at band D 2007/08	Parish	Precept 2008/09	Tax Base 2008/09	Council Tax at Band D 2008/09
£		£		£
3.38	Ash Priors	250.00	78.82	3.17
14.71	Ashbrittle	1,500.00	90.22	16.63
7.42	Bathealton	600.00	81.22	7.39
14.82	Bishops Hull	20,000.00	1,075.04	18.60
18.37	Bishops Lydeard/Cothelstone	29,000.00	1,915.67	15.14
17.06	Bradford on Tone	5,250.00	277.60	18.91
23.10	Burrowbridge	4,516.00	203.67	22.17
9.32	Cheddon Fitzpaine	6,000.00	636.76	9.42
10.86	Chipstable	1,600.00	120.07	13.33
22.57	Churchstanton	7,500.00	313.19	23.95
14.72	Combe Florey	1,600.00	123.09	13.00
9.58	Comeytrove	21,000.00	2,088.46	10.06
8.45	Corfe	1,100.00	137.97	7.97
15.58	Creech St Michael	14,710.00	940.01	15.65
0.69	Durston	40.00	58.99	0.68
20.68	Fitzhead	2,670.00	124.85	21.39
15.99	Halse	2,100.00	146.71	14.31
13.24	Hatch Beauchamp	3,550.00	265.32	13.38
13.02	Kingston St Mary	7,000.00	460.34	15.21
20.88	Langford Budville	5,120.00	220.32	23.24
10.14	Lydeard St Lawrence/Tolland	2,900.00	199.61	14.53
10.96	Milverton	9,000.00	596.15	15.10
13.82	Neroche	3,400.00	248.78	13.67
18.80	North Curry	15,000.00	724.80	20.70
23.77	Norton Fitzwarren	17,396.00	737.28	23.59
20.55	Nynehead	3,300.00	168.96	19.53
12.13	Oake	4,000.00	330.56	12.10
0.00	Otterford	0.00	168.23	0.00
14.01	Pitminster	6,852.00	449.53	15.24
16.12	Ruishton/Thornfalcon	11,250.00	621.22	18.11
33.75	Sampford Arundel	4,440.00	128.69	34.50
12.78	Staplegrove	10,000.00	719.37	13.90
11.63	Stawley	2,000.00	123.05	16.25
15.59	Stoke St Gregory	6,000.00	381.60	15.72
12.89	Stoke St Mary	3,715.00	212.07	17.52
11.74	Trull	14,000.00	1,008.61	13.88
16.50	Wellington	76,670.00	4,646.65	16.50
15.13	Wellington (Without)	4,650.00	297.29	15.64
15.89	West Bagborough	1,000.00	159.39	6.27
20.37	West Buckland	8,000.00	439.50	18.20
14.50	West Hatch	2,130.00	140.64	15.15
11.24	West Monkton	12,600.00	1,104.87	11.40
16.20	Wiveliscombe	17,600.00	1,104.32	15.94
1.75	Taunton Special Expenses	29,190.00	16,083.61	1.81

Shaded figures represent indicative data only

Ash Priors	90.04	105.05	120.06	135.06	165.07	195.09	225.10	270.12
Ashbrittle	99.02	115.51	132.02	148.52	181.53	214.53	247.54	297.04
Bathealton	92.86	108.33	123.81	139.28	170.23	201.18	232.14	278.56
Bishops Hull	100.33	117.05	133.77	150.49	183.93	217.38	250.82	300.98
Bishops Lydeard/Cothelstone	98.02	114.36	130.70	147.03	179.70	212.38	245.05	294.06
Bradford on Tone	100.54	117.29	134.05	150.80	184.31	217.82	251.34	301.60
Burrowbridge	102.71	119.82	136.95	154.06	188.30	222.53	256.77	308.12
Cheddon Fitzpaine	94.21	109.91	125.61	141.31	172.71	204.12	235.52	282.62
Chipstable	96.82	112.95	129.09	145.22	177.49	209.76	242.04	290.44
Churchstanton	103.90	121.21	138.53	155.84	190.47	225.10	259.74	311.68
Combe Florey	96.60	112.69	128.80	144.89	177.09	209.29	241.49	289.78
Comeytrowe	94.64	110.40	126.18	141.95	173.50	205.04	236.59	283.90
Corfe	93.24	108.78	124.32	139.86	170.94	202.02	233.10	279.72
Creech St Michael	98.36	114.75	131.15	147.54	180.33	213.12	245.90	295.08
Durstun	88.38	103.11	117.84	132.57	162.03	191.49	220.95	265.14
Fitzhead	102.19	119.22	136.25	153.28	187.34	221.41	255.47	306.56
Halse	97.47	113.71	129.96	146.20	178.69	211.18	243.67	292.40
Hatch Beauchamp	96.85	112.99	129.13	145.27	177.55	209.84	242.12	290.54
Kingston St Mary	98.07	114.41	130.76	147.10	179.79	212.48	245.17	294.20
Langford Budville	103.42	120.66	137.90	155.13	189.60	224.08	258.55	310.26
Lydeard St Lawrence/Tolland	97.62	113.88	130.16	146.42	178.96	211.50	244.04	292.84
Milverton	98.00	114.32	130.66	146.99	179.66	212.32	244.99	293.98
Neroche	97.04	113.21	129.39	145.56	177.91	210.26	242.60	291.12
North Curry	101.73	118.68	135.64	152.59	186.50	220.41	254.32	305.18
Norton Fitzwarren	103.66	120.93	138.21	155.48	190.03	224.58	259.14	310.96
Nynehead	100.95	117.77	134.60	151.42	190.07	218.72	252.37	302.84
Oake	96.00	111.99	128.00	143.99	175.99	207.99	239.99	287.98
Otterford	87.93	102.58	117.24	131.89	161.20	190.51	219.82	263.78
Pitminster	98.09	114.43	130.79	147.13	179.83	212.52	245.22	294.26
Ruishton/Thornfalcon	100.00	116.67	133.34	150.00	183.33	216.67	250.00	300.00
Sampford Arundel	110.93	129.41	147.91	166.39	203.37	240.34	277.32	332.78
Staplegrove	97.20	113.39	129.60	145.79	178.19	210.59	242.99	291.58
Stawley	98.76	115.22	131.68	148.14	181.06	213.98	246.90	296.28
Stoke St Gregory	98.41	114.81	131.21	147.61	180.41	213.22	246.02	295.22
Stoke St Mary	99.61	116.21	132.81	149.41	182.61	215.82	249.02	298.82
Taunton	89.14	103.99	118.85	133.70	163.41	193.12	222.84	267.40
Trull	97.18	113.38	129.58	145.77	178.16	210.56	242.95	291.54
Wellington	98.93	115.41	131.91	148.39	181.37	214.34	247.32	296.78
Wellington Without	98.36	114.74	131.14	147.53	180.32	213.10	245.89	295.06
West Bagborough	92.11	107.46	122.81	138.16	168.86	199.57	230.27	276.32
West Buckland	100.06	116.74	133.42	150.09	183.44	216.80	250.15	300.18
West Hatch								

(b)

[illegible]

PARISH PRECEPTS 2008/2009
APPENDIX A

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20.88	Langford Budville	5,120.00	220.32	23.24
10.14	Lydeard St Lawrence/Tolland	2,900.00	199.61	14.53
10.96	Milverton	9,000.00	596.15	15.10
13.82	Neroche	3,400.00	248.78	13.67
18.80	North Curry	15,000.00	724.80	20.70
23.77	Norton Fitzwarren	17,396.00	737.28	23.59
20.55	Nynehead	3,300.00	168.96	19.53
12.13	Oake	4,000.00	330.56	12.10
0.00	Otterford	0.00	168.23	0.00
14.01	Pitminster	6,852.00	449.53	15.24
16.12	Ruishton/Thornfalcon	11,250.00	621.22	18.11
33.75	Sampford Arundel	4,440.00	128.69	34.50
12.78	Staplegrave	10,000.00	719.37	13.90
11.63	Stawley	2,000.00	123.05	16.25
15.59	Stoke St Gregory	6,000.00	381.60	15.72
12.89	Stoke St Mary	3,715.00	212.07	17.52
11.74	Trull	14,000.00	1,008.61	13.88
16.50	Wellington	76,670.00	4,646.65	16.50
15.13	Wellington (Without)	4,650.00	297.29	15.64
15.89	West Bagborough	1,000.00	159.39	6.27
20.37	West Buckland	8,000.00	439.50	18.20
14.50	West Hatch	2,130.00	140.64	15.15
11.24	West Monkton	12,600.00	1,104.87	11.40
16.20	Wiveliscombe	17,600.00	1,104.32	15.94
1.75	Taunton Special Expenses	29,190.00	16,083.61	1.81

Executive February 6th 2008

Growth Point Funding

Report of Strategic Director – Joy Wishlade

(This matter is the responsibility of Cllr Horsley.)

Executive Summary

In partnership with Somerset County Council, TDBC applied to government for Growth Point funding. This money is to be used for infrastructure that supports the growth of housing and the subsequent growth in the population. The agreed approvals for the spending programme will be ascertained from the Project Taunton Executive and the Project Taunton Advisory Board. However, as TDBC has an integral interest as a key land owner it is important that the Steering Group supports the planned projects.

1 Background

- 1.1 TDBC / SCC applied for £70m in their Growth Point funding bid. We have now received notification that we will receive £2.740m capital and £2.87k revenue in 2008/09 and have been allocated an indicative allocation of £5.128m capital and £401.6k revenue for the following two years. However we have been told that CLG will hold a consultation exercise in the Spring to test out this new way of funding and following that we will be invited reapply for the next 2 years' funding. The funding is not ring-fenced, but must be used to support growth. Our bid was accepted on the basis of the types of projects that were evidenced in it.
- 1.2 As we did not receive the total amount that we bid for we must prioritise the projects that we plan to use this money on. We expect that one of the criteria that will be used to judge our future need for funding is our ability to spend. We therefore need to prioritise projects that we can deliver in 2008/09.
- 1.3 As this is partnership money the Project Taunton Executive and Advisory Board have agreed that they are the most appropriate bodies to give that

partnership approval. However, as many of the projects also concern Taunton Deane assets these projects must also be approved by Taunton Deane. A first discussion of the priorities has already taken place with officers from SCC as, in order to deliver schemes in 08/09, we must start planning now.

- 1.4 There is a further fund that the South West Regional Development Agency are promoting – the Regional Infrastructure Fund – which offers forward funding of pieces of infrastructure that are required for development to take place, but which can be financed retrospectively by developer contributions. We have put an initial bid into this fund for the flood alleviation works at Longrun Farm and for the extension to the Park and Ride at Silk Mills. As we do not currently know the outcome or time scale within which these bids will be approved we are proposing a number of scenarios in para. 2.

2 Proposals

2.1 Growth Point Capital Funding: £2,740,944

The priorities agreed by SCC, TDBC and Delivery Team are:

- Longrun Farm – flood relief measures
- Castle Green – design and planning permission (and possibly build)
- Silk Mills P&R extension – design and planning permission (and possibly build)
- Somerset Square – to complete to a high standard

Plan A – without RIF (estimated costs)

Longrun	£2.500 m
Castle Green (design and PP)	£0.150
P&R (design and PP)	£0.150
Somerset Sq	£0.200

Total **£3 m**

However this would bring an income of £1.25m from S106 for flood storage on Longrun and this could a) fill the shortfall in the spend above and b) be spent on phase 1 of Castle Green delivery

Plan B – with RIF

Castle Green (in total) £1.69 m

P& R (in total) £0.850

Somerset Sq £0.200

Total £2.74 m

2.2 Growth Point Revenue funding £286,883

The priorities agreed by SCC, TDBC and Delivery Team are:

- Project Taunton Delivery Team costs 08/09 £210k

This would enable us to roll over partnership funding to cover 09/10 and thus give certainty for two more years for a delivery resource for Project Taunton.

- Studies required to support housing growth £ 70k

Studies include:

- Hestercombe House Special Area of Conservation ecological study
- Water treatment infrastructure
- Green infrastructure Strategy

Total £280,000

3 **Delivery Issues**

3.1 Longrun Farm. The delivery of the flooding solution at Longrun Farm is essential and must be provided during 08/09 to meet the development needs at Firepool. Discussions with the Environment Agency over capacity have now been completed satisfactorily. A programme to deliver the works is in place and consultants Black and Veatch have been asked to undertake the design works and submit a planning application on TDBC's behalf. This project must take first priority of any funding available.

3.2 Castle Green. The return of Castle Green to a high quality public space rather than its current use as a car park has been an integral part of the Vision for Taunton and now Project Taunton. SCC is planning a complete refurbishment and re-launch of the Museum with £4m of Heritage Lottery funding. Part of the HLF requirements is to see the external environment of the museum upgraded. Some work on the design of this area has already been undertaken. Obviously the loss of car parking in Castle Green is an issue for TDBC to consider. There are currently 57 spaces here and the annual income

is c£120k. Of these 3 are designated disabled but in addition to these there is heavy usage by disabled badge holder in view of the car park's central location. There are consequently a number of issues to be dealt with. Loss of spaces. This should also be taken in the context that the Third Way will potentially take approximately 290 spaces from the Tangier area. However, subject to finding a way to deal with the car parking issues which is obviously a priority (which to some extent the extension to the Park and Ride will do)¹, Castle Green is considered to be a high priority as it will deliver a very high quality public space in the historic area of Taunton. For Castle Green to fully reach its potential it would also require the removal of the bus traffic that currently runs through it. This could be done by re-routing to the other end of Corporation Street. Since the resolution of the TDBC Project Taunton Steering group that they would want the removal of buses from Castle Green as a condition to approving the works to this area, SCC have stated that they are minded to accommodate this request. It is suggested that the Executive also support this as a condition. The use of Growth Point money is an opportunity to fund a piece of work that it will be hard to find alternative funding for.

- 3.3 Park and Ride Extension. This will deliver a further 400 spaces to the Park and Ride at Silk Mills. This will be required in the next few years to off set the loss of commuter parking at Tangier. Currently there are no other identified sources of funding to deliver this extension. A project programme is in the process of being drawn up. There are no practical constraints on the delivery of this scheme.
- 3.4 Somerset Square. The approved funding for Somerset Square consists of £250k developer contribution and a maximum of £300k from TDBC from the receipt of the Coal Orchard land sale. The further £200k would allow the area down to the river bank to be completed and would also provide some contingency to ensure we get the highest quality of design. There are no constraints on the delivery of this scheme.

4. Recommendation

Members agree that the above schemes are the ones that should be prioritised for delivery using the 08/09 Growth Point funding allocation. The Castle Green project should be subject to a plan for displaced car parking and the re-routing of buses from Castle Green.