

Taunton Deane Borough Council

At a meeting of Taunton Deane Borough Council held in the John Meikle Room, The Deane House, Belvedere Road, Taunton on 23 February 2017 at 6.30 p.m.

Present The Mayor (Councillor Mrs Stock-Williams)
 The Deputy Mayor (Councillor Prior-Sankey)
 Councillors Mrs Adkins, M Adkins, Aldridge, Beale, Berry,
 Mrs Blatchford, Booth, Bowrah, Coles, Coombes, Cossey, D Durdan,
 Miss Durdan, Edwards, Farbahi, Gage, Gaines, Govier, Mrs Gunner,
 Habgood, Hall, Mrs Herbert, Horsley, Hunt, James, R Lees, Mrs Lees,
 Ms Lisgo, Morrell, Nicholls, Parrish, Mrs Reed, Ross, Ryan,
 Miss Smith, Mrs Smith, Sully, Townsend, Mrs Tucker, Mrs Warmington,
 Watson, Wedderkopp, Williams and Wren

Mrs A Elder – Chairman of the Standards Advisory Committee

1. **Apologies**

Councillors Brown, Davies, Mrs Floyd, Henley, C Hill, Martin-Scott and Stone.

2. **Minutes**

Subject to the amendment set out below, the Minutes of the special meeting of Taunton Deane Borough Council held on 6 February 2017, copies having been sent to each Member, were signed by the Mayor:-

Minute No.6 Public Question Time – Insert the following additional paragraph at the end of question (1) – “As the proposer of the Motion at agenda item No.8, Councillor Ross rejected Mrs Bradley's assertions and pointed out that the Motion was in line with and inspired by the questions the Prime Minister was asking of the Independent Schools. The Motion related to a current and ongoing national discussion on this issue about the community benefit provided by these organisations and the amount of tax relief they received”.

3. **Communications**

The Mayor reminded Members of the forthcoming Taunton Deane Male Voice Choir Concert which would be held on Saturday, 25 March 2017 at 7.30 p.m in St Mary Magdalene Church, Taunton. The Taunton Military Wives Choir would also be appearing at the Concert.

4. **Declaration of Interests**

Councillors M Adkins, Coles, Govier, Hunt, Prior-Sankey and Wedderkopp declared personal interests as Members of Somerset County Council. Councillors Mrs Adkins, Bowrah, Gaines, Govier, Hunt, James, Nicholls, Mrs Reed, Ross, Mrs Stock-Williams, Townsend, Mrs Warmington and Watson all declared personal interests as Members of Town or Parish Councils.

The Monitoring Officer reminded Members that they all had Pecuniary

Interests as far as the setting of the Council Tax rate was concerned but that a specific exemption existed to enable the item to be considered and voted upon.

5. **Public Question Time**

Mr Stephen Cook of the company Cooks Commercials asked further questions in connection with the proposed sale of land he currently leased from the Council at Frobisher Way, Taunton. He was hoping to purchase the land from Taunton Deane.

He was particularly concerned about the apparent interest now being shown by the 'Ministry of Cake' in the land and could not understand why it now looked as if his interest in the site was being overtaken. He asked what he had to do to remain in business on the site?

In response, Councillor Edwards informed Mr Cook that with a full report on the matter due to be considered at the forthcoming meeting of the Corporate Scrutiny Committee, it would be inappropriate for him to comment on the matter.

6. **Appointment of Temporary Councillors to Combe Florey Parish Council**

Considered report previously circulated, concerning a proposal to temporarily appoint two Borough Councillors to Combe Florey Parish Council to form a quorum to allow the Parish Council to progress urgent business, until an election or co-option could be held to appoint new Members.

Following a recent resignation, the Parish Clerk had advised the Council that there were now only two Councillors remaining on Combe Florey Parish Council.

The Local Government Act 1972 gave Taunton Deane the power to take action in such cases to fill vacancies on the Parish Council as was appropriate, until such time as new Parish Councillors took up office.

Accordingly, two Borough Councillors, had agreed to act as temporary Parish Councillors for this interim period to enable the Parish Council to continue to function.

Resolved that:-

- (1) The appointment of the following persons as temporary Members of Combe Florey Parish Council – until such time as an election or co-option could be held and those elected or co-opted had taken up office – be noted:-
 - Mrs Jane Warmington and Mr Edward Peter Watson.
- (2) It be also noted that the Chief Executive had made the necessary Order in accordance with delegated powers, to take effect from Monday, 6 February 2017.

(The Chief Executive, Assistant Chief Executive and the Director – Operations/ Section 151 Officer declared prejudicial interests in the following item and left the meeting during its consideration.)

7. Approval of the Annual Pay Policy Statement 2017/2018

Considered report previously circulated, which sought approval of the Annual Pay Policy Statement for 2017/2018.

Section 38 (1) of the Localism Act 2011 required local authorities to prepare and publish a Pay Policy Statement for each financial year.

The statement described the pay arrangements and policies that related to the pay of the workforce which served the Joint Management and Shared Services Partnership between Taunton Deane Borough Council and West Somerset Council.

The changes in the data detailed in the latest Pay Policy Statement were minimal. The amendments to senior pay reflected the 1% pay award, awarded to all employees. Following the closure of the lease car scheme, this had been removed as a benefit from the statement.

The ratios between senior pay and the lowest paid employee had been updated and there had been no changes to the pension discretions for either Council.

Resolved that the Pay Policy Statement 2017/2018 be approved for publication.

8. Recommendations to Council from the Executive

(a) Draft Treasury Management Strategy Statement, Annual Investment Strategy and Minimum Revenue Provision Policy 2017/2018

The Executive had recently considered the recommended strategy for managing the Council's cash resources including the approach to borrowing and investments. Approval was also sought for the Treasury Management Strategy Statement and Investment Strategy (TMSS), the Annual Investment Strategy (AIS) and the Minimum Revenue Provision (MRP) Policy.

The Council's Finance Officers had worked closely with Arlingclose, the Council's Treasury Advisor, to determine the proposed TMSS, AIS and MRP Policy that would ensure compliance and provide a set of 'rules' for the Council to follow in dealing with investments, borrowing and cash flow management.

The TMSS for 2017/2018 continued to recognise the increasing risks due to the new regulations in respect of 'bail in' for banks. In response to this risk and the wider continuing risks in the financial sector, the TMSS continued to build in greater "diversification" – so that surplus funds were held in a wider range of investments/accounts.

The proposed MRP continued the policy approved by the Council for 2016/2017, with an addition to set out a policy in respect of capital loans provided to third parties. This took into account the recent decision to make a further loan to the Somerset Waste Partnership for the purchase of new collection vehicles. For such loans it was proposed to link MRP to the life of the asset(s) for which a loan was provided.

On the motion of Councillor Williams, it was

Resolved that:-

- (1) The Treasury Management Strategy Statement, Annual Investment Strategy and Minimum Reserve Provision Policy as set out in the Appendix to the report considered by the Executive, be approved; and
- (2) The Prudential Indicators included within the Treasury Management Strategy Statement which included limits for borrowing and investments be also approved.

(b) General Fund Revenue Estimates 2017/2018

The Executive had considered its final 2017/2018 budget proposals which recognised the continuing financial challenges, with annual reductions in Government funding for Local Council services as the Government sought to reduce the national deficit.

The 2017/2018 Budget had been prepared within the context of priorities identified by Members which were embedded in the Council's Corporate Plan.

The budget contained details on:-

- (i) the General Fund Revenue Budget proposals for 2017/2018, including a proposed Council Tax increase; and
- (ii) draft figures on the predicted financial position of the Council for subsequent years.

The Corporate Scrutiny Committee had considered the draft budget proposals at its meeting on 26 January 2017. Although no specific recommendations had been made by the Committee, a number of comments made at the meeting had been considered by the Executive.

Details of the Provisional "Settlement Funding Assessment" for 2017/2018 had been announced by the Department of Communities and Local Government in late December 2016 with the final figures being received very recently.

The grant funding from the Government was in line with the confirmed multi-year settlement (2016/2017 to 2019/2020), with the expected reduction in 2017/2018 as shown below – a 46% reduction in General Revenue Grant funding:-

General Government Grant

	2016/17 £	2017/18 £	Change £	
Revenue Support Grant (RSG)	1,235,137	644,801	-590,336	-48%
Rural Services Delivery Grant (RSDG)	27,582	22,271	-5,311	-19%
Transition Grant	16,930	16,864	-66	0
Total General Revenue Grant Funding	1,279,649	683,936	-595,713	-46%

The multi-year settlement included further reductions in subsequent years. The following table summarised how these grants, together with the Business Rates Baseline (BR Baseline) had and were projected to reduce since 2013/2014.

The headline reduction in the Settlement funding position was -14.5% from 2016/2017 to 2017/2018.

Settlement Funding

	13/14 £k	14/15 £k	15/16 £k	16/17 £k	17/18 £k	18/19 £k	19/20 £k
RSG	3,556	2,766	1,911	1,235	645	280	0
RSDG	0	0	5	28	22	17	22
Transition Grant	0	0	0	17	17	0	0
BR Baseline	2,366	2,412	2,458	2,478	2,529	2,578	2,605
Government Settlement	5,922	5,178	4,374	3,758	3,213	2,675	2,627

The budget proposals had taken into account Business Rates Retention where funding had increased by £78,892 in 2017/2018 compared to the last financial year, possible new proposals for the implementation of “100% Business Rates Retention” and the New Homes Bonus (NHB).

With regard to the latter, the provisional NHB Grant for 2017/2018 was £4,034,732, which was £151,421 or 3.9% more than 2016/2017.

The Government had consulted on proposed changes to the funding methodology for NHB, and a new baseline of 0.4% growth had been introduced from 2017/2018 which had effectively acted as a ‘top-slice’ so that the Council only received grant for growth above 0.4%. In addition, the Government had confirmed that the rolling up of grants had reduced from six to five years in 2017/2018 and then would reduce further to four years from 2018/2019. The previous Medium Term Financial Plan (MTFP) forecasts had been prepared on this basis.

Despite the reduction in the level of “reward” for housing growth, the growth trajectory indicated that funding through NHB should remain considerable.

The proposed budget for Taunton Deane contained a proposed Council Tax increase of 3.47% of the basic Council Tax element (£5 on a Band D) for 2017/2018 which would mean that the Band D Council Tax would rise to £149.62 per year. This figure again included the sum of £1.74 in respect of

the Somerset Rivers Authority because it was still unable to raise its own precept. The Band D taxpayer would, therefore, receive all the services provided by the Council in 2017/2018 at a cost of £2.87 per week.

The previous MTFP estimates had assumed the Special Expenses Rate (SER) would be subject to a 1.99% increase in 2017/2018.

The Executive was therefore minded to increase the Special Expenses (Unparished Area) precept by 2p on a Band D property, raising an additional £300 whilst still remaining within the £5 Band D referendum trigger level.

The Special Expenses income raised through Council Tax in 2016/2017 was £43,360 which was a Band D Equivalent charge per year of £2.98. In addition, the Unparished Area Budget has received a Council Tax Support (CTS) Grant of £4,020 in 2016/ 2017 giving a total budget of £47,380.

However, Full Council had previously agreed to phase out the CTS grant by 2018/2019. Therefore, the proposed budget for 2017/2018 was £46,911.

The 2017/2018 Budget Gap as presented to the Corporate Scrutiny Committee on 8 December 2016 was £403,000. The Provisional Settlement and some other material changes to budget estimates – not least those relating to Pension deficit recovery lump sum increases and Pension contribution rate increases – had significantly increased the Budget Gap to £859,000 in January 2017.

This gap had now been closed as a result of the approved new Fees and Charges, the proposed Council Tax increase, the various savings options, the NHB, the Business Rates Retention and the transfer of funds from the Business Rates Smoothing Reserve. The following table provided a summary of the Budget position for 2017/2018:-

Revenue Budget 2017/2018

	Budget 2016/17 £	Estimates 2017/18 £
Total Spending on TDBC Services	9,931,503	11,786,444
Somerset Rivers Authority Contribution	67,987	71,067
Revenue Contribution to Capital	482,500	401,500
Capital Debt Repayment Provision (MRP)	180,060	235,060
Interest Costs	0	0
Interest Income	-314,000	-380,875
Parish Precepts	640,320	640,316
Grants to Parishes for CTS	25,980	12,990
Special Expenses	43,360	44,901
Grants to Unparished Area	4,020	2,010
Transfers to/from Earmarked Reserves	3,334,152	1,868,242
Transfer to/from General Reserves	0	0
AUTHORITY EXPENDITURE	14,395,882	14,681,655
Retained Business Rates	-2,959,304	-3,038,286
Revenue Support Grant	-1,235,137	-644,801
Rural Services Delivery Grant	-27,582	-22,271

	Budget 2016/17 £	Estimates 2017/18 £
Transition	-16,930	-16,864
New Homes Bonus	-3,883,310	-4,034,730
Surplus(-)/Deficit on Collection Fund – Council Tax	-130,890	-166,957
Surplus(-)/Deficit on Collection Fund – Business Rates	191,668	38,425
Demand on Collection Fund – Parishes and SER	-683,680	-685,217
Expenditure to be financed by Council Tax	5,582,730	6,039,887
Council Tax raised to fund SRA Contribution	67,987	71,067
Total Council Tax Raised by TDBC	5,650,717	6,110,954
Divided by Council Tax Base	39,072.9	40,843.2
Council Tax @ Band D – Taunton Deane Services	142.88	147.88
Council Tax @ Band D – Somerset Rivers Authority	1.74	1.74
Council Tax @ Band D – TDBC including SRA	144.62	149.62
Cost per week per Band D equivalent	2.77	2.87

It was a requirement for the Council to prepare not only budgets for the following financial year but to also provide indicative figures into future years.

The MTFP provided an indication of the expected budget gap going forward into 2017/2018 and beyond and a summary of this position was reflected in the following table:-

Revised MTFP Summary as at 9 February 2017

	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2021/22 £
Services Costs	9,931,503	11,786,444	9,815,874	9,626,814	10,027,695	10,501,781
Net Financing Costs	348,560	255,685	576,680	574,790	572,900	571,010
SRA Contribution	67,987	71,067	0	0	0	0
Special Expenses	43,360	44,901	44,901	44,901	44,901	44,901
CTRS Grants	30,000	15,000	0	0	0	0
Earmarked Reserves-Growth	3,491,331	3,642,752	3,087,363	2,924,490	3,279,861	3,055,236
Earmarked Reserves-Other	-157,179	-1,774,510	52,717	52,720	52,719	52,724
General Reserves	0	0	0	0	0	0
Net Expenditure	13,755,562	14,041,339	13,577,535	13,223,715	13,978,076	14,225,652
Retained Business Rates	-2,959,304	-3,038,286	-3,100,622	-3,012,141	-3,050,613	-3,089,465
Business Rates prior	191,668	38,425	0	0	0	0

	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2021/22 £
year surplus/deficit						
Revenue Support Grant	-1,235,137	-644,801	-279,788	0	0	0
Rural Services Delivery Grant	-27,582	-22,271	-17,132	-22,271	-22,271	-22,271
Transitional Grant	-16,930	-16,864	0	0	0	0
New Homes Bonus	-3,883,310	-4,034,730	-3,479,340	-3,316,470	-3,671,840	-3,447,220
Council Tax–TDBC	-5,582,730	-6,039,887	-6,267,772	-6,456,373	-6,650,655	-6,850,746
Council Tax–SRA	-67,987	-71,067	0	0	0	0
Council Tax – Special Expenses	-43,360	-44,901	-44,901	-44,901	-44,901	-44,901
Council Tax prior year surplus/ deficit	-130,890	-166,957	0	0	0	0
Net Funding	13,755,562	14,041,339	13,189,555	12,852,156	13,440,280	13,454,603
Budget Gap	0	0	387,980	371,559	537,796	771,049
Budget Gap Increase	0	0	387,980	-16,421	166,237	233,253

The significant pressures leading to the Gap in 2018/2019 were:-

- £387,000 reduction in General Revenue Support funding;
- One-off use of £144,000 Business Rate Retention Smoothing Reserve in 2017/2018 to mitigate volatility in Business Rates funding, collection fund deficit and to balance the budget;
- One-off use of £50,000 earmarked reserves to fund CCTV costs in 2017/2018;
- One-off Council Tax Collection Fund Surplus of £167,000 in 2017/2018;
- £383,000 estimated inflation pressures on pay and contracts; and
- £360,000 phased maintenance costs for The Deane House, mitigated by £355,000 following the decision to fully refurbish the property and rent space to the Police.

The MTFP position above already included the projected savings arising through the implementation of the Transformation Business Case. Without these savings the forecast budget gap would be even greater - £2,031,000 per year by 2021/2022.

The General Fund Budget included the USUAL Deane DLO trading surplus of £101,000 providing a contribution to the net income for the Council. Any additional surplus would be transferred to the Deane DLO Trading Reserve.

The forecast reserves position of Deane DLO for 2017/2018 remained positive, and provided some resilience to volatility in trading performance and

future investment needs.

The draft budget for the Deane Helpline Trading Account had assumed an increase in fees to private customers from £4.99 per week to £5.40 per week and the charge to the Housing Revenue Account (HRA) for Taunton Deane Tenants would be increased by £0.06 to £4.49 per week. This had been approved by Full Council in December 2016 and had reduced the budget gap in 2017/2018 by £26,439.

Following the emergence of the increased costs in respect of the Pension Fund Deficit contribution and annual employer contribution increases, the Deane Helpline had revised its fees to reflect this and mitigate the effect on the budget gap. Council was therefore recommended to approve revised fees for private paying customers of £5.86 per week and the charge to the HRA for Taunton Deane tenants of £4.80 per week.

With regard to the General Reserves, the current reserves position was above the recommended minimum (£1,600,000), at £1,913,000. The mid-year forecast for the 2016/2017 budget was a projected underspend of £271,000, which would increase the balance at the year end to £2,184,000, however this was not certain at this stage.

General Reserves Balance 31 March 2017

	£
Balance Brought Forward 1 April 2016	2,113,085
Supplementary Budget – Transformation Implementation	-200,000
Current Budgeted Balance	1,913,085
2016/17 Projected Outturn Variance – Mid-Year Forecast	271,000
Projected Balance 31 March 2017	2,184,085
Recommended Minimum Balance	1,600,000
Projected Balance above recommended minimum	584,085

The Council's Section 151 Officer had stated that she believed the Council's reserves to be adequate and the budget estimates used in preparing the 2017/2018 budget to be robust.

During the discussion of this item Councillors expressed their thanks to the Finance Team for all their hard work in connection with preparation of the General Fund Revenue Budget.

In accordance with Standing Order 18(2)(i), the Mayor called for a formal roll call of votes to be taken and recorded in the Minutes.

On the motion of Councillor Williams, the substantive Motion, which is detailed below, was put and was carried with twenty nine Councillors in favour, fourteen Councillors voting against and three abstaining:-

Resolved that the General Fund Revenue Budget for 2017/2018 be agreed and that Full Council:-

- (a) Notes the forecast Medium Term Financial Plan and Reserves position, and notes the Section 151 Officer's Robustness Statement as set out in Appendix A of the report considered by the Executive;
- (b) Approves the General Fund Net Revenue Budget 2017/2018;
- (c) Approves a Council Tax increase of 3.47% (on the non-Somerset Rivers Authority element), increasing the Band D tax rate by £5 to £149.62 per year. This comprised £147.88 for services and £1.74 on behalf of the Somerset Rivers Authority;
- (d) Approves an increase to the Special Expenses Precept of 0.7% increasing the Band D rate from £2.98 to £3.00; and
- (e) Approves revised Deane Helpline fees with effect from 1 April 2017 for private paying customers of £5.86 per week and the charge to the Housing Revenue Account for Taunton Deane tenants of £4.80 per week, to mitigate increased pension-related costs. This amounted to an additional £27,000 income for the Deane Helpline Trading Account.

Yes	No	Abstain
Councillor Mrs Adkins	Councillor Coles	Councillor Aldridge
Councillor M Adkins	Councillor Farbahi	Councillor Booth
Councillor Beale	Councillor Govier	Councillor Gaines
Councillor Berry	Councillor Horsley	
Councillor Mrs Blatchford	Councillor R Lees	
Councillor Bowrah	Councillor Mrs Lees	
Councillor Coombes	Councillor Ms Lisgo	
Councillor Cossey	Councillor Morrell	
Councillor D Durdan	Councillor Nicholls	
Councillor Miss Durdan	Councillor Prior-Sankey	
Councillor Edwards	Councillor Ross	
Councillor Gage	Councillor Miss Smith	
Councillor Mrs Gunner	Councillor Mrs Smith	
Councillor Habgood	Councillor Wedderkopp	
Councillor Hall		
Councillor Mrs Herbert		
Councillor Hunt		
Councillor James		
Councillor Parrish		
Councillor Mrs Reed		
Councillor Ryan		
Councillor Mrs Stock-Williams		
Councillor Sully		

Councillor Townsend		
Councillor Mrs Tucker		
Councillor Mrs Warmington		
Councillor Watson		
Councillor Williams		
Councillor Wren		

(c) Housing Revenue Account Estimates 2017/2018

Consideration had been given to the proposed Housing Revenue Account (HRA) estimates for the 2017/2018 Financial Year.

In 2012 Taunton Deane moved away from a national subsidy system to be 'self-financing'. As part of the self-financing agreement, a one-off payment of £85,120,000 had been made to the Government, in return for being able to retain all income locally to manage and maintain the housing stock. The total debt in the HRA at the start of self-financing was £99,700,000.

In order to manage the freedoms gained by the HRA through self-financing, a new 30 year Business Plan (2012-2042) was introduced. This set out the Council's overall aims and objectives for Housing Services, as well as laying out plans to manage the increased risks and opportunities.

The Business Plan had been reviewed and updated annually, but since 2015 there had been many changes in national policies and local aspiration and a full review of the Business Plan had been undertaken in 2016. The draft estimates for 2017/2018 therefore reflected the amendments approved in the Business Plan.

Business Plan Review 2016

A full review of the HRA 30 Year Business Plan was approved by Council in July 2016.

This included a number of changes which affected the base budget for 2017/2018. The key amendments were summarised below:-

2017/2018 Changes in Approved Business Plan

	£k
<u>Impact in 2017/2018 of key changes within the Business</u>	
Starting position - balanced budget	0.0
Rents - rent reduction and increase in RTB for Pay to Stay	308.0
Bad Debt Provision (funded from EMR)	288.7
Social Housing Development Fund	185.3
Repairs and Maintenance savings	-166.4
Management savings	-253.0
Community provision	140.0
Provision for repaying borrowing	814.2

Transformation funding	500.0
RCCO	-911.6
Funding from EMRs in 2017/2018 (provision for bad debt and Revenue and Maintenance contracts – Pre-planned Maintenance and electrical)	-1,040.1
Inflationary uplifts	374.2
Reduced income assumptions (supporting people contract changes and PV Income due to system sizes)	87.9
Other minor changes	22.3
Position in Business Plan - approved by Council in July 2016 (budgeted transfer from HRA General Reserves)	349.5

Dwelling rents for approximately 5,800 properties provided annual income of approximately £24,000,000 for the HRA.

The Welfare Reform and Work Act 2016 set out a 1% reduction in social housing rents from 1 April 2016 for four years. For the first year, 2016/2017, supported housing rents were exempt, but all social rents were to be included for the remaining three years.

During the four year period, rents had to be set with at least a 1% reduction. However, each additional 0.5% decrease would reduce the average weekly rent for tenants by £0.42, or £21.84 per year, and decrease dwelling rent income to the HRA by £123,000 per year.

In line with the national rent guidance, it was proposed that the average weekly rent for dwellings for 2017/2018 should be set at the guideline rent of £82.52, a decrease of 1.0%, or £0.84 per week.

On becoming vacant, dwellings continued to be re-let at the Formula Rent, a national rent calculation for social housing which was designed to give fair and consistent rents across all social housing in local authority and housing association stock.

Until 2015/2016 increases to rent had been allowed for convergence – in order to slowly bring rents in line with the national policy. From 2016/2017 onwards this was no longer allowable for existing tenancies. Currently 70% of tenants had rents below the Formula Rent. Of those with rents below Formula Rent, the average difference was £1.04 per week, or 1.2%. This was equivalent to loss of income of £211,000 per year.

Following the Government deciding not to proceed with its 'Pay to Stay' Policy, the assumption as to an increase in Right to Buys (RTBs) had been reduced in the Business Plan from 60 per year, down to 40 for a three year period, reflecting the current level of RTBs. For 2017/2018 this equated to expected additional rental income of £43,000, which increased to £128,000 in 2018/2019, although expected capital receipts from RTB would reduce.

Rent lost through void periods continued to be lower than the 2% allowed in the Business Plan. As such, it was deemed appropriate to reduce the

expected void rate to 1% for a two year period increasing the rental expectation in 2017/2018 by £179,000.

These changes gave a total forecasted dwelling rent income of £24,500,000.

About 8.3% of HRA income, amounting to £2,200,000 in total, came from non-dwelling rent, charges for services and facilities, and contributions to HRA costs from leaseholders and others. The proposed changes to specific budget lines reflected changes agreed by Full Council in the Fees and Charges report on 13 December 2016.

The main areas of spending planned for the 2017/2018 financial year included Management expenses; Maintenance; Transformation; Rents, rates and other taxes; Special services; Provision for bad debts; Depreciation; Debt Management Expenses; Repayment of Borrowing and Interest; Interest receivable; and Social Housing Development Fund.

The following table provided a summary of the main changes to the budget estimates for the HRA Revenue Account since the approval of the HRA Business Plan.

HRA Budget 2017/2018 Changes

	£000s
Position in Business Plan (budgeted transfer from HRA General Reserves)	349.5
Proposals included in this report	
Deduction in rent loss from voids	-179.0
Reduction in rent lost from Right to Buys (due to Pay to Stay)	-43.1
Service charges	-20.4
Garages	-13.0
Leasehold Charges	-50.1
RTB admin contribution	-12.5
R&M Transition Contingency	480.0
Charges from GF and pension deficit (49.2k reported in GF, but most of this was included in inflationary uplift above)	9.5
HRA share of apprentice levy	19.3
Insurance premiums	30.6
Depreciation	-100.5
Investment income	-10.0
Interest payable	-435.5
Increase in employer pension contribution	90.1
Increase in pension deficit contribution	116.3
Increase in support service charges to the HRA due to pension	36.8
Other minor changes	-25.0
Balanced Budget for 2017/18	243.0

The HRA Business Plan recommended that the minimum unearmarked reserve balance for the HRA should be £1,800,000. The reserve balance as at 1 April 2016 was £2,675,000, however with a number of approved changes during the year, the current balance was £2,342,000. This did not include any 2016/2017 forecast variances, or any further supplementary estimates in 2016/2017.

If the HRA Budget was approved by Council, the balance would reduce by £243,000, to £2,099,000.

With regard to RTB receipts, the Council had agreed that these receipts would be used to fund new affordable housing. The additional RTB receipts could only account for 30% of spend on new housing, with the remaining 70% coming from other funds such as revenue funding or borrowing.

The full spend on new housing was required be spent within three years of the capital receipt, or the RTB receipt must be returned to Government with interest at 4% over base rate from the date of the receipt.

The additional receipts received in the first two quarters of 2016/2017 totalled £844,000, which would require total spend of £2,800,000 within three years. If this level continued, it could be expected that the annual total spend would need to be in the region of £5,600,000.

Although the provision for the Social Housing Development Fund has been increased in the Business Plan, the annual total budget was £1,900,000, an annual shortfall of £3,700,000. The latest forecast showed that forecast spend would not be enough to meet the match funding requirements in 2019/2020.

The options that needed to be considered were:-

- Increase spend through borrowing – limited to the debt cap;
- Increase spend from revenue – which would lead to reduced service provision as revenue was allocated within the Business Plan;
- Use other Council funding;
- Give grant funding to Housing Associations – providing they matched 70% of the funding; or
- Return funding to the Government.

The requirement for the funding to be spent within three years did mean that there was flexibility to allocate funding after the capital receipts were retained. However development schemes were likely to have large lead in times and so receipts should be allocated as soon as possible to reduce the risk of having to repay the capital receipt to the Government with interest payments.

The Draft HRA Budget had been presented to the Corporate Scrutiny Committee on 26 January 2017 for review and comment. Although no specific amendments to the Draft Budget were formally recommended by the Committee, the main comments raised by Members were considered by the Executive.

The Tenant Services Management Board has also considered the proposed HRA Budget.

During the discussion of this matter, Councillor Beale drew attention to the valuable work the Housing Accountant, Lucy Clothier had undertaken in connection with both the HRA Budget and the Business Plan. He added that

unfortunately for the Council, Lucy would imminently be leaving Taunton Deane to take up a new post and wished her well for the future.

In accordance with Standing Order 18(2)(i), the Mayor called for a formal roll call of votes to be taken and recorded in the Minutes.

On the motion of Councillor Beale, the substantive Motion, which is detailed below, was put and was carried with forty-four Councillors in favour and none against. Councillors Govier and Ms Lisgo abstained:-

Resolved that:-

- (a) The proposed rent decrease of 1%, with proposed average rents of £82.52 per week in 2017/2018 be approved; and
- (b) The Housing Revenue Account Budget for 2017/2018 be also approved.

(d) Capital Programme Budget Estimates 2017/2018

The Executive had also considered the proposed General Fund (GF) and Housing Revenue Account (HRA) Capital Programmes for 2017/2018.

2017/2018 General Fund Capital Programme

The current General Fund Capital Programme in 2016/2017 included approved projects totalling £11,192,000.

The current capital strategy included the following basis for prioritising schemes:-

- 1) Business Continuity (corporate/organisational/health and safety);
- 2) Statutory Service Investment (to get statutory minimum/contractual/continuity);
- 3) Growth / Transformation;
- 4) Invest to Save; and
- 5) Other.

The recommended General Fund Capital Programme for 2017/2018 totalled £13,750,000 split between Deane DLO Schemes, General Fund Schemes and Growth Schemes.

All of the schemes in the Capital Programme could be fully funded through a combination of revenue contributions, capital reserves plus grant funding provided via Somerset County Council. As a result, the Capital Programme which incorporated all of the reported bids was supported by the Executive.

Capital Programme for Growth and Regeneration 2017/2018

In December 2015 the Council approved an allocation £16,600,000 of New

Homes Bonus (NHB) funding over the five year period 2016/2017 to 2020/2021, to support its priorities relating to growth and regeneration.

Although a number of 'spend categories' were approved at that time it was acknowledged that the profile of spending over the five year period was indicative and would need to be refreshed annually.

As a result of the latest review, spending on growth was proposed as follows:-

- **Major Transport Schemes** – The overall allocation had increased from £2,500,000 to £3,500,000 mainly due to the need to provide match funding towards major transport improvements at Junction 25 (where major Local Enterprise Partnership funding has been approved) and the Toneway Corridor;
- **Town Centre Regeneration** – The allocation had increased from £2,500,000 to £3,500,000 to enable the delivery of major Town Centre schemes, such as Firepool and Coal Orchard;
- **Employment sites, enterprise and innovation** – No change to the overall allocation (£4,000,000) but a change in profile to reflect the likely spend requirement; and
- **Supporting Urban Extension delivery** – The overall allocation had reduced from £4,000,000 to £2,000,000 due to increased ability to use alternative funding sources such as the Community Infrastructure Levy (CIL), Capacity Funding and planning performance agreements to support delivery.

Following the refresh of the NHB funding forecast and housing planning trajectory, there was a projected funding shortfall of £396,000 over the five year period of the plan. This shortfall was considerably less than previous forecasts.

Work on a number of potential options was taking place though to maintain, and potentially increase, the overall funding commitment to delivering growth through a number of sources in addition to NHB, such as:-

- Capacity funding from the Government, where large scale developments (such as urban extensions) might be eligible for support;
- Planning performance agreements and planning fee income; and
- The CIL.

2017/2018 Housing Revenue Account (HRA) Capital Programme

The HRA Capital Programme 2017/2018 totalled £9,360,000 and was shown in the table below. This was provided to deliver the prioritised capital investment requirements included in the current Business Plan for the next budget year.

Draft HRA Capital Programme 2017/2018

Project	Total Cost £k
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Project	Total Cost £k
Major Works	6,222
Related Assets	80
Improvements	50
Exceptional Extensive Works	482
Disabled Facilities Grants and Aids and Adaptations	416
Building Services Vehicles	121
Social Housing Development Fund	1,989
Total Proposed HRA Capital Programme 2017/18	9,360

The current five-year HRA Capital Programme included forecast capital expenditure requirements for the period 2017/2018 to 2021/2022, as identified in the Business Plan.

The programme would be funded from the Major Repairs Reserve (from depreciation), revenue contribution, the Social Housing Development Fund and capital receipts (Right to Buy).

The Capital Programme Budget Estimates 2017/2018 had been presented to the Corporate Scrutiny Committee on 26 January 2017 for review and comment. No specific amendments to the Budget had been formally recommended by the Committee.

On the motion of Councillor Williams, it was

Resolved that:-

- (a) The new capital schemes of the General Fund Capital Programme Budget of £13,749,816 for 2017/2018 be approved;
- (b) Authority be delegated to the Section 151 Officer to approve adjustments to the 2017/2018 Disabled Facilities Grant Capital Budget to reflect the final grant funding received from the Better Care Fund; and
- (c) The new capital schemes of the Housing Revenue Account Capital Programme of £9,360,000 for 2017/2018 be approved.

9. **Council Tax Setting 2017/2018**

Considered report previously circulated, which made recommendations on the level of Council Tax for 2017/2018.

The Localism Act 2011 had made significant changes to the Local Government Finance Act 1992, and now required the billing authority to calculate a Council Tax requirement for the year.

Submitted details of the Town and Parish Council Precepts that had been received for 2017/2018 which totalled £766,134.

The increase in the average Band D Council Tax for Town and Parish Councils was 7.20% which resulted in an average Band D Council Tax figure of £18.76 (£17.50 for 2016/2017).

Reported that the Precept for the Police and Crime Commissioner (PCC) had approved its tax requirement on 8 February 2017. The precept would be £7,425,557.28 which would result in a Band D Council Tax of £181.81, an increase of 1.99%. The Precept would be adjusted by a Collection Fund contribution of £183,580.

The County Council had approved its Council Tax requirement on 15 February 2017 and had set its precept at £45,939,980.65, adjusted by a Collection Fund contribution of £1,113,928. This was calculated as an increase on base of 1.99% for the general precept and 2% for Adult Social Care and had resulted in a total Band D Council Tax of £1,124.79. This figure included a precept of £12.84 (1.25%) in respect of the Somerset Rivers Authority which was unchanged from the 2016/17 precept.

Noted that the Devon and Somerset Fire and Rescue Authority had approved its Council Tax requirement on 17 February 2017. The precept would be £3,331,577, which resulted in a Band D Council Tax of £81.57. The Precept would be adjusted by a Collection Fund contribution of £82,367.

As far as Taunton Deane Borough Council was concerned, Members were being asked to approve a total Council Tax requirement of £6,110,954 for 2017/2018. This incorporated an increase of 3.50% in the basic Council Tax rate and also included £1.47 in respect of the Somerset Rivers Authority. Together this equated to a Band D equivalent of £149.62, a total increase of £5.00 for 2017/2018.

The estimated balance on the Council Tax Collection Fund was forecast on 15 January each year. Any surplus or deficit was shared between the County Council, the Police and Crime Commissioner, the Fire Authority and the Council, in shares relative to the precept levels.

The estimated balance on the Council Tax Collection Fund was a surplus of £1,546,832. Taunton Deane's share of this amounted to £166,957, and this had been reflected in the General Fund Revenue Estimates.

In accordance with Standing Order 18(2)(i), the Mayor called for a formal roll call of votes to be taken and recorded in the Minutes.

On the motion of Councillor Williams, the substantive Motion, which is detailed below, was put and was carried with thirty Councillors in favour, six Councillors voting against and nine abstaining:-

Resolved that:-

- (1) The formal Council Tax Resolution set out in Appendix A to these Minutes be approved; and
- (2) The total Band D Council Tax would be:-

	2016/17	2017/18	Increase
	£	£	%
Taunton Deane Borough Council	142.88	147.88	3.50
Taunton Deane Borough Council - SRA	1.74	1.74	0.00
Somerset County Council	1,048.00	1,069.52	1.99
Somerset County Council – Social Care	20.80	42.43	2.00
Somerset County Council – SRA	12.84	12.84	0.00
Police and Crime Commissioner	178.26	181.81	1.99
Devon & Somerset Fire Authority	79.98	81.57	1.99
Sub-Total	1,484.50	1,537.79	3.59
Town and Parish Council (average)	17.50	18.76	7.20
Total	1,502.00	1,556.55	3.63

Yes	No	Abstain
Councillor Mrs Adkins	Councillor Coles	Councillor Aldridge
Councillor M Adkins	Councillor R Lees	Councillor Farbahi
Councillor Beale	Councillor Morrell	Councillor Gaines
Councillor Berry	Councillor Prior-Sankey	Councillor Govier
Councillor Mrs Blatchford	Councillor Mrs Smith	Councillor Horsley
Councillor Bowrah	Councillor Wedderkopp	Councillor Mrs Lees
Councillor Coombes		Councillor Ms Lisgo
Councillor Cossey		Councillor Nicholls
Councillor D Durdan		Councillor Ross
Councillor Miss Durdan		
Councillor Edwards		
Councillor Gage		
Councillor Mrs Gunner		
Councillor Habgood		
Councillor Hall		
Councillor Mrs Herbert		
Councillor Hunt		
Councillor James		
Councillor Parrish		
Councillor Mrs Reed		
Councillor Ryan		
Councillor Miss Smith		
Councillor Mrs Stock-Williams		
Councillor Sully		
Councillor Townsend		
Councillor Mrs Tucker		
Councillor Mrs Warmington		

Councillor Watson		
Councillor Williams		
Councillor Wren		

10. **Reports of the Leader of the Council and Executive Councillors**

(i) **Leader of the Council (Councillor Williams)**

Councillor Williams's report covered the following topics:-

- Creating a New Council – Public Consultation;
- The Budget;
- The Future of The Deane House;
- Phase 2 Rural High Speed Broadband;
- Garden Town Status;
- Coal Orchard and Taunton Town Centre Enhancement;
- Firepool, Taunton.

(ii) **Community Leadership (Councillor Mrs Jane Warmington)**

Councillor Mrs Warmington presented the Community Leadership report which focused on the following areas within that portfolio:-

- The Policing and Crime Act 2017;
- The New Text Number to help combat Rural Crime – 81819;
- A&SPIRE (Changes for More Effective Policing);
- 101;
- Fraud and Cyber Crime;
- Facebook Live Events with the Commissioner and Chief Constable;
- Safely Passing Cyclists in a Car;
- Somerset Businesses Against Crime;
- Public Space Protection Order in Wellington;
- Health Prevention Matters;
- Somerset Prevention Charter; and
- Countywide Oversight of One Team Working.

(iii) **Housing Services (Councillor Beale)**

Councillor Beale submitted his report which drew attention to the following:-

- Deane Housing Development – Creechbarrow Road, Taunton; Weavers Arms, Rockwell Green, Wellington; Laxton Road, Taunton; 12 Moorland Close, Taunton – Community Centre and 3 units plus 4 unit conversion at 121-123 Outer Circle; Oake; Off-Site Manufacture and Development Pipeline;
- Welfare Reform – Discretionary Housing Payment and Universal Credit;

- Anti-Social Behaviour Service – Performance and Casework;
- Repairs and Maintenance.

(iv) **Environmental Services and Climate Change (Councillor Berry)**

The report from Councillor Berry drew attention to developments in the following areas:-

- Environmental Health – Food Inspections; Pest Control; Private Water Supplies; Air Quality; Safety Advisory Groups; Anti-Social Behaviour; and Enforcement Matters;
- Licensing – Staffing; Performance; Licensing Sub-Committee; Refresh of the Alcohol and Entertainment Licence; and formation of a Safety Advisory Group;
- Street Sweeping and Toilet Cleaning – The new contractor IdVerde;
- Somerset Waste Partnership – Recycle More;
- Crematorium – Staffing; and Burial Ground Capacity; and]
- Somerset Building Control Partnership – Reduction in costs.

Due to the lateness of the hour, the Mayor suggested that rather than extend the duration of the meeting, questions for the other Executive Councillors in respect of their reports (details follow) could be dealt with via e-mail. This was agreed.

(v) **Economic Development, Asset Management, Arts and Culture, Tourism and Communications (Councillor Edwards)**

The report from Councillor Edwards covered:-

- Business Development - Support for Digital Innovation; Get Business, Get Digital; Taunton Deane Business Awards 2017; Somerset Leader Programme; Rural Development Programme for England – Rural Funding Programme; Support for Investors; Junction 25 Employment Site Local Development Order Consultation Event; Taunton Deane Business Directory; Wellington Business Event; Arts and Events Grants 2016/2017; Rural Grants 2016/2017; and Training and Equipment Grants 201/2017;
- Destination, Events, Retail Marketing and Visitor Centre – Destination Marketing, Events; Retail Marketing; and Visitor Centre;
- Town Centre Regeneration - Coal Orchard Redevelopment; Wi-fi in Taunton, Wellington and Wiveliscombe; and Connecting Devon and Somerset – Phase 2;
- Asset Management Service General Fund Activities – Asset Management Service General Fund Activities; Estate Management Work; and Asset Data and Compliance Work;
- Media, Marketing and External Communications.

(vi) **Planning, Transportation and Communications (Councillor Habgood)**

The report from Councillor Habgood provided information on the following areas within his portfolio:-

- Planning Policy – Planning Strategy – Evidence Base; Junction 25 Local Development Order; and Mid Devon Local Plan;
- Neighbourhood Plans – Trull and Staplehay; and Other Neighbourhood Plans;
- Garden Town Status;
- Major Applications Performance;
- Quantock House, Taunton;
- Planning Enforcement;
- Taunton Town Centre Public Space Improvements;
- Traffic Signage and Pay on Exit Car Parking;
- Car Parking Enforcement;
- West Somerset Railway;
- Bath Place, Taunton and
- Local Term Transport Strategy.

(vii) **Sport, Parks and Leisure (Councillor Mrs Herbert)**

The report from Councillor Mrs Herbert dealt with activities taking place in the following areas:-

- Parks – Taunton's Vivary Park;
- Open Spaces;
- Deane DLO Move;
- Play and Leisure – Playing Pitch Strategy; Parish Play Grants; and
- GLL (Taunton Deane)
 - BETTER Communities – Project Wellington; National Older People's Day; Community Engagement Sessions; Learning Disability Sessions; Health Walks; 'This Girl Can Run'; and Bumps and Beyond;
 - BETTER People – Staffing;
 - BETTER Service; and
 - BETTER Business.

(viii) **Corporate Resources (Councillor Parrish)**

The report from Councillor Parrish provided information on the following areas within his portfolio:-

- Transformation Project – Proposed New Council; New Organisational Design; Support Plans; Technology; and The Deane House Accommodation Project;
- SHAPE Partnership Services – Law and Governance;
- Corporate Services - Corporate Strategy and Performance; Customer Contact Service; Facilities Management; and HR and

- Organisational Development;
- ICT and Information;
- Southwest One Exit and SAP Replacement;
- Revenues and Benefits Service; and
- Finance and Procurement – Budgeting and New Finance System.

(Councillors Booth, Nicholls Miss Durdan, Mrs Tucker, Morrell, Aldridge, M Adkins, Govier and Cossey left the meeting at 8.24 p.m, 8.33 p.m, 8.35 p.m, 8.40 p.m, 8.50 p.m, 8.52 p.m, 8.53 p.m, 9.10 p.m and 9.15 p.m respectively. Councillors Coombes, D Durdan and Hall all left the meeting at 9.18 p.m. Councillor James left the meeting at 9.20 p.m.)

(The meeting ended at 9.32 p.m.)

Appendix A

Council Tax Resolution 2017/2018

As per section 10.1 in the main report, the Council is recommended to resolve as follows:

1. That it be noted that on 15 January 2017 the Council calculated the Council Tax Base for 2017/2018:
 - (a) for the whole Council area as 40,843.16 [Item T in the formula in Section 31B of the Local Government Finance Act 1992, as amended (the "Act")]; and,
 - (b) for dwellings in those parts of its area to which a Parish precept relates as in the attached Appendix C.
2. Calculate the Council Tax requirement for the Council's own purposes for 2017/2018 (excluding Parish precepts) is £6,110,954.
3. That the following amounts be calculated for the year 2017/2018 in accordance with Sections 31 to 36 of the Act:
 - (a) £94,000,387 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils. (*Gross Expenditure including amount required for working balance*)
 - (b) £87,078,398 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act. (*Gross Income including reserves to be used to meet Gross Expenditure*)
 - (c) £6,921,989 being the amount by which the aggregate at 3(a) above exceeds the aggregate at 3(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act). (*Total Demand on Collection Fund.*)
 - (d) £169.48 being the amount at 3(c) above (Item R), all divided by Item T (1(a) above), calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (including Parish precepts). (*Council Tax at Band D for Borough Including Parish Precepts and Special Expenses*)

(e) £811,035 being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act (as per the attached Appendix C). (*Parish Precepts and Special Expenses*).

(f) £149.62 being the amount at 3(d) above less the result given by dividing the amount at 3(e) above by Item T (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 Parish precept relates. (*Council Tax at Band D for Borough Excluding Parish Precepts and Special Expenses*)

4. To note that Somerset County Council, Avon and Somerset Police and Crime Commissioner, and Devon and Somerset Fire and Rescue Authority will issue precepts to the Council in accordance with Section 40 of the Local Government Finance Act 1992 for each category of dwellings in the Council's area.
5. That the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the aggregate provisional amounts shown in the table in Appendix B as the amounts of Council Tax for 2017/2018 for each part of its area and for each categories of dwellings (subject to final adjustments to be reported to Full Council).
6. Determine that the Council's basic amount of Council Tax for 2017/2018 is not excessive in accordance with principles approved under Section 52ZB Local Government Finance Act 1992.

VALUATION BANDS

TAUNTON DEANE BOROUGH COUNCIL

A	B	C	D	E	F	G	H
£99.75	£116.37	£133.00	£149.62	£182.87	£216.11	£249.37	£299.24

SOMERSET COUNTY COUNCIL

A	B	C	D	E	F	G	H
£749.86	£874.84	£999.81	£1,124.79	£1,374.74	£1,624.70	£1,874.65	£2,249.58

POLICE & CRIME COMMISSIONER FOR AVON AND SOMERSET

A	B	C	D	E	F	G	H
£121.21	£141.41	£161.61	£181.81	£222.21	£262.61	£303.02	£363.62

DEVON AND SOMERSET FIRE AND RESCUE SERVICES

A	B	C	D	E	F	G	H
£54.38	£63.44	£72.51	£81.57	£99.70	£117.83	£135.95	£163.14

AGGREGATE OF COUNCIL TAX REQUIREMENTS

A	B	C	D	E	F	G	H
£1,025.20	£1,196.06	£1,366.93	£1,537.79	£1,879.52	£2,221.25	£2,562.99	£3,075.58

APPENDIX C

TOWN AND PARISH COUNCIL PRECEPTS

Parish/Town Council	2016/17			2017/18			Council Tax Increase
	Tax Base	Precept Levied	Council Tax Band D	Tax Base	Precept Levied	Council Tax Band D	
	£	£	£	£	£	£	
Ash Priors	82.03	-	-	79.67	-	-	0.00%
Ashbrittle	92.69	2,000	21.58	94.01	2,053	21.84	1.21%
Bathealton	83.53	500	5.99	89.05	650	7.30	21.94%
Bishops Hull	1,119.27	21,000	18.76	1,136.89	21,328	18.76	-0.01%
Bishops Lydeard/Cothelstone	1,090.84	40,361	37.00	1,131.59	44,132	39.00	5.41%
Bradford on Tone	300.13	7,000	23.32	306.68	7,000	22.83	-2.14%
Burrowbridge	198.39	5,500	27.72	201.47	5,500	27.30	-1.53%
Cheddon Fitzpaine	619.18	15,317	24.74	633.46	18,929	29.88	20.80%
Chipstable	131.43	2,397	18.24	131.97	3,156	23.92	31.14%
Churchstanton	356.92	9,059	25.38	363.47	9,410	25.89	2.01%
Combe Florey	121.59	2,500	20.56	122.69	4,000	32.60	58.57%
Comeytrove	1,980.74	23,452	11.84	2,019.81	23,915	11.84	0.00%
Corfe	133.53	2,500	18.72	133.32	2,750	20.63	10.17%
Cotford St Luke	772.68	19,025	24.62	780.75	20,300	26.00	5.60%
Creech St Michael	970.19	41,397	42.67	1,091.37	46,165	42.30	-0.86%
Durston	55.23	600	10.86	55.39	600	10.83	-0.29%
Fitzhead	115.10	3,600	31.28	118.66	3,600	30.34	-3.00%
Halse	144.59	2,800	19.37	140.42	2,600	18.52	-4.39%
Hatch Beauchamp	262.20	4,000	15.26	262.82	6,500	24.73	62.12%
Kingston St Mary	433.96	5,508	12.69	461.36	8,061	17.47	37.66%
Langford Budville	228.59	6,840	29.92	235.31	6,840	29.07	-2.86%
Lydeard St Lawrence/Tolland	210.55	4,061	19.29	210.12	4,053	19.29	0.01%
Milverton	579.03	14,000	24.18	584.24	20,000	34.23	41.58%
Neroche	247.61	4,446	17.96	247.67	4,446	17.95	-0.02%
North Curry	700.82	16,463	23.49	722.57	17,312	23.96	1.99%
Norton Fitzwarren	988.39	26,390	26.70	1,139.35	30,400	26.68	-0.07%
Nynehead	162.74	3,300	20.28	165.00	3,300	20.00	-1.37%
Oake	320.55	5,000	15.60	317.06	5,300	16.72	7.17%
Otterford	176.74	-	-	186.45	-	-	0.00%
Pitminster	473.86	7,950	16.78	479.45	7,973	16.63	-0.88%
Ruishton/Thornfalcon	578.03	14,369	24.86	584.09	21,210	36.31	46.08%
Sampford Arundel	123.79	5,000	40.39	128.38	6,000	46.74	15.71%
Staplegrove	789.84	13,000	16.46	806.61	8,500	10.54	-35.97%
Stawley	139.18	2,400	17.24	139.45	2,400	17.21	-0.19%
Stoke St Gregory	361.27	9,940	27.51	367.69	10,500	28.56	3.79%
Stoke St Mary	205.69	3,236	15.73	208.98	3,236	15.48	-1.57%
Taunton	14,550.91	43,362	2.98	14,966.85	44,901	3.00	0.67%
Trull	1,000.79	27,000	26.98	1,068.96	29,000	27.13	0.56%
Wellington	4,652.51	186,100	40.00	5,012.27	200,490	40.00	0.00%
Wellington Without	304.45	6,000	19.71	307.12	6,150	20.02	1.61%
West Bagborough	162.47	3,500	21.54	166.05	3,500	21.08	-2.16%
West Buckland	423.89	7,562	17.84	432.70	7,720	17.84	0.01%
West Hatch	131.14	2,330	17.77	135.06	2,330	17.25	-2.90%
West Monkton	1,441.55	36,485	25.31	1,757.15	49,923	28.41	12.26%
Wiveliscombe	1,054.25	26,428	25.07	1,119.72	40,000	35.72	42.50%
Totals	39,072.86	683,678	17.50	40,843.16	766,134	18.76	7.20%