

## **Executive – 5 February 2014**

Present: Councillor Williams (Chairman)  
Councillors Cavill, Edwards, Mrs Herbert, Mrs Stock-Williams and Mrs Warmington

Officers: Penny James (Joint Chief Executive), Shirlene Adam (Director – Operations), Phil Bisatt (Policy Officer), Tim Burton (Assistant Director – Planning and Environment), Maggie Hammond (Strategic Finance Officer), Paul Fitzgerald (Assistant Director - Resources), Kerry Prisco (Principal Accountant), Steven Boland (Housing Services Lead), Phil Webb (Housing Manager – Property Services), Chris Hall (Assistant Director – Operational Delivery), Sue Tomlinson (Project Manager), Tim Child (Divisional Manager – Estates) and Richard Bryant (Democratic Services Manager and Corporate Support Lead)

Also present: Councillors Coles and Horsley  
Steve Read (Somerset Waste Partnership)

(The meeting commenced at 6.15 pm.)

### **13. Apologies**

Councillors Mrs Adkins and Hunt.

### **14. Minutes**

The minutes of the meeting of the Executive held on 15 January 2014, copies of which had been circulated, were taken as read and were signed.

### **15. Introduction of the Community Infrastructure Levy (CIL) in Taunton Deane – Regulation 123 List and Governance Arrangements**

Reference Minute No. 48/2013, reported that on 10 December 2013, Full Council had formally approved the introduction of the Community Infrastructure Levy (CIL) in Taunton Deane with effect from 1 April 2014.

Under Regulation 123 of the CIL Regulations, the Council was required to publish a list of the projects that it intended to finance using CIL receipts. The purpose of the list was to ensure that developers did not end up paying twice for the same piece of infrastructure – items on the list were not permitted to receive funding via a Section 106 Agreement.

The draft Regulation 123 list had now been prepared, a copy of which had been circulated to Members. The list which included measures believed to be those most important for the delivery of the Council's Core Strategy had been the subject of internal discussion with the Local Development Framework (LDF) Steering Group

and had also been shared with representatives from Somerset County Council and the Environment Agency.

The proposed list was general in nature, and did not identify specific schemes by name. This was largely because of uncertainties as to which measures would come forward at what time, and to avoid the need to constantly review the list as priorities changed.

Certain items were specifically not included on the list because it had been assumed that they would continue to be funded via Section 106 Agreements. These were basically essential on-site requirements: children's play, immediate highway access, and travel planning measures. Noted that Affordable Housing was not within the scope of CIL and would continue to be delivered through Section 106 Agreements.

The inclusion of types of measure on the list did not necessarily mean that CIL would be their only source of funding. In some cases, the Council could choose to use its New Homes Bonus receipts or include a scheme in its capital programme.

Further reported that the Council would need to publish the Regulation 123 List on its website in time for the introduction of CIL on 1 April 2014. The list would be reviewed on a regular basis and an annual report on the collection, management and distribution of the CIL receipts would also need to be prepared.

Delivering infrastructure was one of the major challenges facing the Council in support of its growth agenda. Receipts from CIL and New Homes Bonus were likely to be the two largest sources of external funding for this.

The Council therefore needed to have a process to determine how the CIL receipts should be spent, to agree on the timing of spend and to arrange the distribution of funds to partner organisations.

Current thoughts were that this should take the form of a 'Governance Board' made up of Members to which an officer group would report. As well as Members with planning experience, the LDF Steering Group had suggested that the governance board should also include representation from local Members.

In addition it was considered reasonable to involve County Council Members, specifically those with responsibility for spending on transport and education. It was suggested that the precise composition of the Board be delegated to the Portfolio Holder for Planning and Transportation and the Shadow Portfolio Holder.

As spending CIL receipts would count as capital expenditure, consideration was needed as to how the Council would give necessary approval without every project being referred to the Executive and Full Council. The Council's Strategic Finance Officer was currently exploring options to resolve this issue.

Reported that under Regulation 59A of the Community Infrastructure Levy (Amendment) Regulations 2013, the Council was required to pass 25% of CIL receipts to the parish council in areas where there was a Neighbourhood Plan in place and, where there was no Neighbourhood Plan in place, 15% of CIL receipts up to a maximum of £100 per extant dwelling. Payments to parish councils had to

be made in money and could not be in the form of land that a developer might have offered in lieu of cash. The Council would need to take account of the impact of this in the way it managed infrastructure spending.

**Resolved** that:-

- (1) Both the proposed Regulation 123 List and the suggested governance arrangements for the delivery of infrastructure and spending of CIL receipts specifically, the proposed Governance Board, be endorsed; and
- (2) Full Council be recommended to formally adopt the Regulation 123 List.

## 16. **Treasury Management Strategy Statement and Investment Strategy**

Considered report previously circulated, which detailed the Treasury Management Strategy Statement and Investment Strategy (TMSS) for the 2014/2015 financial year. A full copy of the TMSS was submitted for the information of Members.

It was noted that Council debt was currently £94,200,000. Short-term interest rates were currently at 0.5% and this rate was expected to be at this level for the next financial year.

The Financial Services (Banking Reform) Act 2013 changes – which included the bail-in provisions – were reflected within the Treasury Management Strategy Statement.

The Strategy had taken account of the Government's predictions for growth, advice from the Council's Treasury advisors Arlingclose including their predictions on interest rates and changes in legislation governing financial institutions. The current economic outlook had several key treasury management implications:-

- Investment returns were likely to remain relatively low during 2014/2015;
- Borrowing interest rates were currently attractive, but might remain low for some time; and
- The timing of any borrowing would need to be monitored carefully. There would remain a cost of carry – any borrowing undertaken that resulted in an increase in investments would incur a revenue loss between borrowing costs and investment returns.

The Strategy looked to reduce the levels of investment per counterparty but included more counterparties with whom the Council could invest any cash surpluses. To reduce exposure to risk and volatility Taunton Deane would continue to:-

- (1) Consider security, liquidity and yield, in that order;
- (2) Consider alternative assessments of credit strength;
- (3) Spread investments over a range of approved counterparties; and
- (4) Only invest for longer periods to gain higher rates of return where there were acceptable levels of counterparty risk.

Further reported that the historically low interest rate situation had led to significant reductions in investment income in the past years which impacted directly on the Council's budget.

The Council's General Fund capital financing requirement (CFR) for 2014/2015 was £11,908,000 which was currently funded through internal borrowing. The Council was able to borrow funds in excess of the current CFR up to the projected level in 2016/2017 of £10,777,000.

**Resolved** that Full Council be recommended:-

- (1) To approve the Treasury Management Strategy Statement and Investment Strategy; and
- (2) To approve the Prudential Indicators, set out in the Appendix to the Treasury Management Strategy Statement and Investment Strategy – a copy of which is attached to these Minutes (Appendix 1).

**17. Somerset Waste Partnership Draft Business Plan 2014-2019**

Considered report previously circulated, concerning the Somerset Waste Partnership's (SWP) Draft Business Plan for the period 2014-2019. The draft Plan had been made available to Members.

The Draft Business Plan and associated Action Plan were the means by which the partnership described its business, evaluated changes to the operating environment, identified strategic risks and set out its priorities. The plan had a five year horizon with particular focus on the next 12 months. It was the primary means to seek approval for and to secure the necessary resources to implement its proposals from the partner authorities.

The plan also set out the draft Annual Budget for the SWP for 2014/2015.

Comments on the Business Plan were requested by mid-February, to enable the Somerset Waste Board (SWB) to adopt both the Plan and its budget at its meeting on 21 February 2014.

The Draft Plan has been brought together against the background of the continuing difficult economic situation but with a continuing desire from partners to deliver the following key priority areas:-

1. Waste minimisation, high diversion and high capture;
2. Improved services for customers;
3. Contract monitoring and review;
4. Alternatives to landfill and optimising material processing;
5. Investigating Recycling Centre options;
6. Investigating collection service options; and
7. Organisational efficiency.

Reported that one of the main proposals in the draft Business Plan was the closure of the Middlezoy and Coleford Community Recycling Sites. The savings made as a result of these closures would be used to extend opening hours at five Recycling Centres across Somerset (including Taunton) in response to public demand. There were no proposals affecting the Poole Community Recycling Site just outside Wellington.

Noted that community representatives from Coleford and Middlezoy had been advised of the potential impact of the Medium Term Financial Plan savings at the end of October. The SWP had now written to all parish councils adjacent to Middlezoy and Coleford. Further engagement with affected communities and notice of potential closures would be undertaken should the SWB agree to the recommendations.

Further reported that 2014 would also see the first year of full operation of the new anaerobic digester (AD) plant at Walpole, Bridgwater following the commissioning process in 2013/2014. This AD plant would receive all domestic food waste from Somerset and still have additional capacity for some commercial waste. AD offered a range of carbon and environmental benefits including the production of renewable energy, biogas and bio-fertiliser for use on local farms.

The Draft Business Plan had been considered by the Corporate Scrutiny Committee on 23 January 2014 and the detailed comments raised by Members were submitted for consideration by the Executive.

**Resolved** that the contents of the Somerset Waste Partnership's Draft Business Plan and Budget be approved.

## 18. **General Fund Revenue Estimates 2014/2015**

Considered report previously circulated, regarding the Executive's 2014/2015 Draft Budget proposals, prior to submission to Full Council on 25 February 2014 for approval.

Each year the Council set an annual budget which detailed the resources needed to meet operational requirements. The annual budget was prepared within the context of priorities identified by Members which were embedded in the Council's Corporate Business Plan 2013-2016. The 2014/2015 Budget was the first year within the Council's five-year Medium Term Financial Plan (MTFP).

It had been well reported that the Council faced significant and continuing financial challenges, with annual reductions in Government funding for Local Council services as the Government sought to reduce the national deficit.

The approach to budget setting had been different this year. Members had provided a clear steer on priorities through the Corporate Business Plan process. Within a framework of High Level Principles, the Corporate Management Team (CMT) had developed an initial draft budget proposal that closed the Budget Gap whilst meeting the ambitions of the Business Plan. These proposals were reported to the Corporate Scrutiny Committee in December 2013 and were also shared with all

Councillors within the 'traditional' Budget Consultation Pack.

Executive Councillors had considered the initial draft budget prepared by the CMT together with recent updated information from the Provisional Finance Settlement and feedback from Members.

The Executive's Budget proposals were presented to the Corporate Scrutiny Committee on 21 January 2014 for review and comment. Although there were no specific amendments proposed by the Committee, a number of comments were made in connection with the proposals relating to the Mayoralty, the use of New Homes Bonus, Shopmobility, increased fees for pitch fees and open spaces, Council Tax, Deane Helpline and play equipment inspections.

A budget consultation exercise with representatives of the business community (Taunton Chamber of Commerce) had also been undertaken and details of the key points raised were submitted.

The General Fund Revenue Account was the Council's main fund and showed the income and expenditure relating to the provision of services. The Council charged for some of its services, which meant that less has to be funded from local taxpayers and the Government. The expenditure that remained was funded by central Government via the Revenue Support Grant (RSG) and Business Rates (BR), other non-ring-fenced grants and the local Council Taxpayer.

Details of the Provisional "Settlement Funding Assessment" for 2014/2015 and 2015/2016 had been announced by the Department of Communities and Local Government (DCLG) on 18 December 2013. Reported that the final settlement had very recently been received which revealed that Taunton Deane would receive £180 more than that initially reported by the DCLG.

The funding settlement for the past three years (to 2013/2014) had seen the Council's main general funding reduce by £1,866,000 in cash terms (27%). 2013/2014 saw the introduction of changes to the main method of general funding, with core funding now received via RSG plus Retained BR. A number of previously separate grants had been 'rolled in' to the funding base including the 2011/2012 Council Tax Freeze Grant, Homelessness Prevention Grant and Council Tax Support Funding.

The "headlines" from the Provisional Settlement Funding Assessment (SFA) were:-

- The SFA was a cut of 13.4% in 2014/2015, with provisional figures showing a further 15.4% cut for 2015/2016. This SFA comprised RSG and BR Baseline;
- RSG was reduced by £847,000 (although the £57,000 Council Tax Freeze Grant for 2013/2014 had been added into the RSG base for future years) plus a further cut of £865,000 in 2015/2016;
- BR Baseline had increased by 2%, from £2,366,000 to £2,412,000;
- New Homes Bonus (provisional) grant had increased by £575,000, to £2,302,000;

- Council Tax Freeze Grant of £57,000 was available for both 2014/2015 and 2015/2016 tax setting. This grant would be rolled into the base for RSG and therefore rolled forward to future years beyond 2015/2016 (subject to future Spending Reviews).

The following table summarised the updated funding baseline based on the Provisional figures.

**Provisional Settlement Funding Assessment headline figures**

	2013/14	2014/15	Change		2015/16	Change	
	£k	£k	£k	%	£k	£k	%
Revenue Support Grant (RSG)	3,556	2,709	-847	-23.8%	1,844	-865	-31.9%
13/14 Freeze Grant rolled into RSG	57	57	0	0.0%	57	0	0.0%
Updated RSG Baseline	3,613	2,766	-847	-23.4%	1,901	-865	-31.3%
Business Rates Baseline	2,366	2,412	+46	2.0%	2,478	+66	2.8%
<b>Total Funding Baseline</b>	<b>5,979</b>	<b>5,178</b>	<b>-801</b>	<b>-13.4%</b>	<b>4,379</b>	<b>-799</b>	<b>-15.4%</b>

The projected reduction in the Council's funding baseline was £1,600,000 over the next two years. This was in addition to the £1,866,000 reduction seen in the previous three years, therefore representing a funding reduction of £3,466,000 or 44% in cash terms over the five year period to 2015/2016. The reduction was greater in real terms.

Taking into account the provisional RSG and the retained BR, the Budget estimates for the Council's core funding was therefore proposed as follows:-

**RSG and Business Rates Budget Estimates**

	2013/14	2014/15	Change
	£k	£k	%
Revenue Support Grant*	3,613	2,766	-23.4%
Business Rates Retained Income	2,264	2,346	3.6%
<b>Total Funding Estimate</b>	<b>5,877</b>	<b>5,112</b>	<b>-13.0%</b>

*\*includes 2013/2014 Council Tax Freeze Grant rolled into the baseline*

Over the longer term, the RSG was expected to reduce as the Government continued to address the national debt position through reductions in public sector funding. The retained BR income was more likely to be influenced by local business growth. However there was a risk that rateable value appeals by businesses, which were beyond the control of the Council, would diminish the impact of growth in real terms. For the MTFP this was estimated to increase in line with inflation, such that the impact of growth was projected to be offset by appeals, giving 0% growth in BR funding in real terms.

Reported that the New Homes Bonus (NHB) Grant had been in place since 2011/2012. It was funding allocated by Government, separate to RSG and BR, which incentivises or rewards housing growth. The NHB grant was non-ringfenced which meant the Council was free to decide how to use it.

The scheme design set out that each year's Grant allocation would be payable for six years. Assuming this funding mechanism remained consistent in future, the Council should receive six years' grant allocations in each financial year from 2016/2017 onwards.

The Government had very recently announced the Provisional NHB Grant allocation of £2,302,000 for 2014/2015. This was £85,000 more than the previous MTFP forecast of £2,217,000, and it was assumed this extra amount would be transferred to the NHB Reserve. The total grant was an increase of £575,000 compared to the grant for 2013/2014.

The current budget for 2014/2015 assumed that £392,000 of this grant would be used as 'mainstream funding' to support the annual budget. This would allow the Council to continue to support functions such as Regeneration and Economic Development, which would ensure that the benefits of growth were maximised for Taunton Deane and its communities. In addition, £302,000 of this reserve balance in 2014/2015 was committed to support the one-off transition costs for the implementation of Joint Management and Shared Services.

Within the Executive's final budget proposals, it was recommended that £1,608,000 of NHB funding should be allocated to growth-related projects to support economic growth and regeneration.

The following table summarises how the NHB income was proposed to be allocated within the 2014/2015 Budget.

***Allocation of New Homes Bonus***

	2014/15 £k
<b>New Homes Bonus Income in 2014/15</b>	<b>(2,302)</b>
Services expenditure within the annual budget	392
Transfer to Transformation Costs Earmarked Reserve	302
Transfer to Growth & Regeneration Earmarked Reserve	1,608
<b>Total New Homes Bonus allocated</b>	<b>2,302</b>

As part of the 2013 Spending Review, the Government commenced a consultation on proposals to top-slice £400,000 (nationally) from the NHB 'pot' in 2015/2016 and distribute this to Local Enterprise Partnerships. Although the Government had recently stated that it would not be making changes to NHB for Councils outside of London, it had indicated its intention to complete a review of NHB by Easter 2014 and "would consult on measures to improve further the incentive of the NHB".

NHB was a significant source of funding for the Council. Any future changes to the scheme following the Government's review would be reported to Members and reflected in future updates of the MTFP.

Further reported that the Housing Benefit and Council Tax Administration Grant was separate to the general funding provided through RSG and BR. The national budgets that provided the source of this grant was being split – with a proportion being transferred to the Department for Works and Pensions (DWP) for Housing



Benefit element, with the balance retained by DCLG for Council Tax Support administration. The combined Provisional Grant allocation for 2014/2015 was £631,000 which was £61,000 (9%) less than the grant for 2013/2014. The MTFP assumed this funding would reduce by a further 10% in 2015/2016 and at this point it was unclear on the funding levels for future years. The implementation of Universal Credit would undoubtedly influence future funding allocations.

### ***Council Tax Base and Council Tax for 2014/2015***

The Council Tax Base of 37,662.97 Band D Equivalents was approved by the Executive on 15 January 2014.

Although the Localism Act had abolished Central Government power to cap tax increases, the Local Government Secretary had the power to set a threshold for “excessive” tax rises. Last year, the Government had indicated its intention to set a limit of 2% and this was the current assumption for financial planning purposes.

As a result, the Executive was minded to implement a Council Tax Increase of 1.99% in 2014/2015. The proposed tax rate charged would therefore increase to £137.88 per year per Band D Property, an increase of £2.69 per year.

Therefore all Taunton Deane services would be provided to a Band D household property at £2.64 per week, an increase of 5p per week on the current Band D tax charge).

The Executive had recognised that the extreme flooding events over the past two years had had a huge impact on members of our community, and was therefore pledging to contribute £50,000 towards a dredging scheme that would help to mitigate the severity of potential flooding impact in future. The Executive intended to use the additional income from this tax rise to support this pledge. It was also recognised that the Council continued to face a significant financial challenge, and a modest tax increase now would help to protect services in future years.

The Council Tax Base for 2014/2015 was 37,280.60 Band D Equivalents. The draft budget estimate for Council Tax income was therefore  $37,662.97 \times £137.88 = £5,192,970$  (excluding parishes and special expenses).

By recommending a Tax Increase the Council would not be eligible for a Council Tax Freeze Grant of £57,000 in 2014/2015. This was (approximately) equivalent to a 1% tax increase.

It was important that Members considered and understood the implications of a Tax Freeze on the continuing funding base. By way of comparison, a table was submitted which provided Members with an indication of the impact of tax setting for the next two years, with a scenario comparing a freeze with a possible 2% tax increase each of the next two years. This was likely to reduce the funding base by approximately £96,000 per year from 2016/2017.

### ***Special Expenses / Unparished Area Budget***

Special Expenses represented costs specifically arising in the Unparished Area of

Taunton. The Special Expenses income raised through Council Tax in 2013/2014 was £41,220, which was a Band D Equivalent charge per year of £2.92 for the Taunton Unparished Area.

It was proposed to continue the existing policy of matching the tax proposals for Special Expenses with that for Basic Council Tax for the whole area, therefore a 1.99% increase to Special Expenses is proposed. This will increase the cost for a Band D from £2.92 per year to **£2.98 per year** (6p per year).

The tax base for the Unparished Area of Taunton in 2014/2015 was 14,206.18 Band D Equivalents (2013/2014 = 14,115.83). The budget for Special Expenses in 2014/2015 was therefore estimated at 14,206.18 x £2.98 = £42,330.

In line with the Policy agreed by Full Council on 10 December 2013, it was proposed to 'top up' the budget for the Unparished Area by allocating £6,220 of the Council Tax Support Grant Funding (in the same way as proposed for town/parish councils). The total budget and funding for the Unparished Area would therefore be £48,550.

### ***Council Tax Support (CTS) Grant and Funding for Parishes***

The Government had included funding for the Council's share of the cost of CTS within the baselines for RSG and retained BR in 2013/2014. As this funding was included in the baseline it was not transparent as to how much funding would be received for CTS in 2014/2015.

Members had previously approved the continuation of the current CTS Scheme from 1 April 2014. Included within the approvals was the preferred option to pass on funding for CTS to Parish Councils and the Unparished Area. This had resulted in the following total estimated grant funding from Taunton Deane in 2014/2015:-

	£
Grants payable to Town and Parish Councils	40,940
Notional grant allocated to Unparished Area Budget	6,220
Total funding to be passed on for CTS	<u>47,160</u>

### **The 2014/2015 Budget Gap**

The Executive's Budget Proposals for 2014/2015 incorporated the Provisional Settlement information above, and built on the initial budget proposals prepared by the CMT.

The Executive's Budget closed the Budget Gap in full. This was a significant achievement in the face of continuing financial challenges and reductions in funding.

Reported that at the Corporate Scrutiny Committee on 12 December 2013, the estimated Budget Gap for 2014/2015 had been updated to £1,053,000. The following table provided a reconciliation of the Budget items that had reduced this budget gap to nil:-

### **2014/2015 Budget Gap Update**

		<b>£k</b>
		<b>1,053</b>
Brewhouse maintenance costs	70	
New Homes Bonus amount above previous estimate	85	
Increased transfer to Growth & Regeneration Reserve	-85	
Provisional Settlement and updated Business Rates	-28	
<b>Updated 2014/15 Budget Gap (23 December 2013)</b>		<b>1,095</b>
Updated Pension Cost estimates	-60	
<b>Updated 2014/15 Budget Gap (14 January 2014)</b>		<b>1,035</b>
Updated Collection Fund Surplus (Council Tax)	-5	
Budget Savings Proposals	-1,054	
Council Tax increase at 2%	-102	
Council Tax Freeze Grant not taken	57	
Contribution to river dredging scheme	50	
Funding for Growth and Regeneration and Transformation priorities	269	
Risk Allowance removed	-250	
<b>Updated Budget Gap (5 February 2014)</b>		<b>Nil</b>

Noted that a detailed explanation of all the proposals listed above were included in the report.

### **Budget Savings Proposals 2014/2015**

CMT Managers had prepared a business case to support the proposals and options for their Themes/Targets. As well as providing explanations for the proposals in terms of service provision, the business cases also include HR implications, risks and impact assessments and full Equalities Impact Assessments as appropriate.

Details of a small number of changes to the initial proposals were shared with Members in the report to the Corporate Scrutiny Committee on 21 January 2014 and were summarised below. These changes meant that Budget Proposals to deliver savings of £1,054k were included in the Budget at that stage:-

### **Executive's Changes To Initial Budget Proposals and Options**

	Proposals 2014/15 £k	Indicative Options 2015/16 £k	Indicative Options 2016/17 £k
<b>Budget Proposals and Options per CMT Initial Draft Budget</b> <i>(Corporate Scrutiny 12 December 2013)</i>	<b>-1,205</b>	<b>-340</b>	<b>-1,260</b>
<b>Changes proposed by Exec</b> <i>(Corporate Scrutiny 21 January 2014):</i>			
Car Parking Charges	150		
Reduction in Public Toilet closures	33		
Retain Mayoralty support (Civic Officer post)	23		
Play Equipment Inspections review brought forward to 2014/15	-24		24
Dog Bin waste collection attributable to the HRA	-4	4	
CCTV attributable to the HRA	-27	27	
<b>Subtotal – Changes</b>	<b>151</b>	<b>31</b>	<b>24</b>
<b>Total Savings in Draft Budget</b> <i>(Corporate Scrutiny 21 January 2014)</i>	<b>-1,054</b>	<b>-309</b>	<b>-1,236</b>

Full details of the changes now proposed to the Budget were outlined in the report.

### **HR Implications**

The Budget proposals – if ultimately approved – would have staff implications. The 2014/2015 proposals included the deletion of up to three full-time and six part-time vacant posts, plus the deletion of a further three posts which would result in three redundancies from a pool of four employees. The estimated cost of these redundancies was up to £72,500 and it was therefore recommended to allocate £72,500 from General Reserves in 2013/2014 to fund these costs.

A number of options for 2015/2016 and 2016/2017 included further reviews of services that fell in the lower priority areas in the Business Plan. These might have potential implications for staff, and HR support and consultation would be undertaken as necessary.

Both the initial and final proposals had been shared with UNISON and its views were reported.

CMT had considered a number of early ideas to address the estimated budget gaps in 2015/2016 and 2016/2017 and these might have potential implications for staff when developed further.

Formal budget proposals for 2015/2016 and beyond would be developed as part of future annual budget setting processes. In addition, as the joint working with West Somerset Council was embedded there would be implications for services and staff that would be closely linked. There might be sensible opportunities to review service requirements for Taunton Deane at the same time as services and their workforces were joining together.

### **DLO Trading Account**

During recent months the DLO service has obtained new business which had increased the income expectations in 2014/2015. However due to inflation, changes within the pension contribution budgets and increased charges on capital assets the net surplus had been maintained at £101,000. In addition, the DLO was making an additional contribution to its vehicles and equipment reserve to provide flexibility to support new business opportunities.

The General Fund budget included the trading surplus of £101,000 so that the DLO was contributing to the net income for the Council. Efficiency savings within the DLO have also been passed on to the General Fund and HRA, making DLO services better value for money. Any additional surplus would be transferred to the DLO Trading Account reserve.

The forecast reserves position for 2014/2015 remained positive and provided some resilience to volatility in trading performance and future investment needs.

### **Deane Helpline Trading Account**

The Deane Helpline was a stand-alone trading account service. In 2014/2015 the estimated deficit was £86,000, an increase of £21,000 compared to the original budget for 2013/2014. This deficit will need to be funded by the General Fund.

The budget was based the increase of 10% for private customers with a freeze for Council Tenants. This increased the weekly charges for all private customers by 45p to £4.99. The previous price cap for long-standing clients had been removed and all private customers were now paying for the service at the same rate. This was generating an important increase in income.

### **Minimum Revenue Provision Policy**

Before the start of each financial year, the Council was required to determine the basis on which it would provide for the repayment of borrowing undertaken for the purpose of financing capital expenditure. This annual provision, known as Minimum Revenue Provision (MRP), was designed to ensure that authorities made prudent provision to cover the continuing costs of their borrowing.

In 2008, the Government became less prescriptive offering Councils a number of options for calculating MRP. For the current financial year, the Council had determined to calculate MRP as follows:-

- for supported borrowing, 4% on outstanding debt;

- for unsupported borrowing, the debt associated with asset divided by the estimated useful life of the asset; and
- for capital grants and contributions to third parties, 4% (or 1/25<sup>th</sup>) per year on a straight line basis.

It was proposed the above policy remained in place for 2014/2015.

### General Fund Budget Summary 2014/2015

The following table compared the proposed budget with the original budget for the current year. The table has been completed assuming a Council Tax Freeze as per the current budget assumptions.

	<b>Original Estimate 2013/14 £</b>	<b>Estimate 2014/15 £</b>
Total Spending on TDBC Services	13,372,730	12,490,360
Capital Charges Credit	(2,537,430)	(2,702,150)
Revenue Contribution to Capital	524,590	528,590
Interest payable	0	0
Capital Debt Repayment Provision (MRP)	452,950	692,640
Interest Income	(317,750)	(313,750)
Transfers to/from Earmarked Reserves:		
New Homes Bonus Reserve (Growth)	1,334,690	1,608,030
Joint Management & Shared Services	0	302,000
Transition Costs (funded by New Homes Bonus)		
New Growth and Transformation Fund	0	269,040
Other earmarked reserve movements	-163,470	-233,360
Transfer to General Reserves	0	0
<b>AUTHORITY EXPENDITURE</b>	<b>12,383,430</b>	<b>12,641,400</b>
Less: New Homes Bonus Grant	(1,726,670)	(2,302,010)
Less: Revenue Support Grant	(3,556,140)	(2,765,610)
Less: Retained Business Rates	(2,263,980)	(2,345,800)
Less: Council Tax Freeze Grant	(57,000)	0
(Surplus)/Deficit on Collection Fund	(22,560)	(34,630)
<b>Expenditure to be financed by District Council Tax</b>	<b>5,039,960</b>	<b>5,193,350</b>
Divided by Council Tax Base	37,280.60	37,662.97
<b>Council Tax @ Band D</b>	<b>£135.19</b>	<b>£137.89</b>
<b>Cost per week per Band D equivalent</b>	<b>£2.59</b>	<b>£2.64</b>

### Medium Term Financial Plan Summary

As stated above, the Council prepared its annual budget within the context of the

MTFP. This provided estimates of the budget requirement and budget gap into future years. The following table provided a summary of the current indicative MTFP based on the Final Budget within the report:-

	2014/15 £k	2015/16 £k	2016/17 £k	2017/18 £k	2018/19 £k
Net Expenditure	10,860	10,239	11,103	11,644	12,325
<i>Financed By:</i>					
Retained Business Rates	(2,346)	(2,411)	(2,471)	(2,533)	(2,596)
Revenue Support Grant	(2,766)	(1,901)	(1,309)	(720)	(324)
Tax Freeze Grant	0	0	0	0	0
Council Tax	(5,748)	(5,846)	(5,980)	(6,118)	(6,260)
<b>Predicted Budget Gap</b>	<b>0</b>	<b>81</b>	<b>1,343</b>	<b>2,273</b>	<b>3,145</b>

Reported that the Net Expenditure figure in the above table was net of NHB. The above estimates included the following main assumptions related to funding:-

- RSG for 2014/2015 and 2015/2016 were as set out in the Provisional Finance Settlement. It was then projected to diminish to nil by 2020.
- Retained BR for 2014/2015 was currently based on the provisional forecasts for 2014/2015 – but final estimates needed to be reviewed once final guidance was received from the Government. Broadly, funding in subsequent years was projected to increase in line with inflation.
- Council Tax was assumed to be frozen for the next two years, then increase by 2% per year from 2016/2017.
- Council Tax Freeze Grant was estimated at £57,000 for 2014/2015 and a further £57,000 in 2015/2016. It was then assumed to be rolled into the RSG base, and be subject to the reduction in RSG in future funding settlements.

Beyond 2014/2015, the MTFP included anticipated inflationary pressures related to staffing pay awards, price inflation on services and major contracts, as well as the estimated funding position over the next five years. In addition, the efficiency savings that would be delivered through the implementation of Joint Management and Shared Services between Taunton Deane and West Somerset Councils had been included in 2014/2015 and 2015/2016 estimates.

### **General Reserves**

Further reported that the reserves position was part of the overall financial framework that underpinned the Budget Strategy. This framework included an acceptable minimum reserves position of £1,500,000, or £1,250,000 if funds were allocated to 'invest to save' initiatives.

The current Budget for 2014/2015 would maintain reserves above this minimum, but following a number of allocations from reserves agreed during 2013/2014 there was limited 'headroom' in the current estimated balance. This would significantly limit the Council's ability to fund 'up front' service and transformation investment from

revenue reserves. From a financial strategy perspective it would be sensible to take advantage of any opportunities to increase reserves, to increase flexibility and resilience to the challenges ahead.

Based on the MTFP position set out above the General Reserves forecast was summarised as follows:-

#### General Reserves Forecast

	2014/15 £k	2015/16 £k	2016/17 £k	2017/18 £k	2018/19 £k
Estimated Balance B/F	(1,697)	(1,697)	(1,616)	(273)	2,000
Predicted Budget Gap	0	81	1,343	2,273	3,145
<b>Estimated Balance C/F</b>	<b>(1,697)</b>	<b>(1,616)</b>	<b>(273)</b>	<b>2,000</b>	<b>5,145</b>

Clearly the Council would need to ensure that further action was taken in future to balance the budget and maintain a sustainable reserves position. The Budget proposal for 2014/2015 plus the savings that would be delivered through the Joint Management and Shared Services in 2014/2015 and 2015/2016 meant that the reserves forecast for the next two years remained above the minimum requirement.

However reserves were currently projected to fall below the acceptable minimum in 2016/2017 if no further action was taken. The Council would need to continue to plan to deliver a sustainable financial position as part of the Corporate Business Plan and supporting financial strategy.

The Council's Section 151 Officer also had a duty in accordance with The Local Government Act 2003 to comment, as part of the budget setting process, on the robustness of the budget plans. In her response, Shirlene Adam had stated that she believed the Council's reserves to be adequate and the budget estimates used in preparing the 2014/2015 budget to be robust.

Noted that Equalities Impact Assessments had been undertaken on proposed budget savings items in line with the Council's statutory obligations. Copies of the assessments were submitted to enable them to be taken fully into account by Members in confirming the recommended budget proposals for 2014/2015.

**Resolved** that Full Council be recommended to agree the Draft General Fund Revenue Budget for 2014/2015 and that:-

- (a) The Section 151 Officer's Statement of Robustness, which applied to the whole budget including General Fund, Housing Revenue Account and Capital Budget proposals be noted and that the recommended increase to minimum acceptable level of reserves to £1,500,000 or £1,250,000 if funds were allocated to invest to save initiatives, be approved;
- (b) The General Fund Revenue Budget 2014/2015, including a Basic Council Tax Requirement budget of £5,192,970 and Special Expenses of £48,550 be approved;



- (c) The transfer of any under/overspend in the 2013/2014 General Fund Revenue Account Outturn to/from the General Fund reserves be approved;
- (d) The Budget Savings Proposals for 2014/2015 as set out in the report be approved and the Equalities Impact Assessments provided as part of the budget decision process be noted;
- (e) A Supplementary Estimate of £72,500 in 2013/2014 to provide funding for the estimated redundancy costs related to the Savings Proposals be approved;
- (f) The Minimum Revenue Provision (MRP) Policy with MRP calculated as follows, be approved:-
  - for supported borrowing, 4% on outstanding debt;
  - for unsupported borrowing, the debt associated with the asset divided by the estimated useful life of the asset; and
  - for capital grants and contributions to third parties, 4% (or 1/25<sup>th</sup>) per year on a straight line basis; and
- (g) The General Reserves position and Medium Term Financial Plan projections, and the continuing financial challenge to address the Budget Gap for future years be noted.

#### 19. **Draft Housing Revenue Account (HRA) Estimates 2014/2015**

Considered report previously circulated, which set out in detail the proposed Housing Revenue Account (HRA) Estimates for 2014/2015.

2014/2015 would be the third year of operating the HRA under self-financing arrangements. The Council remained on course to repay the settlement debt of £85,200,000 by 2030.

The Proposed Budget was based on assumptions and estimates on expenditure requirements and income projections, in order to deliver the updated Business Plan.

Dwelling rents for more than 6,000 properties provided annual income of over £24,000,000 for the HRA.

Local authorities had both the power and duty to set their own rent. However, in December 2000 Central Government had set out a policy for social rents in England to be fair, affordable and less confusing for tenants. Local Authorities and Housing Associations had been requested to bring rents into line over several years, using a national formula to set a target rent (also called 'formula rent') based on property values and average manual earnings in each area.

The previous subsidy system required Local Authorities to raise their 'average weekly rent' to meet the 'target' or 'formula' rent by the convergence date of 2015/2016. However, the Government had recently amended its guidance in this respect and full convergence could not now be obtained.

The final year that a convergence factor could be included in the rent calculation

would now be 2014/2015, and the continuing impact of this change was that the Council would lose the potential to increase rent income by approximately £250,000 per year from 2015/2016 onwards.

From 2015/2016 the Government had proposed to alter the basis for calculation of guideline rent increases, from RPI plus ½%, to CPI plus 1% but the full impact of this change could not yet be predicted.

Increasing the actual average weekly rent paid by tenants to the target rent would make the rent paid higher than the guideline rent. It was therefore proposed that the average weekly rent for dwellings for 2014/2015 should be set at the guideline rent of £82.06, an increase of 6.23% or £4.81 per week.

This increase was higher than would have been expected because rather than being able to spread the difference between the actual rents and the target rents (the convergence amount) over the two remaining years as previously planned, the difference (up to the maximum convergence factor of £2 per week) would be increased in one year. This increase will be for one year only, with future increases reducing to CPI plus 1% with no additional amount for convergence.

Noted that the various rents for 2014/2015 calculated from the formulae were as follows:-

		2013/14	2014/15	% increase
Average weekly rent	<i>actually paid by tenants</i>	£77.25		
Formula (target) rent	<i>'fair rent' charged by all social housing providers</i>		£82.93	7.35%
Guideline rent	<i>an affordable step towards formula (target) rent</i>		£82.06	6.23%
Limit rent	<i>maximum acceptable step towards formula (target) rent</i>	£77.88	£82.75	
Proposed average weekly rent			£82.06	
Total increase over previous year £p			£4.81	
Total increase over previous year %			6.23%	

Reported that Members could choose not to increase rents to the guideline amount. However, each 0.5% rent change would cost (or save) tenants an average of 39p per week (£20.28 per year) and would bring in (or reduce) HRA income by around £117,300 per year.

Around 7.4% of HRA income came from non-dwelling rents, charges for services and facilities and contributions to HRA costs from leaseholders and others. It was proposed to increase these budget lines generally by 3.2% although garages rented by private tenants and owner occupiers were proposed to increase by 5%.

The General Fund would be contributing a share towards the costs in the HRA for work done on estates where people had bought their homes under Right to Buy. This had been rebased in line with a recommendation in the audit report.

The HRA expenditure budgets were reported and significant changes included the following:-

- Management Expenses – These included the costs of the teams administering tenancies, collecting rents and arranging or planning maintenance work as well as a share of the Council's other relevant costs. An increase in costs of £422,000 was expected overall. The key points for 2014/2015 were reported.
- Maintenance – The cost for 2014/2015 was around £980 per property, based on the service's best estimate of work that could realistically be carried out and rising from 2013/2014 by inflation only (3.2%).
- Special services – These were supported/sheltered housing and extra-care services.
- Provision for bad debts – A planned three year rise from 0.5% to 2% of income had been included within the Business Plan review in 2012 to start in 2013/2014. However with universal credit being unlikely to be implemented in Taunton Deane until Quarter 4 of 2014/2015 the remaining two years of the increased provision had been postponed until this time.
- Depreciation – Cash reserved in the Major Repairs Allowance (MRA), had increased in line with expected national accounting rules and had been used to fund £6,710,000 of the capital programme that maintained housing stock in good condition.
- Debt Management Expenses – These related to bank charges and the costs of managing cash flow, borrowing and investments.
- Interest Costs – The HRA incurred interest costs in relation to its capital debt, which was currently £99,600,000. The interest payable on debt was due to reduce by £106,000 as two loans were soon due to be repaid.
- Interest receivable – Interest income was based on an estimated interest rate on investments and was expected to increase by £18,000 because of the increased reserves held by the HRA.

Also reported on appropriations, in the form of Revenue Contributions to Capital, Transfers to General Fund, Social Housing Development Fund and Provision for Repayment of Borrowing.

Further reported that as set out in the HRA Business Plan the recommended minimum unearmarked reserve balance for the HRA was £1,800,000 (approx £300 per property). There were no budgeted transfers to or from this balance in 2014/2015. The current projected balance in the current financial year was

approximately £2,000,000, and this would provide some flexibility to fund additional one off costs, if required.

Further reported that the Draft Housing Revenue Account Budget was presented to the Corporate Scrutiny Committee on 21 January 2013 for review and comment. No specific amendments to the Draft Budget were formally recommended by the Committee.

Noted that a full Equalities Impact Assessment had been included with the approved HRA Business Plan, upon which the Draft Housing Revenue Account Budget was based. A copy of a further assessment in connection with the proposed Council Dwelling Rent increase was submitted to enable it to be taken fully into account by Members in confirming the recommended budget proposals for 2014/2015.

**Resolved** that Full Council be recommended to:-

- (1) approve the average rent increase of 6.23% for 2014/2015; and
- (2) agree the Draft Housing Revenue Account Budget for 2014/2015.

## 20. **Draft Capital Programme Budget Estimates 2014/2015**

Considered report previously circulated, concerning the proposed General Fund and Housing Revenue Account (HRA) Capital Programmes for 2014/2015.

In December 2013 Full Council approved the prioritisation framework for capital schemes, reflecting the issues flagged by Members as being important during the Corporate Business Plan review process. The prioritisation system was developed in order to ensure that the Council's very limited Capital Resources were channelled at key projects. This framework had been applied in arriving at the proposed Capital Programme for 2014/2015:-

Priority	
1	Business Continuity (corporate / organisational)
2	Statutory Service Investment (to get to statutory minimum / contractual / continuity)
3	Growth (top 5)
4	Transformation
5	Others

### **2013/2014 General Fund Capital Programme**

The Council had approved a Capital Programme for General Fund schemes totalling £3,930,000 in February 2013. Slippage from the previous year plus supplementary budget approvals during the year had increased the current Budget to £17,469,000.

### **2014/2015 Draft General Fund Capital Programme**

On 10 December 2013, Full Council approved £2,040,000 capital expenditure for

2014/2015 (and £264,000 for 2015/2016) for the Firepool Access, Section 106 Agreement Affordable Housing schemes and the Chapel Roof (Taunton Cemetery).

Further bids for capital expenditure had been received for 2014/2015 and these had been considered against the prioritisation framework.

The proposed additions to the General Fund Capital Programme for 2014/2015 totalled £684,000. Noted that the Executive was minded to support the Priority 1 or 2 schemes in view of the currently available capital resources, together with the Priority 5 scheme for the Taunton and Bridgwater Canal capital grant. The table below set out the additions based on the prioritised bids:-

***Draft Capital Programme 2014/2015 Additional Approvals***

Project	2014/15 £k	Priority				
		1	2	3	4	5
<b><i>DLO Schemes:</i></b>						
DLO Vehicles	187		187			
DLO Plant	23		23			
<b><i>General Schemes:</i></b>						
PC Refresh	60	30	30			
Members IT Equipment	4	4				
Waste Containers	50		50			
Play Equipment – Replacement	20		20			
Disabled Facilities Grant	310		310			
Deane Helpline	20		20			
Taunton/Bridgwater Canal Grant	10					10
<b>Total Funded Schemes</b>	<b>684</b>	<b>34</b>	<b>640</b>	<b>0</b>	<b>0</b>	<b>10</b>

A detailed explanation for all of the proposals listed above were included in the report.

Funding for capital investment by the Council could come from a variety of sources including:-

- Capital Receipts;
- Grant Funding;
- Capital Contributions (for example from another Local Authority or Section 106 Agreement funding);
- Revenue budgets/reserves (often referred as RCCO – Revenue Contributions to Capital Outlay); and
- Borrowing.

The table below summarised the proposed funding of the proposed Capital Programme for 2014/2015:-

**Funding of the 2014/2015 Capital Programme**

<b>General Fund</b>	<b>Expected Balance 2014/15 £k</b>	<b>Funding 2014/15 Schemes £k</b>	<b>Remaining Funding 2014/15 £k</b>
<b>DLO</b>			
DLO Vehicle Sales	7	(7)	0
DLO RCCO	203	(203)	0
<b>General Funding</b>			
General Fund RTB Receipts	266	0	266
Government Grants	310	(310)	0
Revenue Contribution to Capital (RCCO)	200	(164)	36
<b>TOTAL Funding</b>	<b>986</b>	<b>(684)</b>	<b>302</b>

A detailed explanation as to where the sources of the above funding originated was supplied for the information of Members.

Details of bids that had been received for 2014/2015 which the Executive was not currently minded to recommend were reported.

**Growth Related Capital Schemes**

In addition to the above general schemes, the Corporate Management Team had prioritised the 'Top 5' growth-related capital projects as those schemes that would be recommended to Members assuming the necessary funding sources could be identified.

These were large schemes that were not currently affordable from existing capital resources. The first-ranked scheme (Firepool Access) had been approved by Full Council in December and was included in the already-approved Capital Programme. The remaining four highest ranked schemes were shown below:-

**Bids Submitted for Growth Schemes (All Priority 3)**

<b>Project</b>	<b>Cost £k</b>	<b>Priority</b>				
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Growth Schemes</b>						
Firepool Infrastructure and Planning	3,500			3,500		
Toneway Corridor Improvements (incl Creech Castle)	23,120			23,120		
J25 Improvements	9,240			9,240		
Taunton Strategic Flood Alleviation Work	15,000			15,000		
<b>Total</b>	<b>50,860</b>			<b>50,860</b>		

The Executive had included a recommendation in the General Fund Revenue Budget report to allocate £1,600,000 of the 2014/2015 New Homes Bonus Grant to support growth and regeneration priorities. Although the schemes above were not presented for approval at this stage, a decision to allocate the New Homes Bonus Grant as a potential source of funding towards the above schemes in future could be made.

### **2014/2015 Draft Housing Revenue Account Capital Programme**

The proposed Draft HRA Capital Programme 2014/2015 totalled £7,750,000 for Maintenance and Improvement schemes plus £500,000 for the Social Housing Development Programme. This was part of a Five-Year Capital Expenditure Estimate of some £37,900,000 for the period 2014/2015 to 2018/2019. The programme reflected the priorities set out in the updated 30-Year HRA Business Plan.

A summary of the projected capital investment profile over the next five years was shown as follows:-

#### ***Estimated HRA Capital Programme Investment 2014/2015 to 2018/2019***

	2014/15	2015/16	2016/17	2017/18	2018/19	5-Year Total
	£k	£k	£k	£k	£k	£k
Capital Programme	8,250	7,515	7,415	7,415	7,324	37,919

Reported that a breakdown of the total capital programme for 2014/2015 was shown in the following table:-

#### ***Draft HRA Capital Programme 2014/2015***

<b>Project</b>	<b>Total Cost £</b>
Major Works	6,049,000
Improvements	567,000
Related Assets	80,000
Exceptional Extensive Works	259,000
Disabled Facilities Grants and Aids and Adaptations	435,000
IT Systems and Software Improvements	200,000
Extensions	160,000
<b>Total Capital Maintenance and Improvement Schemes</b>	<b>7,750,000</b>
Social Housing Development Programme	500,000
<b>Total Proposed HRA Capital Programme 2014/2015</b>	<b>8,250,000</b>

Noted that a detailed explanation of all of the proposals listed above were included in the report.

It was proposed that the HRA Capital Programme for 2014/2015 above would be fully funded from revenue resources, including the Major Repairs Reserve, RCCO, and the Social Housing Development Fund.

Further reported that the Draft General Fund and HRA Capital Programmes were presented to the Corporate Scrutiny Committee on 21 January 2014 for review and comment. No specific amendments to the Draft Budget were formally recommended by the Committee.

Noted that Equalities Impact Assessments had been undertaken on proposed budget items where appropriate. Copies of the assessments were submitted to enable them to be taken fully into account by Members in confirming the recommended budget proposals for 2014/2015.

**Resolved** that Full Council be recommended to approve:-

- (i) The additional General Fund Capital Programme Budget of £684,000; and
- (ii) The Housing Revenue Account Capital Programme of £8,250,000 for 2014/2015.

## 21. **Council Tax Setting 2014/2015**

Considered report previously circulated, which made recommendations on the level of Council Tax for 2014/2015.

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 to date) for 2014/2015 which totalled £545,755.

The increase in the average Band D Council Tax for Town and Parish Councils was 3.80% which resulted in an average Band D Council Tax figure of £14.49 (£13.96 for 2013/2014).

Reported that the Precept for the Police and Crime Commissioner (PCC) was currently unavailable. Therefore only provisional amounts, assuming a proposed 2% increase, had been included within the report pending approval. The PCC was due to approve its tax requirement on 5 February 2014. It was estimated the precept would be £6,455,056 which would result in a Band D Council Tax of £171.39. The Precept would be adjusted by a Collection Fund contribution of £39,010.

Noted that at this stage, the precept figures for the Somerset County Council and the Devon and Somerset Fire Authority were shown as provisional amounts, assuming a 0% increase, pending their respective approval processes. It was likely this element of the total Council Tax determination would also be included in the report to Full Council on 25 February 2014.

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 £329,630. Taunton Deane's share of this amounted to £34,630, and this had been reflected in the General Fund Revenue Estimates.

**Resolved** that Full Council be recommended to:-

(a) Approve the following formal Council Tax Resolution to reflect the proposed 1.99% increase in Council Tax in 2014/2015:-

(1) That it be noted that on 15 January 2014 the Council calculated the Council Tax Base for 2014/2015:-

(i) for the whole Council area as 37,662.97 [Item T in the formula in Section 31B of the Local Government Finance Act 1992, as amended (the "Act"); and,

(ii) for dwellings in those parts of its area to which a Parish precept related as in the attached Appendix B to these Minutes;

(2) That the Council Tax requirement for the Council's own purposes for 2014/2015 (excluding Parish precepts) be calculated as £5,192,970;

(3) That the following amounts be calculated for the year 2014/2015 in accordance with Sections 31 to 36 of the Act:-

- (i) £92,496,325 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*)
- (ii) £86,757,600 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*)
- (iii) £5,738,725 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.*)
- (iv) £152.37 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*)
- (v) £545,755 being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act (as in the attached Appendix B to these Minutes). (*Parish Precepts and Special Expenses*).
- (vi) £137.88 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 Authority would 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 A to these Minutes as the amounts of Council Tax for 2014/2015 for each part of its area and for each category of dwellings;
- (6) Determine that the Council's basic amount of Council Tax for 2014/2015 was not excessive in accordance with principles approved under Section 52ZB Local Government Finance Act 1992; and

(b) Note that if the above formal Council Tax Resolution was approved the total Band D Council Tax would be as follows:-

	2013/2014	2014/2015	Increase
	£	£	%
Taunton Deane Borough Council	135.19	137.88*	1.99%
Somerset County Council	1,027.30	1,027.30*	0.00%
Police and Crime Commissioner	168.03	171.39*	2.00%
Devon and Somerset Fire Authority	75.39	75.39*	0.00%
<b>Sub-Total</b>	<b>1,405.91</b>	<b>1,411.96*</b>	<b>0.43%</b>
Town and Parish Council (average)	13.96	14.49	3.80%
<b>Total</b>	<b>1,419.87</b>	<b>1,426.45*</b>	<b>0.46%</b>

\* provisional figures

## 22. **Executive Forward Plan**

Submitted for information the Forward Plan of the Executive over the next few months.

**Resolved** that the Forward Plan be noted.

## 23. **Exclusion of the Press and Public**

**Resolved** that the press and public be excluded from the meeting for the following item because of the likelihood that exempt information would otherwise be disclosed relating to Clause 3 of Schedule 12A to the Local Government Act, 1972 and the public interest in withholding the information outweighed the public interest in disclosing the information to the public.

## 24. **Deane DLO Relocation Business Case**

Reference Minute No. 55/2012, considered report previously circulated, concerning the proposed relocation of Deane DLO (Direct Labour Organisation) from its current base at Priory Way, Taunton.

This report had identified options and had made recommendations following a review of the Council owned site at Priory Way both as an operating location and as an asset of the Council.

It sought to demonstrate to Members that through a process of thorough investigation the only current alternative location for the DLO that did not increase costs above the spend required to stay at Priory Way, would be at the site identified.

There was an expectation that in order for the Council to retain its credibility as vendors a decision to sell had to be made in association with a decision for the onward move of the DLO. Therefore, the options presented were based on

maintaining this credibility to allow for final negotiations before a final decision to sell was made.

The options that had been considered were detailed together with the responses to the requests made of officers since the matter was discussed at the Corporate Scrutiny Committee in August last year. The recommendations had been created in light of the bids received and the limited opportunities for future locations.

The risks associated with doing nothing were also contained within the report. These were both in financial terms of increased expenditure on capital maintenance works and the loss of potential new employment, or the loss of employment that would be relocated outside of Taunton Deane if the depot remained in Council ownership.

It was clear that this was not solely a financially driven Business Case but had greater impacts and opportunities on the growth and regeneration of Taunton Deane and the recommendation to move sites therefore supported the regeneration needs of the town.

The matter had been discussed further at the meeting of the Corporate Scrutiny Committee on 23 January 2014. Members expressed strong support for the sale of the site. However, the Committee also requested that negotiations should continue with regard to the site identified in the report whilst the search for alternative locations was maintained.

**Resolved** that the site at Priory Way, Taunton be sold to the preferred bidder and that simultaneously negotiations be continued regarding the purchase of the site identified in the report, whilst officers proactively maintained the search for other suitable alternative locations.

(The meeting ended at 8.07 pm.)

## Prudential Indicators

## Appendix 1

### Prudential Indicators revisions to 2013/14 and 2014/15 – 2016/17

#### 1. Background:

There is a requirement under the Local Government Act 2003 for local authorities to have regard to CIPFA's Prudential Code for Capital Finance in Local Authorities (the "CIPFA Prudential Code") when setting and reviewing their Prudential Indicators.

#### 2. Gross Debt and the Capital Financing Requirement:

This is a key indicator of prudence. In order to ensure that over the medium term debt will only be for a capital purpose, the local Council should ensure that debt does not, except in the short term, exceed the total of capital financing requirement in the preceding year plus the estimates of any additional capital financing requirement for the current and next two financial years.

If in any of these years there is a reduction in the capital financing requirement, this reduction is ignored in estimating the cumulative increase in the capital financing requirement which is used for comparison with **gross** external debt.

The s.151 officer reports that the Council had no difficulty meeting this requirement in 2013/14, nor are there any difficulties envisaged for future years. This view takes into account current commitments, existing plans and the proposals in the approved budget.

#### 3. Estimates of Capital Expenditure:

3.1 This indicator is set to ensure that the level of proposed capital expenditure remains within sustainable limits and, in particular, to consider the impact on Council Tax and in the case of the HRA, housing rent levels.

Capital Expenditure	2013/14 Approved £'000	2013/14 Revised £'000	2014/15 Estimate £'000	2015/16 Estimate £'000	2016/17 Estimate £'000
Non-HRA	3,553	7,254	7,574	667	667
HRA	14,805	9,186	18,927	7,515	7,415
<b>Total</b>	<b>18,358</b>	<b>16,440</b>	<b>26,501</b>	<b>8,182</b>	<b>8,082</b>

3.2 Capital expenditure will be financed or funded as follows:

Capital Financing	2013/14 Approved £'000	2013/14 Revised £'000	2014/15 Estimate £'000	2015/16 Estimate £'000	2016/17 Estimate £'000
Capital Receipts	1,229	1,468	679	0	0
Government Grants	787	1,602	685	310	310
Revenue Contributions	9,342	11,602	10,858	7,872	7,772
s.106 Funding	0	340	0	0	0
Unsupported borrowing	7,000	1,428	14,279	0	0
<b>Total Financing and Funding</b>	<b>18,358</b>	<b>16,440</b>	<b>26,501</b>	<b>8,182</b>	<b>8,082</b>

Table 1 shows that the capital expenditure plans of the Council cannot be funded entirely from sources other than external borrowing.

#### 4. Ratio of Financing Costs to Net Revenue Stream:

4.1 This is an indicator of affordability and highlights the revenue implications of existing and proposed capital expenditure by identifying the proportion of the revenue budget required to meet financing costs. This ratio can be negative for Councils in a net investment position. The definition of financing costs is set out in the Prudential Code.

4.2 The ratio is based on costs net of investment income.

Ratio of Financing Costs to Net Revenue Stream	2013/14 Approved %	2013/14 Revised %	2014/15 Estimate %	2015/16 Estimate %	2016/17 Estimate %
Non-HRA	(2.52)	(2.36)	(2.41)	(2.46)	(2.46)
HRA	12.03	12.42	11.44	10.78	10.50
<b>Total</b>	<b>9.51</b>	<b>10.06</b>	<b>9.03</b>	<b>8.32</b>	<b>8.04</b>

#### 5. Capital Financing Requirement:

5.1 The Capital Financing Requirement (CFR) measures the Council's underlying need to borrow for a capital purpose. The calculation of the CFR is taken from the amounts held in the Balance Sheet relating to capital expenditure and financing.

Capital Financing Requirement	2013/14 Approved £'000	2013/14 Revised £'000	2014/15 Estimate £'000	2015/16 Estimate £'000	2016/17 Estimate £'000
Non-HRA	7,688	8,604	11,908	11,337	10,777
HRA	102,232	98,003	106,546	106,546	103,848
<b>Total CFR</b>	<b>109,920</b>	<b>106,607</b>	<b>118,454</b>	<b>117,883</b>	<b>114,625</b>

#### 6. Incremental Impact of Capital Investment Decisions:

6.1 This is an indicator of affordability that shows the impact of capital investment decisions on Council Tax and Housing Rent levels. The incremental impact is calculated by comparing the total revenue budget requirement of the current approved capital programme with an equivalent calculation of the revenue budget requirement arising from the proposed capital programme.

Incremental Capital Decisions	Impact of Investment	2013/14 Approved £	2014/15 Estimate £	2015/16 Estimate £	2016/17 Estimate £
Increase in Band D Council Tax		3.15	5.31	(0.29)	(0.15)
Increase in Average Weekly Housing Rents		(0.59)	0.69	(0.02)	(0.02)

#### 7. Authorised Limit and Operational Boundary for External Debt:

7.1 The Council has an integrated treasury management strategy and manages its treasury position in accordance with its approved strategy and practice. Overall borrowing will therefore arise as a consequence of all the financial transactions of the Council and not just those arising from capital spending reflected in the CFR.

7.2 The **Authorised Limit** sets the maximum level of external debt on a gross basis (i.e. excluding investments) for the Council. It is measured on a daily basis against all

external debt items on the Balance Sheet (i.e. long and short term borrowing, overdrawn bank balances and long term liabilities). This Prudential Indicator separately identifies borrowing from other long term liabilities such as finance leases. It is consistent with the Council's existing commitments, its proposals for capital expenditure and financing and its approved treasury management policy statement and practices.

7.3 The Authorised Limit is the statutory limit determined under Section 3(1) of the Local Government Act 2003 (referred to in the legislation as the Affordable Limit).

7.4 The Operational Boundary has been set on the estimate of the most likely, i.e. prudent but not worst case scenario with sufficient headroom over and above this to allow for unusual cash movements.

7.5 The Operational Boundary links directly to the Council's estimates of the CFR and estimates of other cashflow requirements. This indicator is based on the same estimates as the Authorised Limit reflecting the most likely, prudent but not worst case scenario but without the additional headroom included within the Authorised Limit.

	2013/14	2013/14	2014/15	2015/16	2016/17
	Approved £'000	Revised £'000	Estimate £'000	Estimate £'000	Estimate £'000
Authorised Limit for External Debt	166,920	166,920	<b>182,733</b>	167,883	164,625
Operational Boundary for External Debt	146,920	146,920	<b>162,733</b>	147,883	144,625

7.6 The HRA has a debt cap of £115.8m which is a figure set by Central Government.

## 8. Adoption of the CIPFA Treasury Management Code:

8.1 This indicator demonstrates that the Council has adopted the principles of best practice.

<b>Adoption of the CIPFA Code of Practice in Treasury Management</b>
The Council approved the adoption of the CIPFA Treasury Management Code at its Executive meeting on 14 January 2004

*The Council has incorporated the changes from the revised CIPFA Code of Practice into its treasury policies, procedures and practices.*

## 9. Upper Limits for Fixed Interest Rate Exposure and Variable Interest Rate Exposure:

9.1 These indicators allow the Council to manage the extent to which it is exposed to changes in interest rates. This Council calculates these limits on (*select as appropriate*) net principal outstanding sums, (i.e. fixed rate debt net of fixed rate investments / net interest paid (i.e. interest paid on fixed rate debt net of interest received on fixed rate investments))

9.2 The upper limit for variable rate exposure has been set to ensure that the Council is not exposed to interest rate rises which could adversely impact on the revenue budget. The limit allows for the use of variable rate debt to offset exposure to changes in short-term rates on investments

Interest Rate Exposures	Existing level or Benchmark level at 31/03/13 %	2013/14 Approved %	2013/14 Revised %	2014/15 Estimate %	2015/16 Estimate %	2016/17 Estimate %
<b>Fixed</b>						
Interest payable on fixed rate borrowing /Principal sums outstanding on fixed rate borrowing	94.69	100	100	100	100	100
<b>Less:</b> Interest receivable on fixed rate investments/Principal sums outstanding on fixed rate investments	(14.04)	(100)	(100)	(100)	(100)	(100)
<b>Variable</b>						
Interest payable on variable rate borrowing/Principal sums outstanding on variable rate borrowing	5.31	50	50	50	50	50
<b>Less:</b> Interest receivable on variable rate investments/Principal sums outstanding on variable rate investments	(52.96)	(100)	(100)	(100)	(100)	(100)

9.3 The limits above provide the necessary flexibility within which decisions will be made for drawing down new loans on a fixed or variable rate basis; the decisions will ultimately be determined by expectations of anticipated interest rate movements as set out in the Council's treasury management strategy.

#### 10. Maturity Structure of Fixed Rate borrowing:

10.1 This indicator highlights the existence of any large concentrations of fixed rate debt needing to be replaced at times of uncertainty over interest rates and is designed to protect against excessive exposures to interest rate changes in any one period, in particular in the course of the next ten years.

10.2 It is calculated as the amount of projected borrowing that is fixed rate maturing in each period as a percentage of total projected borrowing that is fixed rate. The maturity of borrowing is determined by reference to the earliest date on which the lender can require payment.

10.3 LOBOs are classified as maturing on the next call date i.e. the earliest date that the lender can require repayment.

Maturity structure of fixed rate borrowing	Existing level %	Lower Limit for 2013/14 %	Upper Limit for 2014/15 %
under 12 months	2.12	0	50
12 months and within 24 months	0	0	50
24 months and within 5 years	7.11	0	50
5 years and within 10 years	26.54	0	50



10 years and within 20 years	56.80	0	100
20 years and within 30 years	0	0	100
30 years and within 40 years	0	0	100
40 years and within 50 years	4.25	0	100
50 years and above	3.18	0	100

## 11. Credit Risk:

11.1 The Council considers security, liquidity and yield, in that order, when making investment decisions.

11.2 Credit ratings remain an important element of assessing credit risk, but they are not a sole feature in the Council's assessment of counterparty credit risk.

11.3 The Council also considers alternative assessments of credit strength, and information on corporate developments of and market sentiment towards counterparties. The following key tools are used to assess credit risk:

- Published credit ratings of the financial institution (minimum A- or equivalent) and its sovereign (minimum AA+ or equivalent for non-UK sovereigns);
- Sovereign support mechanisms;
- Credit default swaps (where quoted);
- Share prices (where available);
- Economic fundamentals, such as a country's net debt as a percentage of its GDP);
- Corporate developments, news, articles, markets sentiment and momentum;
- Subjective overlay.

11.4 The only indicators with prescriptive values remain to be credit ratings. Other indicators of creditworthiness are considered in relative rather than absolute terms.

## 12. Upper Limit for total principal sums invested over 364 days:

12.1 The purpose of this limit is to contain exposure to the possibility of loss that may arise as a result of the Council having to seek early repayment of the sums invested.

Upper Limit for total principal sums invested over 364 days	2013/14 Approved	2013/14 Revised	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
	£3.5m	£3.5m	£6m	£5m	£4.5m

**APPENDIX  
A**

<b>Valuation Bands</b>								
<b>Council Tax Schedule 2014/2015</b>	<b>Band A £</b>	<b>Band B £</b>	<b>Band C £</b>	<b>Band D £</b>	<b>Band E £</b>	<b>Band F £</b>	<b>Band G £</b>	<b>Band H £</b>
Taunton Deane Borough Council *	91.92	107.24	122.56	137.88	168.52	199.16	229.80	275.76
Somerset County Council *	684.87	799.01	913.16	1,027.30	1,255.59	1,483.88	1,712.17	2,054.60
Police and Crime Commissioner *	114.26	133.30	152.35	171.39	209.48	247.56	285.65	342.78
Devon & Somerset Fire & Rescue Authority *	50.26	58.64	67.01	75.39	92.14	108.90	125.65	150.78
Parish / Town only (a)	9.66	11.27	12.88	14.49	17.71	20.93	24.15	28.98
Parish / Town & District (b)	101.58	118.51	135.44	152.37	186.23	220.09	253.95	304.74
<b>Total (c)</b>	<b>950.97</b>	<b>1,109.46</b>	<b>1,267.96</b>	<b>1,426.45</b>	<b>1,743.44</b>	<b>2,060.43</b>	<b>2,377.42</b>	<b>2,852.90</b>
<b><u>Parish: **</u></b>								
Ash Priors	941.31	1,098.19	1,255.08	1,411.96	1,725.73	2,039.50	2,353.27	2,823.92
Ashbrittle	954.42	1,113.49	1,272.56	1,431.63	1,749.78	2,067.92	2,386.06	2,863.27
Bathealton	945.20	1,102.74	1,260.27	1,417.81	1,732.87	2,047.94	2,363.01	2,835.61
Bishops Hull	954.44	1,113.51	1,272.58	1,431.66	1,749.80	2,067.95	2,386.10	2,863.32
Bishops Lydeard/Cothelstone	961.81	1,122.11	1,282.41	1,442.71	1,763.31	2,083.91	2,404.52	2,885.42

Bradford on Tone	954.16	1,113.18	1,272.21	1,431.23	1,749.29	2,067.34	2,385.39	2,862.47
Burrowbridge	957.62	1,117.23	1,276.83	1,436.43	1,755.64	2,074.85	2,394.06	2,872.87
Cheddon Fitzpaine	956.43	1,115.84	1,275.24	1,434.65	1,753.46	2,072.27	2,391.08	2,869.29
Chipstable	952.70	1,111.48	1,270.26	1,429.05	1,746.61	2,064.18	2,381.74	2,858.09
Churchstanton	957.89	1,117.54	1,277.19	1,436.84	1,756.14	2,075.43	2,394.73	2,873.68
Combe Florey	953.76	1,112.72	1,271.68	1,430.64	1,748.57	2,066.49	2,384.41	2,861.29
Comeytrowe	949.20	1,107.40	1,265.60	1,423.80	1,740.20	2,056.60	2,373.00	2,847.60
Corfe	948.85	1,106.99	1,265.14	1,423.28	1,739.56	2,055.85	2,372.13	2,846.55
Cotford St Luke	955.31	1,114.53	1,273.75	1,432.97	1,751.41	2,069.84	2,388.28	2,865.94
Creech St Michael	960.17	1,120.20	1,280.23	1,440.26	1,760.32	2,080.38	2,400.43	2,880.52
Durston	948.10	1,106.12	1,264.13	1,422.15	1,738.18	2,054.21	2,370.25	2,844.30
Fitzhead	957.63	1,117.24	1,276.84	1,436.45	1,755.66	2,074.87	2,394.08	2,872.89
Halse	950.84	1,109.31	1,267.78	1,426.25	1,743.20	2,060.14	2,377.09	2,852.51
Hatch Beauchamp	951.85	1,110.49	1,269.14	1,427.78	1,745.06	2,062.35	2,379.63	2,855.56
Kingston St Mary	949.93	1,108.25	1,266.57	1,424.89	1,741.54	2,058.18	2,374.82	2,849.79
Langford Budville	954.45	1,113.52	1,272.60	1,431.67	1,749.82	2,067.97	2,386.12	2,863.35
Lydeard St Lawrence/Tolland	954.17	1,113.19	1,272.22	1,431.25	1,749.31	2,067.36	2,385.42	2,862.50
Milverton	957.70	1,117.32	1,276.94	1,436.55	1,755.79	2,075.02	2,394.25	2,873.10

Neroche	953.47	1,112.38	1,271.30	1,430.21	1,748.03	2,065.86	2,383.68	2,860.42
North Curry	956.08	1,115.42	1,274.77	1,434.11	1,752.81	2,071.50	2,390.19	2,868.23
Norton Fitzwarren	959.82	1,119.79	1,279.76	1,439.73	1,759.67	2,079.61	2,399.55	2,879.45
Nynehead	958.76	1,118.55	1,278.34	1,438.14	1,757.72	2,077.31	2,396.90	2,876.28
Oake	951.72	1,110.34	1,268.96	1,427.58	1,744.82	2,062.06	2,379.30	2,855.16
Otterford	941.31	1,098.19	1,255.08	1,411.96	1,725.73	2,039.50	2,353.27	2,823.92
Pitminster	954.44	1,113.51	1,272.58	1,431.66	1,749.80	2,067.95	2,386.09	2,863.31
Ruishton/Thornfalcon	957.51	1,117.09	1,276.67	1,436.26	1,755.43	2,074.60	2,393.77	2,872.52
Sampfod Arundel	966.93	1,128.08	1,289.23	1,450.39	1,772.70	2,095.00	2,417.31	2,900.78
Staplegrove	951.88	1,110.53	1,269.18	1,427.83	1,745.12	2,062.41	2,379.71	2,855.65
Stawley	953.30	1,112.19	1,271.07	1,429.96	1,747.72	2,065.49	2,383.26	2,859.91
Stoke St Gregory	958.35	1,118.07	1,277.80	1,437.52	1,756.97	2,076.42	2,395.87	2,875.04
Stoke St Mary	952.16	1,110.85	1,269.54	1,428.24	1,745.62	2,063.01	2,380.39	2,856.47
Taunton	943.29	1,100.51	1,257.72	1,414.94	1,729.37	2,043.80	2,358.23	2,829.87
Trull	953.37	1,112.27	1,271.16	1,430.06	1,747.85	2,065.64	2,383.43	2,860.11
Wellington	957.94	1,117.60	1,277.25	1,436.91	1,756.22	2,075.54	2,394.85	2,873.82
Wellington Without	954.18	1,113.21	1,272.24	1,431.27	1,749.33	2,067.39	2,385.45	2,862.54

West Bagborough	951.50	1,110.08	1,268.66	1,427.25	1,744.41	2,061.58	2,378.75	2,854.50
West Buckland	953.20	1,112.07	1,270.94	1,429.80	1,747.54	2,065.27	2,383.01	2,859.61
West Hatch	952.75	1,111.54	1,270.33	1,429.12	1,746.70	2,064.28	2,381.86	2,858.24
West Monkton	957.82	1,117.46	1,277.10	1,436.74	1,756.01	2,075.29	2,394.56	2,873.47
Wiveliscombe	957.23	1,116.77	1,276.31	1,435.85	1,754.93	2,074.00	2,393.08	2,871.70

(\* provisional figures)

(\*\* this may be subject to penny rounding adjustments and will be confirmed in the final Tax Report to Full Council on the 25 February 2014)

**APPENDIX  
B**

**TOWN & PARISH COUNCIL PRECEPTS**

Parish/Town Council	2013/14			2014/15			Council Tax Increase
	Tax Base	Precept Levied	Council Tax Band D	Tax Base	Precept Levied	Council Tax Band D	
	£	£	£	£	£	£	
Ash Priors	81.46	-	-	77.15	-	-	0.00%
Ashbrittle	86.74	2,000	23.06	91.49	1,800	19.67	-14.67%
Bathealton	84.83	500	5.89	85.52	500	5.85	-0.81%
Bishops Hull	1,052.00	20,750	19.72	1,066.11	21,000	19.70	-0.13%
Bishops Lydeard/ Cothelstone	1,021.90	28,489	27.88	1,051.08	32,321	30.75	10.30%
Bradford on Tone	285.01	5,500	19.30	285.36	5,500	19.27	-0.12%
Burrowbridge	196.21	4,700	23.95	200.22	4,900	24.47	2.17%
Cheddon Fitzpaine	598.80	9,843	16.44	612.72	13,900	22.69	38.01%
Chipstable	129.81	2,150	16.56	130.11	2,223	17.09	3.16%
Churchstanton	342.98	8,126	23.69	348.93	8,681	24.88	5.01%
Combe Florey	116.50	2,250	19.31	120.42	2,250	18.68	-3.26%
Comeytrowe	1,967.11	23,290	11.84	1,955.60	23,154	11.84	0.00%

Corfe	132.02	1,500	11.36	132.54	1,500	11.32	-0.39%
Cotford St Luke	752.62	15,300	20.33	764.65	16,065	21.01	3.35%
Creech St Michael	937.95	26,544	28.30	952.22	26,948	28.30	0.00%
Durston	58.64	607.37	10.36	58.89	600	10.19	-1.63%
Fitzhead	113.55	2,832	24.94	116.15	2,844	24.49	-1.82%
Halse	139.03	1,800	12.95	139.93	2,000	14.29	10.40%
Hatch Beauchamp	249.16	4,000	16.05	252.87	4,000	15.82	-1.47%
Kingston St Mary	424.73	5,496	12.94	425.85	5,508	12.93	-0.05%
Langford Budville	225.54	4,500	19.95	228.27	4,500	19.71	-1.20%
Lydeard St Lawrence/Tolland	199.03	3,839.23	19.29	204.14	3,938	19.29	0.01%
Milverton	562.51	12,650	22.49	569.28	14,000	24.59	9.36%
Neroche	239.15	4,446	18.59	245.73	4,484	18.25	-1.85%
North Curry	692.23	15,366	22.20	692.49	15,342	22.15	-0.19%
Norton Fitzwarren	903.16	25,871	28.64	904.74	25,122	27.77	-3.06%
Nynehead	165.34	4,250	25.70	162.35	4,250	26.18	1.84%
Oake	317.34	5,000	15.76	320.09	5,000	15.62	-0.86%
Otterford	165.11	-	-	168.69	-	-	0.00%

Pitminster	435.08	8,885	20.42	451.84	8,899	19.70	-3.56%
Ruishton/Thornfalcon	574.63	14,000	24.36	576.15	14,000	24.30	-0.26%
Sampford Arundel	121.94	4,800	39.36	124.91	4,800	38.43	-2.38%
Staplegrove	708.57	10,000	14.11	743.74	11,800	15.87	12.42%
Stawley	132.17	2,460	18.61	133.37	2,400	18.00	-3.32%
Stoke St Gregory	356.14	10,000	28.08	352.08	9,000	25.56	-8.96%
Stoke St Mary	198.25	3,008	15.17	198.81	3,236	16.28	7.28%
Taunton	14,115.83	41,218	2.92	14,206.18	42,292	2.98	1.95%
Trull	992.02	18,000	18.14	994.65	18,000	18.10	-0.26%
Wellington	4,290.56	97,396	22.70	4,355.37	108,666	24.95	9.91%
Wellington Without	293.61	5,500	18.73	292.04	5,640	19.31	3.10%
West Bagborough	154.78	2,500	16.15	163.53	2,500	15.29	-5.35%
West Buckland	424.77	7,580	17.84	419.36	7,483	17.84	-0.01%
West Hatch	136.11	2,330	17.12	135.80	2,330	17.16	0.23%
West Monkton	1,077.78	27,664	25.67	1,105.07	27,379	24.78	-3.47%
Wiveliscombe	1,027.90	23,500	22.86	1,046.48	25,000	23.89	4.49%
Totals	37,280.60	520,441	13.96	37,662.97	545,755	14.49	3.80%