

## SWT Special Full Council - Budget

Thursday, 24th February, 2022,  
6.15 pm



Somerset West  
and Taunton

The John Meikle Room - The Deane  
House

### [SWT MEETING WEBCAST LINK](#)

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**Members:** Hazel Prior-Sankey (Chair), Richard Lees (Vice-Chair), Ian Aldridge, Benet Allen, Lee Baker, Marcus Barr, Mark Blaker, Chris Booth, Sue Buller, Norman Cavill, Simon Coles, Dixie Darch, Hugh Davies, Dave Durdan, Kelly Durdan, Caroline Ellis, Habib Farbahi, Ed Firmin, Andrew Govier, Steve Griffiths, Roger Habgood, Andrew Hadley, Barrie Hall, John Hassall, Ross Henley, Marcia Hill, John Hunt, Dawn Johnson, Marcus Kravis, Sue Lees, Libby Lisgo, Mark Lithgow, Janet Lloyd, Dave Mansell, Andy Milne, Chris Morgan, Simon Nicholls, Craig Palmer, Derek Perry, Martin Peters, Andy Pritchard, Steven Pugsley, Mike Rigby, Francesca Smith, Federica Smith-Roberts, Vivienne Stock-Williams, Andrew Sully, Nick Thwaites, Anthony Trollope-Bellew, Ray Tully, Terry Venner, Sarah Wakefield, Danny Wedderkopp, Brenda Weston, Keith Wheatley, Loretta Whetlor and Gwil Wren

### Agenda

**1. Apologies**

To receive any apologies for absence.

**2. Declarations of Interest**

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

**3. Public Participation - To receive only in relation to the business for which the Extraordinary Meeting has been called any questions, statements or petitions from the public in accordance with Council Procedure Rules 14,15 and 16**

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue.

**Temporary measures during the Coronavirus Pandemic**

Due to the temporary legislation (within the Coronavirus Act 2020, which allowed for use of virtual meetings) coming to an end on 6 May 2021, the council's committee meetings will now take place in the office buildings within the John Meikle Meeting Room at the Deane House, Belvedere Road, Taunton. Unfortunately due to capacity requirements, the Chamber at West Somerset House is not able to be used at this current moment.

Following the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), the council meeting rooms will have very limited capacity. With this in mind, we will only be allowing those members of the public who have registered to speak to attend the meetings in person in the office buildings, if they wish (we will still be offering to those members of the public that are not comfortable in attending, for their statements to be read out by a Governance and Democracy Case Manager). Please can we urge all members of the public who are only interested in listening to the debate to view our live webcasts from the safety of their own home to help prevent the transmission of coronavirus (COVID-19).

**4. To receive any communications or announcements from the Chair of the Council**

**5. To receive any communications or announcements from the Leader of the Council**

**6. To receive only in relation to the business for which the Extraordinary Meeting has been called any questions from Councillors in accordance with Council Procedure Rule 13**

**7. General Fund Revenue Budget and Capital Estimates 2022-23**

This matter is the responsibility of Executive Councillor for Corporate Resources, Councillor Ross Henley.

The report sets out the draft budget estimates for 2022/23, Medium Term Financial Plan (MTFP) forecasts, and 2022/23 Capital Programme with the proposed sources of funding. Importantly this is a balanced budget with resources available to meet spending plans for the year.

Note - A recorded vote on these recommendations will be required as per the legislation.

**8. Council Tax Setting 2022/23**

(Pages 51 - 60)

This matter is the responsibility of Executive Councillor for Corporate Resources, Councillor Ross Henley.

The purpose of this report is for Full Council to approve the calculation and setting of the Council Tax for 2022/23. This incorporates the precepts approved by all the local authorities for whom SWT collects the council tax – county, district, town, parish, charter trustees, police and fire authorities.

Note - A recorded vote on these recommendations will be required as per the legislation.

**9. Business Rates Pooling - Urgent Leader Decision October 2021**

(Pages 61 - 68)

This matter is the responsibility of Executive Councillor for Corporate Resources, Councillor Ross Henley.

This report summarises the background to an urgent Leader Decision taken in October 2021 regarding the Council's membership of the Somerset Business Rates Pool. This report is presented at this Full Council agenda given its relevance to the Budget Report.

**10. Access to Information - Exclusion of the Press and Public (appendices only)**

During discussion of the following item (appendices only) it may be necessary to pass the following resolution to exclude the press and public having reflected on Article 13 13.02(e) (a presumption in favour of openness) of the Constitution. This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. Council will need to decide whether, in all the circumstances of the case, the public interest in maintaining

the exemption, outweighs the public interest in disclosing the information.

Recommend that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business (appendices only) on the ground that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

**11. Commercial Investment/Asset Management Strategies**

(Pages 69 - 142)

This matter is the responsibility of Executive Councillor for Corporate Resources, Councillor Ross Henley.



**ANDREW PRITCHARD  
CHIEF EXECUTIVE**

Please note that this meeting will be recorded. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised otherwise, by taking part in the Council Meeting during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact the officer as detailed above.

Following Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will be live webcasting our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting website](#).

If you would like to ask a question or speak at a meeting, you will need to submit your request to a member of the Governance Team in advance of the meeting. You can request to speak at a Council meeting by emailing your full name, the agenda item and your question to the Governance Team using [governance@somersetwestandtaunton.gov.uk](mailto:governance@somersetwestandtaunton.gov.uk)

Any requests need to be received by 4pm on the day that provides 2 clear working days before the meeting (excluding the day of the meeting itself). For example, if the meeting is due to take place on a Tuesday, requests need to be received by 4pm on the Thursday prior to the meeting.

The Governance and Democracy Case Manager will take the details of your question or speech and will distribute them to the Committee prior to the meeting. The Chair will then invite you to speak at the beginning of the meeting under the agenda item Public Question Time, but speaking is limited to three minutes per person in an overall period of 15 minutes and you can only speak to the Committee once. If there are a group of people attending to speak about a particular item then a representative should be chosen to speak on behalf of the group.

Please see below for Temporary Measures during Coronavirus Pandemic and the changes we are making to public participation:-

Due to the temporary legislation (within the Coronavirus Act 2020, which allowed for use of virtual meetings) coming to an end on 6 May 2021, the council's committee meetings will now take place in the office buildings within the John Meikle Meeting Room at the Deane House, Belvedere Road, Taunton. Unfortunately due to capacity requirements, the Chamber at West Somerset House is not able to be used at this current moment.

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For further information about the meeting, please contact the Governance and Democracy Team via email: [governance@somersetwestandtaunton.gov.uk](mailto:governance@somersetwestandtaunton.gov.uk)

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# Somerset West and Taunton Council

## Special Full Council – 24 February 2022

### General Fund Revenue Budget and Capital Estimates 2022/23

This matter is the responsibility of Executive Councillor Henley, Corporate Resources

Report Author: Emily Collacott, Lead Finance Business Partner (Deputy S151 Officer)

#### 1 Executive Summary / Purpose of the Report

- 1.1 The report sets out the draft budget estimates for 2022/23, Medium Term Financial Plan (MTFP) forecasts, and 2022/23 Capital Programme with the proposed sources of funding. Importantly this is a balanced budget with resources available to meet spending plans for the year.
- 1.2 The Final Finance Settlement for 2022/23 was issued by Government on 7 February, and included details regarding general revenue grant funding, New Homes Bonus, COVID funding and business rates retention baseline and tariff. The overall level of 'Core Spending Power' funding anticipated to be available to the Council in 2022/23, based on Settlement funding, is a cash standstill position. This represents a real-terms reduction given inflationary pressures and is well below the average increase of 6.9% in the core spending power for all-England local authorities. However, the Settlement is better than the estimates previously included in the MTFP. There is a reduction in the Lower Tier Services Grant of £78,374, with other items being in line with the provisional Finance Settlement. Despite the Government setting a 3-year Budget in August 2021 the Finance Settlement announced is for one-year only, with funding for later years probably to be announced next December.
- 1.3 The Executive proposes a council tax increase of 2.95% (£5 on a Band D) in 2022/23, making the annual Band D charge £174.63. The increase in the tax rate provides an additional £283,247 income. An increase in the tax base – the total count of Band D Equivalent dwellings – also adds £117,760 to the total estimated council tax income for 2022/23, representing an overall increase of £401,007 compared to 2021/22.
- 1.4 The Executive proposes to precept £29,458 in special expenses for the Unparished Area of Taunton. This results in an annual council tax rate at £1.93 for a Band D property in the Unparished Area of Taunton.
- 1.5 The budget for 2022/23 has been prepared in line with the Council's agreed Financial Strategy. Despite the Government's 3-Year Spending Review announced in August 2021, the local Government Finance Settlement has again been for one year only which means future funding remains uncertain. The effects and uncertainty of the COVID pandemic on both the local economy and public sector services is also ongoing.
- 1.6 In addition, the Secretary of State confirmed in July 2020 his preference to implement local government restructuring in Somerset leading to the creation of a single unitary

council to replace the County Council and four District Councils in Somerset from April 2023. Somerset West and Taunton's financial strategy and proposed budget for 2022/23 recognises this will require significant resources to ensure services remain stable with minimal disruption, as well as additional resources to fund the implementation costs associated with this major restructuring programme.

- 1.7 The Executive present a balanced draft budget for 2022/23, which includes use of temporary funding from reserves to soften the budget gap in the face of current service demands and funding uncertainty and to meet service priorities. Longer term the Medium-Term Financial Plan (MTFP) presents a deficit for 2023/24 onwards which would have been addressed to maintain ongoing financial sustainability were it not superseded by local government reorganisation. The forecasts for 2023/24 are set out as an indicative position for a continuation of Somerset West and Taunton, however these estimates will be superseded when district services are transferred to the new unitary Somerset Council in April 2023. There is currently a high degree of uncertainty on how the overall funding position will be affected by this structural change and the finance settlement for 2023/24. Equally the business case for the single unitary aims to deliver annual savings of £18.5m per year. Delivering financial sustainability and tackling the underlying deficit will be a key financial planning challenge for the unitary.
- 1.8 The total costs funded by reserves in 2022/23 is £6.762m. This provides funding for significant one-off costs totalling £4.169m, planned use of £2m from earmarked reserves to fund capital debt repayment (releasing 2022/23 resources for in-year service costs), and £0.594m as a general contribution towards funding ongoing service costs. The latter two allocations amount to £2.6m are not sustainable funding in the medium or long term but delivers the current financial strategy up to 2022/23. Additionally, the Budget includes £7.541m from earmarked reserves in respect of deferred S31 Grant which offsets the business rates Collection Fund Deficit because of COVID-related rate reliefs in both 2020/21 and 2021/22 and the Tax Income Guarantee (TIG) scheme funded by Government in 2020/21.

## **2 Recommendations**

- 2.1 The Executive recommends Full Council approve the Revenue Budget, Council Tax Rate and Capital Programme for 2022/23 and Supplementary Budget in 2021/22 including:
  - a) Draft Revenue Net Budget of £17.018m for 2022/23.
  - b) The basic Somerset West and Taunton Band D Council Tax rate of £174.63 for 2022/23.
  - c) General Fund 2022/23 Capital Programme additions totalling £1.896m and 2022/23 Capital Programme Revisions of -£0.181m for previously approved schemes for 2022/23, as set out in Table 18.
  - d) A Supplementary Budget in 2021/22 of £1m for additional capital debt repayment funded from General Reserves.
  - e) The release of the £2.4m 2021/22 Budget Volatility and Risk Reserve with £0.4m transferred to General Reserves and £2m to fund a supplementary increase in the Revenue Contribution to Capital Outlay budget in order to finance capital expenditure in 2021/22.
  - f) £570k is transferred from the 2021/22 Budget to the Capital Financing Reserve to fund



the increase to the Car Park Improvement Project capital budget in 2022/23.

- 2.2 The Executive recommends delegating authority to the S151 Officer to approve the CIL capital grants budgets to reflect in-year CIL capital receipts passed to town and parishes in line with the CIL policy.

### 3 Risk Assessment

- 3.1 The Council is required to set a balanced budget. The S151 Officer's view is that the draft budget in this report is robust and reserves are adequate. The detailed robustness statement is included in section 17.
- 3.2 The main financial risks to highlight for the Budget are summarised below.
- 3.3 **COVID-19 Impact:** The proposed budget has been prepared taking into account the effects of the COVID-19 pandemic. If further restrictions are imposed during 2022/23 this could have an impact on the Council's income and expenditure and budgets.
- 3.4 **Inflation:** Inflation rates are currently above the Government's target of 2%. Whilst the budget allows for inflationary pressures there is a risk that costs of construction works and purchased goods and services continue to rise and place further pressure on revenue and capital budgets. This is further exacerbated through supply chain challenges, particularly in the construction and specialist trade sectors. The risks are mitigated through procurement and spend controls, and general reserves if revenue costs cannot be managed within existing total budgets.
- 3.5 **Staff pay award:** The pay award for 2021/22 has not yet been agreed. The budget is based the Employer's final offer of 1.75% for 2021/22 and assumes a 2% pay award in 2022/23. For financial planning sensitivity analysis purposes, each 1% change in pay award equates to c£210k per year for the General Fund. This risk is mitigated through spending control and general reserves if costs cannot be managed within existing total budget.
- 3.6 **Parking income:** The estimates included within the proposed 2022/23 budget reflect the current information available from 2020/21 and 2021/22 usage levels following the reduction in car park use due to COVID-19, with an estimated increase in use due to easing of restrictions. There is a risk to this income budget if further restrictions are imposed, and people habits change. For financial planning sensitivity analysis purposes, it is estimated there is a margin for error in income estimates of +/-£400k. Adverse risk is mitigated through general reserves.
- 3.7 **Other fees and charges:** The proposed 2022/23 budget includes an estimated increase in income from the proposed increases to fees and charges due to be approved this month. If there is an impact on demand, then the income could vary by approximately £70k for a 1% reduction in fees (excluding car parking). Any adverse risk is mitigated through general reserves, where it cannot be managed within budget.
- 3.8 **Treasury investment income:** The borrowing and investment strategies employed during the acquisition of commercial properties have protected the Council's position whereby internal borrowing has been adopted in preference to obtaining now borrowing from the money markets. The two primary benefits have been to minimise net interest costs for the Council in the short-term and reducing the risk of Council potential exposure to "bail-in", that being the loss of capital investment because of the recovery processes employed in the event of a financial institution's failure. With the completion of the

commercial investment portfolio, cashflows has reduced and the dominating level of cashflow investments will switch to borrowing. As a result, risks aligned with movements in investment returns will substantially reduce with lower investment balances. To quantify this, we forecast (at the time of writing) that the remaining investments held during 2022/23 would carry a combined risk of variation in capital value and interest yield of approximately +/- £132k for a 1% movement in interest rates. These investment sums, which total approximately £17million, will be held as a contingency measure for unexpected cashflow movements and emergencies. Further liquid sums will also be held to accommodate the cashflow movements throughout the year; these attract a very low yield, so present negligible levels of interest rate volatility. Meanwhile, the Council's investment strategy and treasury operations do focus on preserving security, liquidity and yield as a basis for risk limitation.

- 3.9 **Property investment income:** The Council has successfully completed its planned investment in commercial property to deliver income to fund services. Budgets are based on reasonable estimates of expected income for the year, net of management costs. Whilst income volatility is expected to be low, no investment is risk-free. For financial planning sensitivity analysis purposes, 5% adverse volatility would impact income by c£360k. This risk is mitigated through the Investment Risk Reserve.
- 3.10 **Interest rates and capital refinancing:** The current treasury strategy is providing cost advantages with low cost of borrowing expected to remain in place for the short to medium term. However, it may be appropriate to refinancing some of the Council's capital borrowing requirements into longer-term facilities and interest rate rises could lead to increased borrowing costs. For financial planning sensitivity analysis purposes, it is estimated interest / financing costs could vary by up to £650k in 2022/23 for a 1% increase in interest rates applied to the current forecast of General Fund borrowing needs. This risk is mitigated by prudent budgeting, effective treasury management with budget impact mitigated through general reserves.
- 3.11 **Business Rates Funding:** Although Somerset West and Taunton are not within the Business Rates Pool in 2022/23 the Pool has agreed a gain share arrangement for next year. The amount will not be confirmed until year end, but the budget includes an income estimate of £250k. The risk is the actual receipt varies from budget based on outturn, with volatility estimated at -£150k to +£100k. Our core retained business rates funding volatility should be lower as we are at safety net in 2022/23, however funding through S31 grants is variable and the collection fund could still report a higher deficit in 2021/22 and/or 2022/23. Overall volatility for 2021/22 and 2022/23 is unpredictable but prudently estimated to be +/-£500k. Business rates funding risk is underwritten through the Business Rates Volatility Reserve.
- 3.12 **Local Government Reorganisation:** The proposed budget for 2022/23 includes £1.375m for Local Government Reorganisation, funded from General Reserves. As work progresses there could be further cost pressures which arise during the year. A further consideration is any further decisions taken in 2022/23 that exceed the approved budget and/or impact on reserves and/or have implications for the new Somerset Council. It is expected that legislation will come forward later this year regarding a statutory protocol. The LGR Joint Committee supported a Finance and Assets Protocol at its meeting on 4 February 2022.

## 4 Background Information

- 4.1 In October 2019 the Council agreed the Corporate Strategy which set out the Council's priorities and vision for the next four years with four strategic themes: Our Environments

and Economy; A transparent and customer focused Council; Homes and Communities; and An Enterprising Council. The budget seeks to allocate available resources to progress the priorities identified in the Strategy.

- 4.2 The COVID-19 global pandemic continues to have a significant influence over the work of the Council and its resources. Most significantly in financial terms, there has been a major reduction in parking income with demand expected to remain well below pre-COVID levels through into next financial year and beyond.
- 4.3 The Financial Strategy was reviewed and agreed by the Executive on 21 July 2021.
- 4.4 The General Fund Revenue Account is the Council's main fund and shows the income and expenditure relating to the provision of services which residents, visitors and businesses all have access to including planning, environmental services, car parks, certain housing functions, community services and corporate services.
- 4.5 The Council directly charges individual consumers for some of its services through fees and charges. The expenditure that remains is mainly funded through a combination of local taxation (including council tax and a proportion of business rates), commercial investment income and through grant funding from Central Government (including Revenue Support Grant, New Homes Bonus and other non-ring-fenced and specific grants/subsidy).
- 4.6 Each year the Council sets an annual budget which details the resources needed to meet operational requirements. The annual budget is prepared within the context of priorities and objectives identified by Members which are embedded in the Council's current Corporate Strategy.
- 4.7 The Financial Strategy agreed in July 2021, and the draft budget for 2022/23, set out the aim of maintaining capacity to protect services and minimising disruption during the transition to a new unitary council for Somerset, which is due to be formally created on 1 April 2023, as well as continue to respond to the demands of COVID on our services and our communities. Local Government Restructuring (LGR) in Somerset will deliver a single unitary Council for Somerset with effect from 1 April 2023. All five councils are being asked to contribute to the implementation costs of LGR, and the draft budget also includes a modest provision for additional backfill capacity to support Somerset West and Taunton services and/or the LGR programme during 2022/23.
- 4.8 The Draft Budget included in this report sets out a proposed overall balanced budget position for 2022/23, with resources available to meet estimated costs. However, this does rely on use of reserves which is not sustainable in the medium/longer term, but also includes significant one-off costs too. The draft budget also includes additional expenditure to meet identified cost pressures and bids to support new spending, as well significant savings as resources have been reprioritised in line with operational plans.
- 4.9 The Final Finance Settlement was announced on 7 February 2022, which provides details of grant funding for one year only in 2022/23. The funding announced is an improvement of our previous estimates and assumptions, but still represents a real-terms reduction. This is exacerbated with the expected drop in business rates retention funding to the Safety Net following the planned decommissioning of Hinkley B nuclear power station commencing in 2022. Overall, the Council's funding is projected to fall

sharply with ongoing uncertainty.

## 5 2022/23 Draft Budget Summary

5.1 The following tables provide a summary of the proposed balanced draft budget position for 2022/23. A further breakdown of the Total Spending on Services is shown in Appendix A.

Table 1 – General Fund Draft Budget Summary

	<b>Original Budget 2021/22 £</b>	<b>Proposed Budget 2022/23 £</b>
Senior Management Team	554,210	593,600
Internal Operations Directorate	9,324,155	9,720,720
Housing & Communities Directorate	3,028,290	3,233,680
Development & Place Directorate	2,230,860	4,044,460
External Operations & Climate Change Directorate	8,183,351	9,938,584
Local Government Restructuring	0	1,375,000
Technical Capital Accounting Adjustments	-2,301,110	-3,332,420
<b>Net Total Spending on Services</b>	<b>21,019,756</b>	<b>25,573,624</b>
Investment Property Net Income	-3,407,100	-7,239,960
Somerset Rivers Authority Contribution	97,909	99,136
Revenue Contribution to Capital	0	2,101,800
Capital Debt Repayment Provision (MRP)	699,530	2,982,730
Interest Costs	312,570	948,180
Interest Income	-514,500	-714,500
Special Expenses	29,093	29,458
Transfers to / from (-) Earmarked Reserves	1,665,036	-5,387,049
Transfer to / from (-) General Reserves	-1,159,562	-1,375,000
<b>Somerset West and Taunton Net Expenditure</b>	<b>18,742,732</b>	<b>17,018,419</b>
Parish Precepts	2,508,359	2,677,710
<b>Total Expenditure Including Town/Parish Precepts</b>	<b>21,251,091</b>	<b>19,696,129</b>
Retained Business Rates	-6,181,661	-4,579,632
Business Rates Pooling Gain	-250,000	-250,000
LCTS Grant	-224,736	0
Lower Tier Services Grant / Services Grant	-995,611	-640,917
Revenue Support Grant	-6,479	-7,297
Rural Services Delivery Grant	-253,432	-253,432
New Homes Bonus	-1,743,222	-1,566,792
Surplus(-)/Deficit on Collection Fund – Council Tax	-7,785	76,379
Surplus(-)/Deficit on Collection Fund – Business Rates	12,556,229	7,666,825
Business Rates Relief (COVID) S31 Grant (earmarked reserves)	-11,118,000	-5,482,789
Business Rates Losses 2020/21 TIG S31 Grant (earmarked reserves)	-998,505	-896,590
Business Rates Covid Additional Relief Fund S31 Grant (earmarked reserves)	0	-1,162,045
Demand on Collection Fund – Parishes and Special Expenses	-2,537,452	-2,707,168
Total Council Tax Raised by Council	<b>9,490,437</b>	<b>9,892,671</b>
Divided by Council Tax Base	55,947.87	56,649.32
<b>Council Tax Band D – SWT Services</b>	<b>167.88</b>	<b>172.88</b>

	<b>Original Budget 2021/22 £</b>	<b>Proposed Budget 2022/23 £</b>
<b>Council Tax Band D – Somerset Rivers Authority</b>	<b>1.75</b>	<b>1.75</b>
<b>Council Tax Band D – SWT including SRA</b>	<b>169.63</b>	<b>174.63</b>
<b>Cost per week per Band D equivalent</b>	<b>3.25</b>	<b>3.35</b>

5.2 The tables below show the movement in spending and funding for each Directorate between 2021/22 and 2022/23.

**Senior Management Team:**

5.3 This budget line holds the costs of the Chief Executive and four directors, a contingency to support strategic priorities in-year.

5.4 The Senior Management Team budget reflects the uplift as the salary award as offered by the employers. It reflects the existing structure and so budgets for the Director of External Operations and Climate Change role, that vacancy being the subject of ongoing discussions to ensure senior leadership capacity.

Table 2 – Summary of Senior Management Team Budget Changes in 2022/23

	<b>£'000</b>	<b>£'000</b>
<b>Net Expenditure Base Budget 2021/22</b>		<b>554</b>
<b>Service Cost Savings:</b>		<b>0</b>
<b>Service Cost Pressures:</b>		
Staffing Increase	39	
		<b>39</b>
<b>Net Expenditure Base Budget 2022/23</b>		<b>593</b>

**Internal Operations:**

5.5 The Internal Operations Directorate has responsibility to provide support and advice across all Council functions through its enabling services of ICT, HR, Finance, Business Intelligence, Democratic and Elections. It also oversees services that directly support the local community and residents contacting the Council, for example in Customer Services and Revenues and Benefits. In 2019/20, the Directorate became responsible for assessing and prioritising initiatives in business transformation to deliver efficiency in service provision across the Council.

5.6 Budget setting for this year has been influenced by a realignment of activities in line with Local Government Reorganisation activity which has produced both budget reduction and increases. For example, savings in ICT non pay budgets have been achieved due to forward planned projects being deprioritised however staffing costs have increased to support not only unitary needs but also critical projects such as the Health and Safety Improvement Plan.

Table 3 – Summary of Internal Operations Budget Changes in 2022/23

	<b>£'000</b>	<b>£'000</b>
<b>Net Expenditure Base Budget 2021/22</b>		<b>9,324</b>

	£'000	£'000
<b>Service Cost Savings:</b>		
Remove 2021/22 One-off review of Council Tax Support Scheme	-19	
Other savings with the Benefits Service	-29	
Reduction in Members travel/training and meeting costs	-13	
Reduction in ICT non pay budgets	-185	
Family Annexe Grant	-39	
Service Improvement and Efficiency Savings	-200	
Fees and Charges Income – Court Costs and Deane Helpline	-86	
Communications/Economic Development Budget moved to Development and Place	-141	
Other Savings	-7	
		<b>-719</b>
<b>Service Cost Pressures:</b>		
Increase in Staffing Costs	625	
Health and Safety	28	
Increase in postage costs and other business support	58	
Increase in Members Allowances	10	
Contract Increases	41	
Increase in Pension Deficit contribution	66	
Increase in Depreciation Charges	204	
Other Costs	84	
		<b>1,116</b>
<b>Net Expenditure Base Budget 2022/23</b>		<b>9,721</b>

### Housing and Communities:

- 5.7 The Housing and Communities Directorate provides homelessness and rough sleeping, community resilience, housing strategy and enabling services funded by the General Fund, alongside some corporate asset related services such as compliance. These General Fund services sit alongside the larger Housing Landlord functions funded by the Housing Revenue Account.
- 5.8 Housing and Communities savings and budget changes are derived from an over provision of budget for Shopmobility, this will not impact the level of service or funding to the provider (Compass Disability), and by three posts transferring out of the Directorate predominantly working on GF assets so have moved to the new GF Asset team from Housing Property.
- 5.9 Staffing cost pressures and adjustments result in a £100k net increase, including inflation of £94k and adjustment to GF/HRA split of £89k.
- 5.10 The increase in homelessness cost reflects the required provision of new accommodation and associated revenue costs to replace Canonsgrove, however this will be funded from transfer from earmarked reserve.
- 5.11 The cost pressure on the CCTV budget is largely a result of a one-off budget reduction in 2021/22 (affordable as our maintenance budget had accumulated beyond its requirement) and the budget being reinstated in 2022/23 (albeit at a reduced level, there is still a net increase).

5.12 The increase within the Housing Enabling Budget is to correct a previous budget error.

Table 4 – Summary of Housing and Communities Budget Changes in 2022/23

	£'000	£'000
<b>Net Expenditure Base Budget 2021/22</b>		<b>3,028</b>
<b>Service Cost Savings:</b>		
Shopmobility Contribution no longer required	-32	
Assets Staff transferred to External Operations and Climate Change	-75	
		<b>-107</b>
<b>Service Cost Pressures:</b>		
Increase in Staffing Costs	118	
Increase in Homelessness (funded by transfer from earmarked reserve)	113	
Increase in CCTV contribution	56	
Housing Enabling	20	
Other Costs	6	
		<b>313</b>
<b>Net Expenditure Base Budget 2022/23</b>		<b>3,234</b>

#### **Development and Place:**

- 5.13 The Development and Place Directorate delivers a range of services and projects including strategy and policy development, planning services, economic development, town centre regeneration, heritage projects and major capital projects for regeneration. The Directorate also manages the commercial investment activity though the budget for this is included below the net cost of services.
- 5.14 Movement in the Development and Place budget include increases in staffing costs as are seen throughout the organisation.
- 5.15 Savings have been established through effective budget management and removal of budgets where they are no longer required helping to offset some of the increases.
- 5.16 New cost pressures are recorded to reflect the reduction of planning income and increased costs to support services the evidence base for a new Local plan, an innovation conference in 2022 as supported by Members, and our work on phosphates. These are staff costs that cannot be recovered through S106 agreements with developers and therefore cannot be absorbed within the phosphates interim mitigation funding provided by Council in October 2021.
- 5.17 The £141k increase for Communications and Economic Development is offset by the equivalent saving within Internal Operations and recognises the movement of this team across directorates. This is not therefore a new or increased cost overall. Similarly, the £69k change for Planning obligations is offset by the saving in the External Operations and Climate Change budget.
- 5.18 The Environmental and Leisure Improvements Fund will enable us to deliver on a range of longstanding but unbudgeted issues. This is a one off fund that follows on from the

previous successes of the Spring Clean.

Table 5 – Summary of Development and Place Budget Changes in 2022/23

	£'000	£'000
<b>Net Expenditure Base Budget 2021/22</b>		<b>2,231</b>
<b>Service Cost Savings:</b>		
Reduction in Heritage feasibility and one-off abortive costs	-57	
Other savings	-7	
		<b>-64</b>
<b>Service Cost Pressures:</b>		
Increase in Staffing Costs	646	
Local Plan Costs	50	
Innovation Conference	50	
Phosphates – additional cost for planning specialist role	50	
Planning – reduction in income	28	
Communications/Economic Development Budget moved from Internal Operations	141	
Increase in Depreciation Charges	235	
Planning Obligations budget moved from External Operations and Climate Change	69	
Environmental and Leisure Improvements Fund (one-off)	600	
Other Costs	8	
		<b>1,877</b>
<b>Net Expenditure Base Budget 2022/23</b>		<b>4,044</b>

#### External Operations and Climate Change:

- 5.19 The External Operations and Climate Change Directorate is a forward-facing directorate that provides or clients many the services delivered by Somerset West and Taunton Council. It also leads on the Council's climate and ecological emergency declarations.
- 5.20 The Net Expenditure invested in External Operations and Climate Change is increased from £8.2m to £9.9m in 2022/23. Against a backdrop of year-on-year efficiency savings and service improvement the impact of lost car parking revenue masks the true picture. That picture is one where concepts have been turned into delivery (e.g., CNCR Plan), medium to long term planning rigour adopted (e.g., 30-year General Fund maintenance programme) and costs reduced (e.g., Fleet contract).
- 5.21 The budget reflects an estimated reduction of almost £1.5m in parking income compared to historic trends pre-COVID, aligning the 2022/23 budget with current usage.
- 5.22 The directorate budget includes a further £500k allocation in 2022/23 to support the CNCR Plan and related climate change initiatives. This means a total of £1.5m has been allocated to support the delivery of this priority over a 3-year period 2020/21 to 2022/23.

Table 6 – Summary of External Operations and Climate Change Budget Changes in 2022/23

	£'000	£'000
<b>Net Expenditure Base Budget 2021/22</b>		<b>8,183</b>



	£'000	£'000
<b>Service Cost Savings:</b>		
2021/22 One-off Tree Planting	-100	
2021/22 One-off Community Enhancement Fund	-100	
2021/22 One-off Car Park Strategy	-53	
Bereavement Services – increase in rental income	-18	
Increase in Asset rents (non-investment)	-278	
Reduction in Fleet Costs	-180	
Reduction in Asset Management budget to fund contribution to capital for Closed Church Yards and Brewhouse Roof	-100	
Reduction in Non-Domestic Rates for Council Properties	-109	
Fees and Charges Income	-95	
Planning Obligations budget moved to Development and Place	-69	
Other Savings	-138	
		<b>-1,240</b>
<b>Service Cost Pressures:</b>		
Increase in Staffing Costs	257	
Car Parking Income – reduction of approximately 25% on historic levels	1,476	
Litter Enforcement 12-Month trial	60	
Somerset Waste Partnership contract increase (net of Recycle More Savings of £125k)	149	
Somerset Waste Partnership - contractors COVID costs to be funded from COVID funding	172	
Town Centre Power Wash - one-off	25	
Town Centres Spring Clean - one off	30	
Contract Increases	43	
Decrease in Licensing Income	90	
Increase in CCTV contribution	16	
Assets Staff transferred from Housing	75	
Increase in Depreciation Charges	592	
Other Costs	10	
		<b>2,995</b>
<b>Net Expenditure Base Budget 2022/23</b>		<b>9,938</b>

### Local Government Reorganisation:

- 5.23 The Councils in Somerset have agreed to share the implementation costs for the creation of the Somerset unitary authority, estimated at £16.5m in the One Somerset Business Case. As agreed by the LGR Joint Committee, the District Councils will contribute 20%, which for Somerset West and Taunton's share equates to c£0.9m and it is proposed to budget for £1m including a contingency sum.
- 5.24 In addition, it is anticipated there will be major demands on Somerset West and Taunton resources that will need additional capacity and backfill in key areas (e.g., legal / governance, finance and many forward-facing services) therefore it is proposed to include budget provision of £0.375m to meet this need should it arise. The aim is to keep costs to a minimum with most transitional work delivered within existing management and staff resources through prioritisation of activity.
- 5.25 This total of £1.375m additional costs are one-off and are proposed to be funded by a

one-off allocation from General Reserves (see section 13 below). A proportion of the implementation costs are expected to be incurred in 2023/24 and it is assumed a balance of the £1m will therefore be carried forward at the end of 2022/23.

Table 7- Summary of Local Government Reorganisation Budget Changes in 2022/23

	£'000	£'000
<b>Net Expenditure Base Budget 2021/22</b>		<b>0</b>
<b>Cost Pressures:</b>		
Somerset West and Taunton share of implementation budget	1,000	
Somerset West and Taunton provision for additional transition/backfill capacity	375	
		<b>1,375</b>
<b>Net Expenditure Base Budget 2022/23</b>		<b>1,375</b>

#### Other Costs, Reserve Transfers and Funding:

- 5.26 Other Costs, Reserve Transfers and Funding includes Commercial Investment income, Debt Management Costs, Technical Capital Accounting Adjustments, the precept costs for Somerset Rivers Authority, Special Expenses and the Parishes and the Funding streams.
- 5.27 Section 6-11 below explain the major changes to government funding, business rates, new homes bonus, council tax and the Somerset Rivers Authority and special expenses precepts.
- 5.28 Details on the use of reserves are within Section 13 and 14 below.
- 5.29 The capital programme below in section 17 proposes to use revenue resources to fund the 2022/23 bids and the table below reflects this cost.

Table 8 – Summary of Other Costs and Reserves Budget Changes in 2022/23

	£'000	£'000
<b>Net Expenditure Base Budget 2021/22</b>		<b>-2,069</b>
<b>Cost Savings:</b>		
Increase in Interest Income	-200	
Commercial Investment - Reduction in Management Fee	-130	
Commercial Investment – net increase in income	-3,750	
Increase in Depreciation Adjustment	-1,031	
		<b>-5,111</b>
<b>Cost Pressures:</b>		
Increase in Interest Costs	636	
Revenue contribution to fund capital programme	2,102	
Increase in Minimum Revenue Provision (MRP) for debt repayment	2,283	
Commercial Investment – reduction in legacy properties rental income and inflation costs	47	
Increase in Somerset Rivers Authority Precept	1	
Change in Parish Precepts	169	
		<b>5,238</b>
<b>Reserve Movements:</b>		
Reduction in contribution from General Reserves	1,160	

	£'000	£'000
One-off Contribution from General Reserves to fund LGR costs	-1,375	
Contribution from Investment Financing Earmarked Reserve in 22/23	-2,000	
Change in Contribution from Business Rates Reserve	-2,383	
Contribution from reserves towards Local Plan	-94	
Contribution from reserves COVID grant for SWP COVID costs	-172	
Contribution from reserves towards Leisure contract deferred savings	-135	
Contribution from reserves towards Homelessness	-113	
Contribution from reserves towards funding of capital schemes	-1,825	
Contribution from reserves towards one-off staffing costs	-330	
		-7,267
<b>Net Expenditure Base Budget 2022/23</b>		<b>-9,209</b>

Table 9 – Summary of Funding Changes in 2022/23

	£'000	£'000
<b>Total Funding 2021/22</b>		<b>-21,251</b>
Decrease in New Homes Bonus Grant	176	
Decrease in Lower Tier Services Grant	624	
Local Council Tax Support Grant one-off 2021/22 only	225	
Services Grant	-270	
Increase in Revenue Support Grant	-1	
Increase in Council Tax Deficit from Prior Years	84	
Increase in funding from Council Tax for Somerset Rivers Authority	-1	
Net increased funding from Council Tax for Somerset West and Taunton	-401	
Reduction in Business Rates Funding	1,602	
Reduction in Business Rates Prior Year Deficit	-4,889	
Reduction in use of Business Rates Holiday S31 Grant	5,635	
Reduction in use of Business Rates Losses S31 Grant	102	
Covid Additional Relief Fund S31 Grant	-1,162	
Change in Parish Precepts	169	
		<b>1,555</b>
<b>Total Funding 2022/23</b>		<b>-19,696</b>

- 5.30 The following table provides a high level summary of the contribution to the budget made by the Council's commercial property investment strategy. As the table shows the investment now provides a significant source of income. This has added to, and therefore diversified, the Council's income streams and helps to mitigate the reductions in other funding and enables ongoing provision of service priorities. The table includes the budgeted income from £99m invested since August 2020 plus that from legacy assets acquired before the current investment strategy commenced. There is a separate report providing full details of the strategy and investment performance.

	2022/23 £000	2023/24 £000
Rent Income from 2021 Investment Fund	-6,930	-6,930
Management Costs	150	150
Legacy Assets Net Income	-460	-460

<b>Investment Income</b>	<b>-7,240</b>	<b>-7,240</b>
Less: Notional Interest Charge [included within Net Financing Costs in MTFP summary Table 16 below]	750	1,500
Less: Minimum Revenue Provision for Capital Debt Repayment [included within Net Financing Costs in MTFP summary Table 16 below]	2,000	2,000
<b>Investment Income Net of Financing Costs</b>	<b>-4,490</b>	<b>-3,740</b>
Contribution to Investment Reserves [included within Earmarked Reserves in MTFP summary Table 16 below]	0	380
<b>Net Contribution to Revenue Budget</b>	<b>-4,490</b>	<b>-3,360</b>

5.31 The table shows that the Council's property investment activity, including assets held for many years plus the increase in acquisitions since 2020, is providing total estimated income of some £7.2m. This income provides resources to cover the capital financing costs – debt repayment plus interest on borrowing – and results in an estimated net contribution to the revenue budget to fund service costs totalling £4.5m in 2022/23. This is estimated to reduce to £3.4m in 2023/24 with prudent budget allowance included in the MTFP for potential higher interest costs in future and prudent reserve provisions to manage ongoing risks.

## 6 Government Grant Funding

6.1 Following the Provisional Settlement in December 2021 the general grant funding is slightly higher than previous MTFP projections. The Revenue Support Grant (RSG) in 2022/23 is £7,297 and Rural Services Delivery Grant is £253,432, which together is £818 higher than the 2021/22 settlement level. Government has confirmed that 'Negative' Revenue Support Grant will again be offset in 2022/23. The final Finance Settlement was issued on 7 February and the Lower Tier Services Grant has reduced by £78,374 compared to the provisional figures.

6.2 Through the Settlement the Government has sought to ensure that no local authority sees a cash reduction in their estimated core funding settlement in 2022/23, reflecting the need for funding stability for local services. This was unexpected and provides welcome one-off additional unringfenced revenue grant, although as shown in the table below the total amount of additional general grant support received has reduced by £1.4m compared to 2021/22.

Table 10 – General Government Grant

	2021/22 £	2022/23 £	Change £	Change %
<b>Core Funding:</b>				
Revenue Support Grant	6,479	7,297	818	12.63
Rural Services Delivery Grant	253,432	253,432	0	0
<b>Total General Revenue Grant</b>	<b>259,911</b>	<b>260,729</b>	<b>818</b>	<b>0.00</b>
<b>Additional one-off support:</b>				
a) Lower Tier Services Grant	995,611	371,314	-624,297	-62.70
b) Local Council Tax Support Grant	224,736	0	-224,736	-100.00
c) COVID Pressures Grant	813,217	0	-813,217	-100.00
d) Services Grant	0	269,603	269,603	100.00
<b>Total Additional Grant Funding</b>	<b>2,033,564</b>	<b>640,917</b>	<b>-1,392,647</b>	<b>-68.48</b>

of £371,314 to ensure there is no cash reduction in 'core spending power' compared to 2021/22.

**(b) Local Council Tax Support Grant** – this was a one-off grant for 2021/22 only and there is no allocation for 2022/23 within the Provisional Settlement.

**(c) COVID Grant** – the COVID grant was a one-off grant for 2021/22 only and therefore there is no allocation for 2022/23.

**(d) Services Grant** – the Government have confirmed a further one-off grant of £269,603 to ensure there is no cash reduction in 'core spending power' compared to 2021/22.

6.3 All of the above funding is unringfenced revenue grant funding which goes towards general funding of services in the Budget.

## 7 Business Rates Retention

7.1 Local authorities receive a significant proportion of their funding through the Business Rates Retention (BRR) system. For 2022/23 Somerset West and Taunton is not within the Somerset Business Rates Pool due to the reduction in business rates funding expected and adverse impact on the balance of risk and reward to pooling this brings. Up until 2021/22 the pooling arrangement has been beneficial for Somerset West and Taunton and the other pool member authorities.

7.2 The Finance Settlement confirmed the baseline, safety net and tariff for 2022/23. In order to support businesses, there will be no inflationary increase in business rates bills, with Somerset West and Taunton receiving grant from Government to compensate the loss of funding through this 'freeze'. The NNDR1 has now been completed and this has improved the estimated total business rate income retained by SWT by £381k compared to previous estimates.

7.3 A summary of the 2022/23 Retained Funding current estimate is shown in the table below.

Table 11 – Business Rates Retention Provisional Estimates

<b>Business Rates Retention Provisional Funding Estimates</b>	<b>2022/23 Estimates £</b>
Share of Business Rates Yield	16,947,038
Rates yield from renewable energy	548,990
Tariff to Government	-18,394,766
Levy Payment	0
Safety Net Income	248,964
S31 Grant funding for Reliefs	5,229,406
<b>Net Retained Business Rates Funding</b>	<b>4,579,632</b>

7.4 Although Somerset West and Taunton is exiting the Somerset Business Rates Pool at the end of 2021/22, the continuing Pool members have agreed to provide a contribution to Somerset West and Taunton from 2022/23 pooling gains in recognition of the reduction in pooling risk because of Somerset West and Taunton exiting. The proposed budget includes an estimated pooling gain contribution of £250k.

7.5 The Council's funding through business rates is expected to reduce to the Safety Net due to the planned decommissioning of Hinkley B power station commencing

by July 2022. This has a major impact on the level of retained business rates funding available to the Council with BRR funding estimates falling by c£1.9m per year as a result. There will then be a gap of several years before business rates funding is expected to grow when Hinkley C comes into operation. There is a financial planning risk though as Government is still committed to reviewing business rates retention and relative needs and resources funding distribution.

- 7.6 Due to the continuing support to businesses the Business Rates budget in 2022/23 still includes a spike in collection fund losses due to COVID, which is to be reimbursed by the General Fund next year due to accounting regulations. The Council will receive government funding through S31 Grant to fully compensate losses in respect of the business rates holiday 100% reliefs for April-July and 66% for August -March in 2021/22.

## 8 New Homes Bonus

- 8.1 New Homes Bonus (NHB) is grant funding allocated by Government, separate to Revenue Support Grant and Business Rates, which incentivises and rewards housing growth. The NHB grant is non-ringfenced which means that the Council is free to decide how to use it. The Council intends to fully use the NHB allocation for 2022/23 towards the revenue budget for services.
- 8.2 The confirmed NHB Grant for 2022/23 is £1,566,792 which is £176,430 or 10.12% less than the comparable amount for 2021/22.

Table 12 – New Homes Bonus 2022/23

	2020/21 £	2021/22 £	2022/23 £
<b>New Homes Bonus Grant</b>	<b>3,253,289</b>	<b>1,743,222</b>	<b>1,566,792</b>
Amount for core revenue budget	400,000	1,743,222	1,566,792
Transfer to growth reserve	2,853,289	0	0

- 8.3 The growth baseline remains at 0.4%, which sees a “top-slice” for net growth which does not attract any NHB grant. This is a surprise given the strong indications in the Government’s 2021 consultation of a reduction in the level of ‘reward’ for growth. Each year’s growth used to attract grant for 4 years but the annual growth ‘increment’ in 2020/21, 2021/22 and 2022/23 is each for one year only with no legacy payments. Table 13 below shows the current forecast within the current MTFP. The Government undertook a consultation in 2021 for the NHB system but they have not yet issued a formal response and the 2022/23 provisional settlement therefore continues the grant method for another year. The MTFP assumes no NHB grant funding after 2022/23, in the absence of reliable information upon which to base an estimate.

Table 13 – New Homes Bonus Grant Forecast

	2019/20 £k	2020/21 £k	2021/22 £k	2022/23 £k	2023/24 £k	2024/25 £k
2016/17	841					
2017/18	1,258	1,258				
2018/19	858	858	858			
2019/20	851	851	851	851		
2020/21		286				
2021/22			34			
2022/23				716		

<b>Total</b>	<b>3,808</b>	<b>3,253</b>	<b>1,743</b>	<b>1,567</b>	<b>0</b>	<b>0</b>
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## 9 Council Tax

- 9.1 The Finance Settlement has confirmed that Shire Districts are able to increase council tax by up to the greater of 1.99% or £5 (on a Band D) in 2022/23 without the need for a referendum.
- 9.2 The Executive recommends the option to increase annual Band D Council Tax to £172.88 for Somerset West and Taunton services, which equates to the £5 annual increase on the current Somerset West and Taunton rate of £167.88, and this is reflected in the proposed budget for 2022/23. If approved by Council, the Somerset West and Taunton total Band D tax rate including £1.75 for the Somerset Rivers Authority will be £174.63 per year or £3.35 per week. This represents an increase of 2.95% - 10 pence per week for a Band D taxpayer.
- 9.3 The approved Tax Base for 2022/23 is 56,649.32 Band D Equivalents, an increase of 701.45 (1.25%) compared to the 2021/22 tax base. The main reasons for the tax base increasing are housing growth, a fall in demand for council tax support discount, and a small reduction in the non-collection rate. The budget estimates for Council Tax income for Somerset West and Taunton is therefore 56,649.32 x £172.88 = £9,793,535. This represents a total increase of £401,007 compared to the previous year. The budget estimates are calculated as follows.

	£
Council Tax Income Budget 2021/22	9,392,528
Increase due to change in Tax Base (Band D equivalents)	117,760
Increase due to proposed increase in Tax Rate	283,247
Council Tax Income Estimate 2022/23	<u>9,793,535</u>
Amount raised for Somerset Rivers Authority (see below)	<u>99,136</u>
Overall Total Somerset West and Taunton Council Tax Precept	<u>9,892,671</u>

- 9.4 The Somerset West and Taunton council tax charge represents around 10% of the full council tax bills for households, which also includes precepts for the county council, police and fire authorities, and local town and parish councils. Details of the full range of council tax charges will be included in the Council Tax Determination report to Council on 24 February 2022.

## 10 Somerset Rivers Authority

- 10.1 The Somerset Rivers Authority (SRA) remains unable to raise its own precept and it is therefore proposed to follow the same arrangements as previous years. For 2022/23 it is proposed that the Band D amount will remain at £1.75 and this will raise £99,136 in funding for the SRA from the Council in 2022/23.

## 11 Special Expenses/Unparished Area Budget

- 11.1 From 2020/21 the Charter Trustees have been required to precept directly for the mayoralty and related civic costs plus their own governance/admin costs. The Council has also maintained an element of special expenses for the unparished area related to local service costs that a town/parish might provide if in existence but is beyond the scope of the Charter Trustees.

- 11.2 The Executive propose to precept £29,995 in special expenses for the Unparished Area

of Taunton in 2022/23 (2021/22 = £29,093). This results in an annual council tax rate at £1.93 for a Band D for the Unparished Area of Taunton. (Note: For referendum purposes we must measure this as though it is a charge for the whole area, which equates to £0.52 for Band D.)

## 12 Fees and Charges

12.1 The Council's Constitution delegates the approval of Fees and Charges (except for Car Parks) to the S151 Officer. Therefore, the increase in all other fees and charges is due to be approved by the S151 Officer in January 2021, in consultation with SMT and Portfolio Holders. Fees and charges are set on the principles of full cost recovery where appropriate or an inflationary increase in line with the financial strategy approved by the Executive.

## 13 General Reserves

13.1 The current reserves position is shown below. The provisional forecast of the reserves position at the start of the next financial year at £5.843m.

13.2 Following the improved funding position in the Settlement for 2022/23, it is proposed to use £1m no longer required from reserves to make an additional capital debt repayment in the current financial year 2021/22. This prudently reduces the overall General Fund borrowing requirement and reduces future debt financing costs (see 16.5 below).

13.3 The draft Budget also plans to use £1.375m of reserves to fund one-off costs in 2022/23 reducing the projected General Reserves balance to £3.868m. Using any more General Reserves towards balancing the budget moving forward is not sustainable in the medium term.

Table 14 – General Reserves Balance

	Approval	£k
<b>Balance brought forward 1 April 2021</b>		<b>7,914</b>
2021/22 Original Budget Transfer to Reserve	Council – 18/02/21	-1,160
Supplementary Budget - Local Poll	Council – 04/05/21	-86
Supplementary Budget - Phosphates	Executive – 21/07/21	-200
Supplementary Budget - Health & Safety	Executive – 21/07/21	-126
Supplementary Budget - Parks & Open Spaces	Executive – 21/07/21	-100
Supplementary Budget - Asset Management	Executive – 21/07/21	-150
Supplementary Budget - Asset Management Compliance	Executive – 21/07/21	-100
Supplementary Budget - Revenues Service Capacity	Executive – 21/07/21	-130
Supplementary Budget - Project Management Resources	Director/S151– 15/07/21	-19
<b>Projected Balance after current commitments</b>		<b>5,843</b>
Recommended Supplement Budget – Debt Repayment		-1,000
Recommended Return from the Budget Volatility and Risk Earmarked Reserve		400
<b>Projected Balance 31 March 2022</b>		<b>5,243</b>
MTFP Planned use of reserves for LGR		-1,375
<b>Projected uncommitted balance</b>		<b>3,868</b>
Current Recommended Minimum Balance		<b>2,400</b>

13.4 The above table does not include any underspend in 2021/22, which will be updated for Members through the Quarter 3 budget monitoring report.



13.5 Although reserves are currently projected to be above the minimum reserves balance, Members are advised that significant financial risks remain not least the transition to the unitary council and the need to ongoing financial sustainability measures in future. It is strongly recommended by the S151 Officer that reserves are maintained above the recommended minimum to provide flexibility and resilience in this context.

## 14 Earmarked Reserves

14.1 The budgeted transfers from earmarked reserves in 2022/23 totals £5.387m towards net expenditure, funding £2.794m in one-off costs and £2.593m in ongoing budgeted costs. In addition, due to accounting timing of the Collection Fund Deficit from prior years, the budget also includes £7.541m of earmarked Business Rates Deferred S31 Grants.

14.2 The following table details the use of earmarked reserves for 2022/23.

Table 15 – Proposed General Fund Earmarked Reserves Transfers 2022/23

	2022/23 Budgeted Transfers £'000	
Funding One-Off Costs:		
BRR – Offsetting Collection Fund Deficit	-125	
Funding the Capital Programme	-1,825	
Funding one-off service costs	-844	
<b>One-off costs funded from reserves</b>		<b>-2,794</b>
Funding ongoing costs:		
Investment financing	-2,000	
BRR – Supporting the budget	-593	
<b>Ongoing costs funded from reserves</b>		<b>-2,593</b>
<b>Net Expenditure Funded by Earmarked Reserves</b>		<b>-5,387</b>
<b>BRR Deferred S31 Grant to fund Collection Fund Deficit</b>		<b>-7,541</b>

14.3 The Council has set aside £2.4m in a Budget Volatility and Risk Reserve as a contingency for 2021/22. In light of the up to date outturn forecast for the 2021/22 as at Quarter 3 (to be reported to Corporate Scrutiny and Executive in March 2022) the S151 Officer has determined the budget risk in 2021/22 has been mitigated in-year and therefore it is no longer necessary to earmark these funds for this purpose. This provides an opportunity to manage financial risk further prudently, including the recommendation of our external auditor in his Auditor's Annual Report regarding the Council's capital financing risks (Audit and Governance Committee 13 December 2021). It is therefore recommended to:

- a) Transfer £0.4m from the Budget Volatility and Risk Reserve to General Reserves.
- b) Transfer £2m to the revenue account to fund a supplementary budget for a Revenue Contribution to Capital ("RCCO") in 2021/22 to reduce borrowing required for the 2021/22 capital programme.

14.4 A table of earmarked reserves projected movements and balances over £500k is included within Appendix B.

## 15 Medium Term Financial Plan (MTFP) Summary

- 15.1 The current MTFP forecast is summarised below and is set out covering a 3-year period up to 2023/24.
- 15.2 The Budget for 2022/23 will be the final budget for Somerset West and Taunton with its services and functions transferring to the new unitary council for Somerset on 1 April 2023. Forecasting for 2023/24 is indicative only in this context, based on Somerset West and Taunton continuing in its current form. It is not clear what the impact of moving to the unitary will mean for funding, and we do not yet have a provisional finance settlement for 2023/24 on which to base estimates. It is therefore prudently assumed one-off allocations in the 2022/23 finance settlement will not continue into the following year. Costs and income will also be rolled into unitary council budgets and be updated according to the design and priorities of the new council including any savings that the unitary may deliver on its first year. However, it is important to recognise that there is a significant deficit forecast for 2023/24 on current projections despite these uncertainties, placing an immediate challenge for the unitary council's financial strategy and planning.

Table 16 - Draft MTFP Summary 2020/21 to 2023/24

	2021/22 Original Feb 2021 £	2021/22 Revised July 2021 £	Proposed 2022/23 £	Indicative 2023/24 £
Net Services Costs	21,019,756	21,019,755	25,573,624	22,534,531
Investment Property Net Income	-3,407,100	-5,562,100	-7,239,960	-7,239,960
Net Financing Costs	497,600	1,902,600	5,318,210	4,376,020
SRA Contribution	97,909	97,909	99,136	100,128
Special Expenses	29,093	29,093	29,458	29,752
Earmarked Reserves	1,665,036	2,415,307	-5,378,049	-54,750
General Reserves	-1,159,562	-1,159,562	-1,375,000	0
<b>Net Expenditure</b>	<b>18,742,732</b>	<b>18,742,732</b>	<b>17,018,419</b>	<b>19,745,721</b>
Retained Business Rates	-6,181,661	-6,181,661	-4,579,632	-4,566,866
Business Rates prior year surplus/deficit	12,556,229	12,556,229	7,666,825	1,331,340
Business Rates Holiday S31 Grant	-11,118,000	-11,118,000	-5,482,789	0
Business Rates Losses S31 Grant	-998,505	-998,505	-896,590	-896,590
Business Rates Covid Additional Relief Fund S31 Grant	0	0	-1,162,045	0
Estimated Pooling Gain	-250,000	-250,000	-250,000	0
LCTS Grant	-224,736	-224,736	0	0
Lower Tier Services Grant	-995,611	-995,611	-371,314	0
Services Grant	0	0	-269,603	
Revenue Support Grant	-6,479	-6,479	-7,297	-7,297
Rural Services Delivery Grant	-253,432	-253,432	-253,432	-253,432
New Homes Bonus	-1,743,222	-1,743,222	-1,566,792	0
Council Tax	-9,392,528	-9,392,528	-9,793,535	-10,090,582
Council Tax–SRA	-97,909	-97,909	-99,136	-100,128
Council Tax–Special Expenses	-29,093	-29,093	-29,458	-29,752
Council Tax prior year surplus/deficit	-7,785	-7,785	76,379	76,379
<b>Net Funding</b>	<b>-18,742,732</b>	<b>-18,742,732</b>	<b>-17,018,419</b>	<b>-14,536,928</b>
<b>Budget Gap</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,208,793</b>
Gap – Change on Previous Year	0	0	0	5,208,793

Note: The 2021/22 figures in this table show both the Budget approved in February 2021 and the

adjusted Budget to reflect the changes approved in the Financial Strategy by the Executive in July 2021.

## 16 2021/22 General Fund Capital Programme and Funding

16.1 The current General Fund Capital Programme in 2021/22 includes approved projects totalling £78.5m summarised in the table below with the full list of projects shown in Appendix C. Additionally, Council has approved further capital investment in future years including regeneration and properties for yield.

Table 17a - Summary of Existing Capital Approvals

Capital Expenditure	Total Capital Budget £000's	Forecast 2021/22 £000's	Forecast 2022/23 £000's	Forecast 2023/24 £000's	Forecast 2024/25 £000's	Total Forecast Expenditure £000's
Development and Place	145,263	68,261	31,309	37,755	7,938	145,263
External Operations	9,454	5,614	3,841	0	0	9,454
Housing & Communities	5,762	1,853	1,761	1,089	1,059	5,762
Internal Operations	2,110	1,680	430	0	0	2,110
Hinkley Capital Schemes	857	857	0	0	0	857
S106 Capital Schemes	702	203	499	0	0	702
<b>Total</b>	<b>164,148</b>	<b>78,468</b>	<b>37,839</b>	<b>38,844</b>	<b>8,997</b>	<b>164,148</b>

Table 17b Financing of Existing Capital Approvals

Capital Expenditure	Capital Grants CIL £000's	Capital Grants Other £000's	Section 106 Agreements £000's	Capital Receipts £000's	General Fund RCCO £000's	Capital Funding Reserve £000's	Borrowing £000's	Total Capital Financing £000's
Development and Place	13,166	14,157	632	745	0	0	116,563	145,263
External Operations	0	5,043	0	2,154	195	0	2,062	9,454
Housing & Communities	0	4,812	456	385	0	109	0	5,762
Internal Operations	0	0	0	1,182	0	20	908	2,110
Hinkley Capital Schemes	0	85	0	0	0	0	0	857
S106 Capital Schemes	0	0	702	0	0	0	0	702
<b>Total</b>	<b>13,166</b>	<b>24,870</b>	<b>1,790</b>	<b>4,466</b>	<b>195</b>	<b>129</b>	<b>119,533</b>	<b>164,148</b>

16.2 There have been a number of bids for the General Fund Capital Programme (shown in Table 18 below). These have been prioritised on the grounds that they remedy health and safety risk, deliver essential asset maintenance and essential assets for service delivery. The total cost of bids to be considered is £1.896m. In addition, some of the recurring schemes for 2022/23 approved in February 2021 have been reviewed and reduced by £181k giving an overall increased proposal of £1.715m.

16.3 It is intended to avoid increasing the borrowing requirements for General Fund schemes when financing the proposals for 2022/23 new bids. It is proposed to finance this capital investment through prioritising revenue budget and reserves plus using S106 contributions towards affordable housing schemes.

	Current Approval £	Capital Bids/ Returns 2022/23 £	Revised/ Proposed 2022/23 Budget £	Financed By:		
				Revenue £	S106 £	Total Financing £
<b>Budget Changes:</b>						
<b>External Operations</b>						
Leisure Grants to Clubs and Parishes	15,000	-15,000	0	0		0
Play Equipment Replacement	20,000	15,000	35,000	35,000		35,000
New/Replacement Waste Containers	100,000	26,000	126,000	126,000		126,000
Vehicles and Large Plant	152,000	-27,000	125,000	125,000		125,000
Plant and Equipment	23,000	0	23,000	23,000		23,000
<b>Internal Operations</b>						
Desktop Hardware Refresh	280,000	-180,000	100,000	100,000		100,000
Deane Helpline Equipment	25,000	0	25,000	25,000		25,000
<b>Sub-Total of Adjustments to Current Approvals</b>	<b>615,000</b>	<b>-181,000</b>	<b>434,000</b>	<b>434,000</b>		<b>434,000</b>
<b>New Budget Bids:</b>						
<b>External Operations</b>						
Closed Church Yards	0	50,000	50,000	50,000		50,000
Wellington Sports Centre Roof	0	500,000	500,000	500,000		500,000
Vivary Park Footpaths	0	180,000	180,000	180,000		180,000
Brewhouse Theatre – Roofing Works	0	200,000	200,000	200,000		200,000
Car Parking Improvements	0	737,800	737,800	737,800		737,800
<b>Housing</b>						
Grants to RSLs	0	228,063	228,063		228,063	228,063
<b>Sub-Total of New Bids</b>	<b>0</b>	<b>1,895,863</b>	<b>1,895,863</b>	<b>1,667,800</b>	<b>228,063</b>	<b>1,895,863</b>
<b>Total bids</b>	<b>615,000</b>	<b>1,714,863</b>	<b>2,329,863</b>	<b>2,101,800</b>	<b>228,063</b>	<b>2,329,863</b>

16.4 The Capital Programme includes a budget in 2021/22 of £809,000 for Car Parks Capital Improvements. The project team have now identified that the total capital budget required to deliver much needed physical improvements and new parking machines in West Somerset car parks is £1,546,800. The increase of £737,800 is to be funded by earmarking £480,000 of funds in the current financial year from car park and asset maintenance budgets. To accelerate the provision of environmental improvement, including significant numbers of electric charging points, the CNCR budget is funding £90,000 and there is £167,800 from the Assets Earmarked Reserve. (Note, the Executive agreed to add this scheme to the budget at its meeting on 9 February. The amendment has been updated since the Executive meeting to include the £167.8k element to be funded from existing reserves.)

- 16.5 The Capital Programme for 2022/23 includes prioritised projects and schemes for the year ahead. There is a capital liability not currently included in the proposed budget regarding works at North Hill in Minehead. This is likely to involve significant expenditure but at the time of preparing this report the requirements have not been costed. This is expected to come forward after the Budget for 2022/23 has been approved.
- 16.6 As set out above in the Revenue Budget above, it is recommended the Council makes an additional voluntary repayment of historic capital debt. This is enabled through the additional funding in the Settlement reducing the need to use general reserves in 2022/23 and proposes to support ongoing financial sustainability by using £1m of reserves in 2021/22 to reduce debt and financing costs in future years. As well as benefitting future general revenue costs of capital, this will soften the impact if the North Hill scheme is approved and requires an increase in capital borrowing.
- 16.7 Duke Street car park is owned by the Council and the land is currently held as an asset by the Housing Revenue Account but is effectively operated as any other car park held by the General Fund. The Council is proposing to transfer the car park from the Housing Revenue Account to the General Fund. The appropriation of the car park will be undertaken in line with the latest technical guidance. Duke Street Car Park was independently valued for the 2019/20 accounts at £358k. The Housing Revenue Account Revenue and Capital Budget setting 2022/23 report recommends to approve the transfer of Duke Street Car Park from the Housing Revenue Account to the General Fund and to delegate authority to the Section 151 Officer to approve the final land transfer value.
- 16.8 The Capital, Investment and Treasury Strategies will be presented to Full Council in March and will provide more information regarding the financing strategy for the whole Capital Programme.
- 16.9 It is recommended to delegate authority for S151 Officer to approve the CIL capital grants budgets for CIL capital receipts passed to town and parishes in line with the CIL policy. This is just to regularise and simplify the approval of budget changes for prescribed amounts of CIL receipts that are passed over to towns/parishes as they arise.

## **17 Robustness of Budget Estimates and Adequacy of Reserves**

- 17.1 Under Section 25 of the Local Government Act 2003 the S151 officer is required to report to Council on the robustness of the estimates made for the purpose of calculations of the budget and the adequacy of the proposed financial reserves.
- 17.2 Estimates of expenditure and income include reasonable assumptions for increases and decreases due to trends and future influences such as inflation. The budget reflects commitments necessary to maintain service levels, and with demand-led budgets this inevitably entails a degree of judgement.
- 17.3 The 2022/23 budget estimates and Medium Term Financial Plan include significant pressures through funding reductions. Staff budgets have been updated to reflect the current establishment. The 2021 pay award has yet to be agreed but prudent assumptions are included for both the 2021 and 2022 awards in the meantime. Budgets for contracted services have been updated where necessary to reflect up to date costs and inflation assumptions, with some provisions for possible cost increases caused by COVID impact on service operation. Further investment in the Council's strategic priorities such as climate change is included for consideration.

- 17.4 Income through fees and charges reflects historic trends and assumptions about future trends. There has been a material re-basing of the off-street parking income budget reflecting the change in usage levels as impacted by the pandemic which is forecast to reduce ongoing income by at least £1.5m. COVID and the resulting changes in employment/consumer/customer habits continues to present a risk to budget accuracy. This has been considered and mitigated through prudent reserves planning for the year ahead.
- 17.5 The 2022/23 budget also includes the expected growth in commercial investment income reflecting the completion of acquisitions for the investment fund approved by Council in December 2019. I am confident in the strategy and process that has delivered this portfolio and the net income forecast. Inevitably no investment is risk-free. Investment assets are valued every year end to inform values carried in the balance sheet. Adverse changes in valuation below the carrying value in the accounts are written down to the Capital Adjustment Account with no immediate impact on General Fund resources. Valuation impairments only impact on usable resources upon disposal. Income volatility risk is underwritten by risk reserves.
- 17.6 Treasury investment and borrowing assumptions and estimates have also been reviewed to ensure these remain prudent in view of the economic impact of the pandemic. Further detail on this will be included in the Capital, Investment and Treasury Strategies report to Full Council in March. It is recognised there is a risk of rising interest rates and the wider economy may impact on investment income and borrowing costs. Prudent estimates have been used for budget purposes, with risks underwritten by general reserves.
- 17.7 The proposed 2022/23 budget plans use significant funds from revenue reserves to support investment in service delivery and capital projects plus one-off costs related to the implementation of local government restructuring in Somerset. In total, £4.2m will support one-off costs, with £2.6m covering recurring costs in line with the agreed financial strategy for next year. Supporting ongoing costs from reserves is not sustainable in the long run but is considered prudent in the current context and meets the objectives of the financial strategy in the lead up to structural change in 2023.
- 17.8 Taking assurance from leadership focus on financial management and the Council's controls I am confident the draft budget overall reflects reasonable forecasts and assumptions. There are many factors both within and beyond the Council's control that could lead to budget variances next year. However, my judgement is that it is more likely an underspend rather than overspend would arise particularly with increasing use of time to support structural change leading to possible delays in other activity. External factors such as supply chain and labour market challenges may also impact on this.
- 17.9 I remain reassured by the healthy reserves position of the Council which provides a good level financial resilience in the near term. However, given the financial risks and uncertainties faced it is very important that contingencies and reserve levels are maintained at prudent levels.

### **Risk and Uncertainty**

- 17.10 I have considered risks and uncertainty in commenting on the proposed budget, including:

- a) The response to COVID has been extensive and dynamic. Services and resources have adapted frequently and at short notice to implement many measures in response to the pandemic. This is likely to continue for some time. This may impact on priorities and capacity to deliver other services and projects.
- b) The Council's costs and income are susceptible to change due to COVID and the economy. Financial support from Government has been significant during 2020/21 and the first quarter of 2021/22 however there is no expectation of further support with no additional funding included in the 2022/23 Finance Settlement.

Mitigation: The budget has been updated to reflect estimated ongoing loss of income and additional service costs. Budget volatility will be mitigated through management intervention and in-year financial controls. The risk of overspend is underwritten by contingencies and reserves.

### ***Future funding from Government***

- c) The Government has again issued a one year Settlement for 2022/23 despite the 3-Year Spending Review announced in August 2021. This follows one-year settlements 2019 and 2020. The forecast funding for 2023/24 contains significant uncertainty for this reason and a cautious approach to funding estimates has been used. It is also unknown at this stage how local government restricting will affect total funding when the unitary is formed.
- d) The Relative Needs and Resources Review (previously known as Fair Funding Review) has not yet been completed, and the review of New Homes Bonus is yet to be concluded. It seems the Government may progress this in 2022 leading to further consultation on proposals.

Mitigation: The LGR Finance Workstream is engaging with Government to explore this further to inform the financial strategy and budgeting for the unitary.

### ***Future funding through business rates***

- e) The reset of the business rates baseline and funding, and the prospect of a redesign of the rates retention system is still deferred although the Government has indicated it remains committed to completing a review in future. Plans to implement 100% business rates retention have been abandoned.
- f) Hinkley Point B nuclear power station provides almost 20% of the total business rates in the district and will commence decommissioning in 2022. This is reflected in budget estimates for 2022/23, with the expectation the Council funding will reduce to the Safety Net.
- g) It is anticipated the Government would continue to fully fund any further COVID-related business rates reductions for ratepayers. No such support in 2022/23 has been announced at the time of preparing this report.
- h) The Council will not be a member of the Somerset Business Rates Pool in 2022/23 but will still benefit from a share in growth in the other Somerset districts to recognise the reduction in risk to pooling gains because of SWTC exit.

Mitigation: Prudent estimates have been used in the budget with funding volatility underwritten by the business rates volatility reserve.

### ***Commercial and treasury investment and borrowing***

- i) The commercial investment net income is underpinned by very strong governance and due diligence, which helps to minimise risks. The council finalised its planned investment in December 2021, with the budget estimates reflecting the completed portfolio. The risks associated with this investment are set out within the strategy, including market and economic risks as well as potential volatility in income, financing, and management costs. This is mitigated through prudent budgeting and earmarked investment risk reserves.
- j) The Government's decision to restrict access to PWLB means alternative sources of long term borrowing may be needed in future. There are competitive alternatives available, as seen by financing undertaken by many other authorities, however this represents a risk in terms of estimating future borrowing costs.

Mitigation: Prudent approach to budget estimates and debt repayment, with adequate funds held in investment risk reserve. An assessment of the consolidated cash flows, investment and borrowing requirements will be completed through the LGR Finance Workstream. This will inform the development of longer treasury management strategies including borrowing and refinancing requirements.

### ***Delivery of savings***

- k) The 2022/23 budget has been updated for actual and planned savings. A relatively modest efficiency savings target of £200k is included in the budget, and progress being made in the Service Efficiency and Improvement Programme provides confidence this estimate is prudent.

### ***Accuracy of Budget estimates***

- l) Budget holders and business partners have worked together to ensure budget estimates reflect realistic ongoing costs and income. Any forecast contains an element of risk and uncertainty.

Mitigation: Adequate reserves held to underwrite budget risk. Forecasts are reviewed monthly with significant variances and risks reported to senior management and members.

### ***Council Tax***

- 17.11 The budget will receive Council Tax funding in year based on the approved precept set in February. Volatility will be due to a variety of factors such as housing growth, entitlement to discounts, and demand for council tax support. This will result in a surplus or deficit in the Collection Fund, which will be reflected in the General Fund budget in the following year.

Mitigation: Reasonable estimates used to set the tax base, with estimates of a surplus or deficit monitored and included in MTFP forecasts.

### **Capital Programme Funding**



- 17.12 The Executive's draft budget proposals for the General Fund capital programme are included in this report. Capital expenditure estimates on council housing provision is included separately within the Housing Revenue Account budget report. To support the spending plans, councils are required to publish and monitor a set of Prudential Indicators. These are included in the Capital, Investment and Treasury Strategies report to Full Council in March 2022.
- 17.13 The General Fund capital programme budget seeks a net increase of c£1m in the total programme, with the additional costs funded by existing revenue resources and external contributions. No increase in borrowing requirement is anticipated.
- 17.14 The Council's borrowing requirement is expected to increase significantly in the longer term. Future General Fund borrowing is largely related to regeneration schemes, which also benefit significantly from external grant funding that has been secured. This will improve financial viability including coverage of financing costs through income generation. HRA investment remains affordable based on forecast housing rent income.

### **Local Government Restructuring**

- 17.15 The Council's 2022/23 Budget will be the final budget for SWTC. £1.375m has been included in the budget to meet estimated implementation and transition costs. The MTFP projection for 2023/24 is provided as indicative only as if SWTC were to continue as a single district council. Whilst this provides a forecast deficit of £5.5m, in practice the financial strategy, draft budgets and MTFP forecasts for the unitary council for 2023/24 onwards will be prepared by the Implementation Executive during the year ahead. This will need to reflect the consolidated funding arrangements for the unitary council. It will also take into account the planned savings from the One Somerset business case, currently estimated at £18.5m per year.

### **Adequacy of Reserves**

- 17.16 With the existing statutory and regulatory framework, it is my responsibility as S151 Officer to advise the Council about the adequacy of the Council's reserves position.
- 17.17 Reserves are regularly monitored and formally reviewed at least annually with my formal opinion updated during the budget setting process each year. For the General Fund, the minimum level of general reserves has been re-assessed in view of the draft budget, considering a wide range of financial risks and uncertainty including the assumptions underpinning the 2021/22 budget estimates. The recommended minimum general reserve balance is £2.4m, with current forecasts providing further headroom to manage financial risks in the lead up to unitary implementation. For the HRA the minimum balance is set at £2m.
- 17.18 For the General Fund, it is important for Members' to note the planned use of reserves in 2021/22 and 2022/23. The budget report highlights the projected uncommitted reserves balance after taking this plan into account.
- 17.19 Earmarked reserve balances are expected to reduce as funds are used to meet commitments. The total balance is still projected to remain relatively high in 2022/23 including specific contingencies for investment and business rates funding risks. I am satisfied that reserves are appropriate to meet financial commitments and mitigate identified risks, however this will be kept under review.
- 17.20 My opinion is given in the knowledge of all known risks (strategic, operational and

financial) are managed and mitigated appropriately in line with the Council's policies and strategies.

### **Conclusions – Statement of the S151 Officer**

- 17.21 Based on the evidence I have reviewed I am able to confirm that I believe the Council's draft budget proposals for 2022/23 are robust and the Council's reserves are adequate. As mitigation for ongoing financial risks and uncertainty it is recommended that resilience is maintained through thorough ongoing monitoring and adaptable ongoing management of spend, underpinned by prudent retention of reserves and contingencies as set out in this report.
- 17.22 In order to meet Council plans and priorities, the MTFP includes plans to use reserves to support service expenditure next year. The Council's balance sheet remains healthy and can sustain this approach for a short period, however it is essential that robust plans are implemented through LGR to ensure ongoing financial resilience and sustainability.

### **18 Links to Corporate Strategy**

- 18.1 It is important that Councillors recognise the financial position, challenges and risks faced by the Council and fully engage in the corporate and financial planning processes to determine an affordable and sustainable set of corporate aims and priorities. This should lead to the Council approving a sustainable final budget and MTFP in February 2022.

### **19 Legal Implications**

- 19.1 The Council is required by law to set a balanced budget and failure to do so would result in serious financial and service implications and lead to Government intervention.

### **20 Climate and Sustainability Implications**

- 20.1 The delivery of the Council's climate and sustainability objectives are embedded in many of the Council's revenue and capital budget proposals for both General Fund and Housing Revenue Account services. The 2022/23 GF Revenue Budget includes a further £500,000 allocation towards the implementation of the Carbon Neutrality and Climate Resilience Action Plan, adding to the £500,000 allocated from general reserves in 2020/21 and £500,000 in the 2021/22 budget for this priority.

### **21 Partnership Implications**

- 21.1 The Council budget incorporates costs and income related to the various partnership arrangements, and any changes in relevant forecasts and proposals will be reported for consideration as these emerge.

### **22 Health and Wellbeing Implications**

- 22.1 Any relevant information and decisions regarding health and wellbeing will be reported as these emerge through the financial planning process.

### **23 Asset Management Implications**

- 23.1 The proposed budget includes an increase in the General Fund Asset Landlord and Compliance works. Priorities will be determined in line with the Asset Management Plans in place.

## 24 Scrutiny Comments / Recommendation(s)

24.1 The report was considered by the Corporate Scrutiny Committee on 26 January and the recommendations supported.

24.2 The main comments/discussion points were:

- a) Clarity sought on how a new town council would be funded - officers will provide an update on this before Full Council on 24<sup>th</sup> February.
- b) Queries regarding internally borrowing for commercial investments – this was explained at the meeting and members were reminded of the upcoming briefing from Arlingclose on 31 January. The Capital Investment and Treasury Strategy will be presented to Council in March.
- c) How was SWT’s share of the LGR costs derived - the Councils have agreed that SCC will cover 80% which equates to £13.2m. The districts have agreed to share the remaining 20% - £3.3m – pro-rata to population. This results in an estimated contribution of £912k from SWTC. We have included £1m in the budget allowing for some contingency should it be required.
- d) Funding for Public Toilets – there is currently revenue funding within the budget for maintenance within the old “Taunton Deane” area of the district, no capital funding is included with the proposed budgets.
- e) Various budgets within the capital programme were discussed.

### Democratic Path:

- Corporate Scrutiny – 26 January 2022
- Executive – 9 February 2022
- Full Council – 24 February 2022

**Reporting Frequency: Annually**

### List of Appendices

Appendix A	Breakdown of Total Spending on Services
Appendix B	Earmarked Reserves
Appendix C	Capital Programme Summary
Appendix D	General Fund Budget Book 2022-23

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Cost Centre	Service Area	Budget 2021-22 (£)	Draft Budget 2022-23 (£)
<b>Senior Management Team</b>		<b>554,210</b>	<b>593,600</b>
SM000G	Senior Management Team	554,210	593,600
<b>Local Government Review</b>		<b>0</b>	<b>1,375,000</b>
UN100G	Unitary	0	1,375,000
<b>Internal Operations</b>		<b>9,324,155</b>	<b>9,720,720</b>
<b>Corporate:</b>		<b>5,473,040</b>	<b>5,518,180</b>
FB000G	Comms and Engage Oper Costs	191,580	50,110
SH014G	Comms and Engagement	234,090	203,530
CC004G	SHAPE Legal Partnership	410,150	430,660
FC000G	Governance	406,610	536,450
SC001G	Register of Elections	64,350	64,350
SC002G	Conducting Elections	14,930	14,930
SC004G	Members	498,540	531,240
SC006G	Internal Audit	132,320	138,940
SG007G	Health and Safety at Work	80,200	208,710
SH001G	ICT Infrastructure	1,173,190	815,490
SH002G	ICT Communications	350,050	375,960
SH003G	ICT Systems	551,020	435,280
SH006G	ICT Infrastructure	0	252,540
RH000G	Internal Change	272,940	337,370
FE000G	People - HR	959,770	988,030
SC003G	Learning & Develop	133,300	134,590
<b>Customer:</b>		<b>2,175,800</b>	<b>2,580,520</b>
SE018G	Business Intelligence	281,790	396,040
SE020G	Business Operations	671,530	741,030
SE006G	Deane Helpline	(108,890)	(68,700)
SE012G	Customer Contact Centre	1,000,450	1,107,610
SE030G	Visitor Centres	(22,480)	(16,900)
SE029G	Income Control and Sundry Debt	342,910	359,800
SE009G	Council Tax Collection (rev)	66,170	161,380
LL003G	Family Annexe Grant	0	(39,000)
SE010G	Council Tax Support (Benefits)	77,580	60,070
SE059G	Powys Fraud Contract	30,250	30,250
SE014G	Discretionary Housing Payments	0	0
SE041G	Rent Allowances	(159,930)	(159,930)
SE042G	Rent Rebates	(80,080)	(80,080)
FC001G	Strategy	76,500	88,950
<b>Finance:</b>		<b>1,675,315</b>	<b>1,622,020</b>
SC007G	Non-Distributed Costs	1,904,460	1,969,840
SC009G	Corporate Management	(1,223,480)	(1,274,830)
SH004G	Insurance	97,030	29,450
SC012G	External Audit Fees	0	110,560
SH012G	Finance	897,305	787,000

Cost Centre	Service Area	Budget 2021-22 (£)	Draft Budget 2022-23 (£)
<b>Housing Directorate</b>		<b>3,028,290</b>	<b>3,233,680</b>
<b>Housing &amp; Communities:</b>		<b>1,580,930</b>	<b>1,754,280</b>
HS015G	GF Homelessness Team	735,550	775,860
SE026G	Homelessness	642,000	755,040
SE022G	Housing Enabling	154,980	174,980
SE023G	Housing Options	48,400	48,400
SE028G	Homefinder	0	0
SE027G	Rough Sleepers Initiative	0	0
<b>Housing Development &amp; Regeneration:</b>		<b>942,370</b>	<b>967,750</b>
HS023G	Housing Strategy Team	107,880	79,090
HS014G	Housing Enabling Team	153,690	210,720
HS021G	Community Resilience	292,700	264,690
SF003G	Community Grants	215,870	217,100
SE007G	Community Safety	128,460	184,650
SC008G	Shopmobility	43,770	11,500
<b>Housing Property:</b>		<b>504,990</b>	<b>511,650</b>
HS003G	Corporate Property Team	329,370	332,110
CC008G	Housing Partnership	175,620	179,540
<b>Development &amp; Place Directorate</b>		<b>2,230,860</b>	<b>4,044,460</b>
<b>Strategic Place Planning:</b>		<b>1,695,090</b>	<b>2,772,960</b>
FD000G	Strategy and Policy	797,480	724,620
SD002G	Garden Town	118,480	222,920
SE033G	Local Land Charges	(58,150)	(60,390)
SE011G	Culture & The Arts	202,890	202,900
SE015G	Economic Development	551,680	1,077,250
SE036G	Planning Applications	137,070	357,090
SE008G	Conservation & Listed Build	55,150	62,660
SE045G	Sports Develop & Community	40,000	58,470
SE038G	Planning Applications & Advice	(84,820)	(79,710)
SG005G	Indoor Sports & Recreation	(7,690)	0
SE005G	Community Infrastructure Levy	(57,000)	(37,620)
SE035G	Planning Obligations	0	72,800
SD005G	Phosphates	0	171,970
<b>Major and Special Projects:</b>		<b>535,770</b>	<b>1,271,500</b>
CC000G	Major and Special Projects	396,080	544,760
PG009G	Growth Programme	150,000	68,400
PG011G	Regeneration & Infrastructu	1,190	1,190
SG100G	Hinkley	(11,500)	(10,000)
SG025G	Former GWR Goods Office	0	490
SE025G	Heritage	0	25,240
SFXXXG	Environmental Schemes	0	600,000
PG006G	Firepool	0	41,420

Cost Centre	Service Area	Budget 2021-22 (£)	Draft Budget 2022-23 (£)
<b>External Operations &amp; Climate Change Directorate</b>		<b>8,183,351</b>	<b>9,938,584</b>
<b>Climate Change &amp; Assets:</b>		<b>3,680,891</b>	<b>3,953,124</b>
<b><u>Asset Management</u></b>		<b>1,435,660</b>	<b>1,143,530</b>
SG003G	Asset Management	827,810	978,800
SG008G	Deane House	410,780	257,400
SG009G	Westpark	135,530	116,790
SG010G	Roughmoor Depot	(25,610)	(10,470)
SG011G	Brunel Way Depot	36,900	49,610
SG012G	West Somerset House	89,700	147,820
SG013G	Roughmoor Enterprise Centre	16,780	0
SG014G	Barnsclose Units	3,770	0
SG024G	Seaward Way	(60,000)	(148,010)
SG015G	Lisieux Way	0	(221,350)
SG023G	Firepool Sth Mgt	0	16,810
SG016G	Market House	0	(85,760)
SG026G	Coal Orchard	0	11,160
SG017G	Flook House	0	19,630
SG018G	Bus Shelters	0	11,350
SG021G	Allotments	0	(250)
<b><u>Climate Change</u></b>		<b>723,110</b>	<b>730,380</b>
SD004G	Climate Change	723,110	730,380
<b><u>Facilities Management</u></b>		<b>250,190</b>	<b>267,600</b>
SG004G	Central Service Overheads	104,380	127,840
SG006G	Facilities Management	145,810	139,760
<b><u>Floods &amp; Harbours</u></b>		<b>499,821</b>	<b>658,994</b>
SF005G	Flood Defence & Land Drainage	401,451	548,874
SF006G	Harbours	87,370	83,540
SF008G	Coast Protection	11,000	26,580
<b><u>Licensing</u></b>		<b>(39,070)</b>	<b>(18,770)</b>
SE032G	Licensing	34,540	17,930
SE043G	Taxi Licensing	(73,610)	(36,700)
<b><u>Private Sector Housing</u></b>		<b>243,660</b>	<b>358,240</b>
SE016G	Dog Warden Service	36,010	36,410
SE039G	Pollution Control	(8,120)	255,440
SE040G	Private Sector Housing	215,770	66,390
<b><u>Public Health</u></b>		<b>567,520</b>	<b>813,150</b>
SE017G	Public Health	513,630	309,060
SE021G	Food Safety	21,890	259,030
SE046G	Welfare Funerals	32,000	32,000
CC011G	Public Conveniences	0	213,060

Cost Centre	Service Area	Budget 2021-22 (£)	Draft Budget 2022-23 (£)
	<b>Commercial Services:</b>	<b>4,502,460</b>	<b>5,985,460</b>
SF002G	<b><u>Bereavement Services</u></b> Bereavement Services	<b>(699,870)</b> (699,870)	<b>(711,140)</b> (711,140)
	<b><u>Major Contracts</u></b>	<b>6,576,710</b>	<b>7,098,930</b>
CC001G	Leisure Partnership	535,160	776,190
CC002G	Building Control Partnership	58,060	59,360
CC003G	Street Cleaning Partnership	1,197,060	1,171,750
CC007G	Waste Partnership	4,403,160	4,724,990
CC009G	Major Contracts	198,520	265,420
CC010G	Fleet Management	184,750	101,220
	<b><u>Parking</u></b>	<b>(4,032,370)</b>	<b>(2,486,100)</b>
CC006G	Parking Partnership	(4,032,370)	(2,486,100)
	<b><u>Planning Obligations</u></b>	<b>69,610</b>	<b>0</b>
SE035G	Planning Obligations	69,610	0
	<b><u>Street Scene &amp; Open Spaces</u></b>	<b>2,459,790</b>	<b>1,980,950</b>
FF000G	Localities - Operational Costs	10,710	0
SF001G	Grounds Maintenance	289,510	635,100
SF004G	Community Parks & Open Spaces	1,654,500	983,240
SF007G	Nursery	84,690	(7,150)
SF021G	Trees	177,860	205,400
SF022G	Play Areas	102,520	124,360
SF010G	Operation Clean Sweep	140,000	40,000
	<b><u>Emergency Planning</u></b>	<b>128,590</b>	<b>102,820</b>
SC005G	Emergency Planning	128,590	102,820
Various	<b>Technical Capital Accounting Adjustments</b>	<b>(2,301,110)</b>	<b>(3,332,420)</b>
	<b>Net Total Spending on Services</b>	<b>21,019,756</b>	<b>25,573,624</b>



**General Fund Earmarked Reserves**

**Appendix B**

	<b>Opening Balance 1 April 2021 £'000</b>	<b>2021/22 Original Budgeted Transfers £'000</b>	<b>2021/22 Approved Reserve Transfer £'000</b>	<b>2021/22 Projected Transfers* £'000</b>	<b>Projected Balance 31 March 2022 £'000</b>	<b>2022/23 Budgeted Reserves transfer £'000</b>	<b>Projected Balance 31 March 2023 £'000</b>
2020/21 Business Rate Holiday S31 Grant	11,695	-11,118		4,905	5,482	-5,482	0
2020/21 Business Rate Losses S31 Grant	3,081	-999			2,082	-897	1,185
Covid Additional Relief Fund (CARF) S31 Grant	0	0	0	1,162	1,162	-1,162	0
Business Rates Volatility	5,375	1,665	-1,250		5,790	-718	5,072
Investment Risk	3,673		-673		3,000		3,000
Investment Assets Sinking Fund	0		500		500		500
Budget Volatility & Risk	2,400			-2,400	0		0
Commercial Investment Financing Fund	0		2,173		2,173	-2,000	173
General Carry Forwards	2,112		-2,112	1,308	1,308	-1,100	208
Garden Town	870	-68			802	-213	589
Economic Development Initiatives	769				769	-372	397
Asset Management	687			400	1,087	-818	269
Community Housing*	533				533		533
Other Smaller Balances	2,648	-18			2,630	-166	2,464
<b>Total</b>	<b>33,843</b>	<b>-10,538</b>	<b>-1,362</b>	<b>5,375</b>	<b>27,318</b>	<b>-12,928</b>	<b>14,390</b>

\*The projected transfer to/from reserves includes:

- A current estimate of the 21/22 carry forwards requested, these will be confirmed at year end;
- The recommended use of the Budget Volatility & Risk reserve (see 14.3);
- An estimate for the S31 grant relating to business rates holiday relief and these estimates to be received in 21/22.



SWT Capital Programme	Budget & Forecast Expenditure					Financing Projections							
	Total Approved Budget	Capital Spend 2021/22	Capital Spend 2022/23	Capital Spend 2023/24	Capital Spend 2024/25	Total Budget Financing	Capital Grants CIL *	Capital Grants Other	Section 106 Agreements	Capital Receipts	General Fund RCCO	Capital Funding Reserve	Borrowing
<b>Development &amp; Place</b>													
Investment Properties	55,930,249	55,930,249				55,930,249							55,930,249
Taunton Bus Station	49,682	49,682				49,682							49,682
Coal Orchard Construction	2,722,953	2,422,953	300,000			2,722,953		1,000,000					1,722,953
Coal Orchard Dev costs	278,322	139,161	139,161			278,322							278,322
Major Transport Schemes	580,000		580,000			580,000							580,000
Emp Site Enabling Innovation	100,000		100,000			100,000							100,000
Superfast Broadband (Legacy TD)	380,000		380,000			380,000							380,000
Superfast Broadband (Legacy WSC)	170,000		170,000			170,000				170,000			0
Steam Coast Trail	102,186		102,186			102,186		102,186					0
Seaward Way	92,200	92,200				92,200		92,200					0
Firepool Development	475,895	475,895				475,895							475,895
Firepool Master Planning	1,831,104	1,831,104				1,831,104							1,831,104
J25 Improvement Scheme Contribution	1,500,000	1,500,000				1,500,000							1,500,000
Flooding Alleviation	6,000,000	160,000	625,000	5,215,000		6,000,000	5,762,100		237,900				0
CIL - Cycle & Pedestrian Improvements	1,500,000			1,500,000		1,500,000	1,500,000						0
CIL - Education Provision	4,000,000	814,500		3,185,500		4,000,000	4,000,000						0
CIL - Town centre regeneration	1,403,892		1,403,892			1,403,892	1,403,892						0
Heritage at Risk	393,867	393,867				393,867			393,867				0
Regeneration Projects	2,926,123	2,926,123				2,926,123							2,926,123
Employment Land Schemes	575,000	125,000	450,000			575,000				575,000			0
Phosphates	2,000,000	250,000	1,750,000			2,000,000							2,000,000
Active Travel	2,258,000	150,000	1,350,000	758,000		2,258,000		2,258,000					0
CIL - Community Development	500,000			500,000		500,000	500,000						0
Firepool Phase 1 infrastructure	5,156,453	1,000,000	4,156,453			5,156,453							5,156,453
Firepool Phase 1 Carparks	10,352,419		8,277,889	2,074,530		10,352,419							10,352,419
Firepool Block 1 Construction	13,426,849		4,522,924	5,575,982	3,327,943	13,426,849		10,705,000					2,721,849
Other Regeneration Schemes	30,557,856		7,001,699	18,945,954	4,610,203	30,557,856							30,557,856
<b>Total Development &amp; Place</b>	<b>145,263,050</b>	<b>68,260,734</b>	<b>31,309,203</b>	<b>37,754,966</b>	<b>7,938,146</b>	<b>145,263,050</b>	<b>13,165,992</b>	<b>14,157,386</b>	<b>631,767</b>	<b>745,000</b>	<b>0</b>	<b>0</b>	<b>116,562,905</b>
<b>External Operations</b>													
Vehicles Acquisition	404,000	252,000	152,000			404,000				404,000			0
Waste Containers	200,000	100,000	100,000			200,000				100,000			100,000
Replacement Play Equipme	193,000	128,000	65,000			193,000					45,000		148,000
SWP Waste Vehicle Loan	822,226	497,618				497,618							497,618
SWP Waste Container (Recycle More)	0	324,608				324,608							324,608
DLO Plant	46,000	23,000	23,000			46,000				46,000			0
Minehead Esplande	15,147	15,147				15,147		15,147					0
Wellington Leisure Centre Air Handling Unit	252,040	252,040				252,040							252,040
East Quay Wall	740,000	740,000				740,000							740,000
Onion Collective Grant (Grant from MHCLG passported)	1,450,087	1,450,087				1,450,087		1,450,087					0
Orchard Car Park - Rewire and lighting replacement -	150,000	150,000				150,000				150,000			0
Blue Anchor Coast Protection	3,528,226	250,000	3,278,226			3,528,226		3,528,226					0
Watchet, Cleve Hill	50,000	50,000				50,000		50,000					0
Compliance for Assets	604,720	382,360	222,360			604,720				604,720			0
Car Parks Capital Improvements	809,000	809,000				809,000				809,000			0
New Boiler - Crem	20,000	20,000				20,000				20,000			0
Wellington Park Lodge	20,000	20,000				20,000				20,000			0
Elec Vehicle Charging Points	150,000	150,000				150,000					150,000		0
<b>Total External Operations</b>	<b>9,454,447</b>	<b>5,613,860</b>	<b>3,840,586</b>	<b>0</b>	<b>0</b>	<b>9,454,447</b>	<b>0</b>	<b>5,043,461</b>	<b>0</b>	<b>2,153,720</b>	<b>195,000</b>	<b>0</b>	<b>2,062,266</b>
<b>Internal Operations</b>													
Members IT Equipment	4,000	4,000				4,000				4,000			0
Community Alarms	50,000	25,000	25,000			50,000				50,000			0
IT Server Refresh	20,000	0	20,000			20,000						20,000	0
Resources for Change Programme	333,402	333,402				333,402				333,402			0
Finance System	14,207	14,207				14,207				14,207			0

SWT Capital Programme	Total Approved Budget	Capital Spend 2021/22	Capital Spend 2022/23	Capital Spend 2023/24	Capital Spend 2024/25	Total Budget Financing	Capital Grants CIL *	Capital Grants Other	Section 106 Agreements	Capital Receipts	General Fund RCCO	Capital Funding Reserve	Borrowing
SIP	310,818	263,336	47,482			310,818				310,818			0
PC Refresh Project	389,473	109,473	280,000			389,473				389,473			0
Microsoft 365 Migration	57,170		57,170			57,170							57,170
Loan to SCCC	776,000	776,000				776,000							776,000
Intranet Project	75,000	75,000				75,000							75,000
Finance System Licences	80,000	80,000				80,000				80,000			
<b>Total Internal Operations</b>	<b>2,110,070</b>	<b>1,680,418</b>	<b>429,652</b>	<b>0</b>	<b>0</b>	<b>2,110,070</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,181,900</b>	<b>0</b>	<b>20,000</b>	<b>908,170</b>
<b>Housing</b>													
Grants to Registered Social Landlords (RSLs)	841,128	635,099	206,029	0	0	841,128			455,682	385,446			0
Gypsy Site	108,502	108,502	0	0	0	108,502						108,502	0
Disabled Facilities Grant (DFG)	1,856,000	464,000	464,000	464,000	464,000	1,856,000		1,856,000					0
IAC Staffing and Support	408,000	102,000	102,000	102,000	102,000	408,000		408,000					0
North Taunton Equity loans	600,000			300,000	300,000	600,000		600,000					0
Energy Efficiency Grants	368,000	92,000	92,000	92,000	92,000	368,000		368,000					0
Home Maintenance	228,000	57,000	57,000	57,000	57,000	228,000		228,000					0
Homelessness Strategy	1,175,935	350,000	795,935	30,000	0	1,175,935		1,175,935					0
Prevention Grants	176,000	44,000	44,000	44,000	44,000	176,000		176,000					0
<b>Total Housing</b>	<b>5,761,565</b>	<b>1,852,601</b>	<b>1,760,964</b>	<b>1,089,000</b>	<b>1,059,000</b>	<b>5,761,565</b>	<b>0</b>	<b>4,811,935</b>	<b>455,682</b>	<b>385,446</b>	<b>0</b>	<b>108,502</b>	<b>0</b>
<b>Hinkley Funded Projects</b>													
HK C South B/W & North Pethert	250,500	250,500				250,500		250,500					
HK C Bridgwater Town Centre Sup	54,278	54,278				54,278		54,278					
HK C Holford & Dis VH - Fit fF	76,092	76,092				76,092		76,092					
HK C Watchet Bowling	98,005	98,005				98,005		98,005					
HK C Williton Shooting Club	23,000	23,000				23,000		23,000					
HK C Cheddar PC	65,000	65,000				65,000		65,000					
HK C Bos & HB Council	200,000	200,000				200,000		200,000					
HK C Empty Homes & LOTS	90,000	90,000				90,000		90,000					
<b>Total Hinkley Funded Projects</b>	<b>856,875</b>	<b>856,875</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>856,875</b>	<b>0</b>	<b>856,875</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>S106 Funded Projects</b>													
GF C S106 Creech St Michael Vi	6,147	6,147				6,147			6,147				
S106 Watchet Bowling Club	22,767	22,767				22,767			22,767				
S106 Open Door	32,456	32,456				32,456			32,456				
Salvation Army	23,518	23,518				23,518			23,518				
Norton FW playing pitches	523,831	25,000	498,831			523,831			523,831				
Ruishton PC Outdoor Gym/Fence	27,237	27,237				27,237			27,237				
Wellington CC Nets Project	14,779	14,779				14,779			14,779				
Cotford St Luke Village Hall	4,597	4,597				4,597			4,597				
Compass Construction Ltd	2,654	2,654				2,654			2,654				
North Curry Village Hall	10,000	10,000				10,000			10,000				
Rufus Strong unspent funds	2,500	2,500				2,500			2,500				
Tottle Developers	31,640	31,640	0			31,640			31,640				
<b>Total S106 Funded Projects</b>	<b>702,125</b>	<b>203,295</b>	<b>498,831</b>	<b>0</b>	<b>0</b>	<b>702,126</b>	<b>0</b>	<b>0</b>	<b>702,126</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Notes \*  
CIL is a budget allocation in principle as funds are 'paid as paid' i.e. CIL contributions need to be collected first in order to be allocated to the areas identified

	EMPLOYEES	PREMISES RELATED EXPENDITURE	TRANSPORT RELATED EXPENDITURE	SUPPLIES AND SERVICES	THIRD PARTY PAYMENTS	TRANSFER PAYMENTS	SUPPORT SERVICES	DEPRECIATION AND IMPAIRMENT	INCOME	BELOW NET COST OF SERVICES	MOVEMENT IN RESERVES / CAPITAL CONTRIBUTION AND ADJUSTMENTS	TOTAL
	A	B	C	D	E	F	G	H	J	L	M	
<b>Senior Management Team</b>	<b>724,010</b>	-	<b>3,810</b>	<b>45,410</b>	-	-	<b>-172,780</b>	-	<b>-6,850</b>	-	-	<b>593,600</b>
SM000G Senior Management Team	724,010	-	3,810	45,410	-	-	-172,780	-	-6,850	-	-	593,600
<b>Local Government Review</b>	-	-	-	<b>1,375,000</b>	-	-	-	-	-	-	-	<b>1,375,000</b>
UN100G Unitary	-	-	-	1,375,000	-	-	-	-	-	-	-	1,375,000
<b>Internal Operations</b>	<b>11,934,050</b>	<b>74,810</b>	<b>36,570</b>	<b>2,730,390</b>	<b>882,690</b>	<b>29,426,670</b>	<b>-3,092,200</b>	<b>562,310</b>	<b>-32,795,570</b>	<b>-39,000</b>	-	<b>9,720,720</b>
<b>Corporate:</b>	<b>3,724,070</b>	<b>5,350</b>	<b>5,190</b>	<b>1,616,340</b>	<b>629,690</b>	-	<b>-846,680</b>	<b>419,560</b>	<b>-35,340</b>	-	-	<b>5,518,180</b>
FB000G Comms and Engage Oper Costs	-	110	-	50,000	-	-	-	-	-	-	-	50,110
SH014G Comms and Engagement	250,410	-	-	-	-	-	-26,150	-	-20,730	-	-	203,530
CC004G SHAPE Legal Partnership	-	-	-	-	430,660	-	-	-	-	-	-	430,660
FC000G Governance	657,790	-	1,000	31,900	-	-	-142,630	-	-11,610	-	-	536,450
SC001G Register of Elections	450	-	-	65,900	-	-	-	-	-2,000	-	-	64,350
SC002G Conducting Elections	-	-	930	15,000	-	-	-	-	-1,000	-	-	14,930
SC004G Members	140	840	-	494,280	-	-	-	35,980	-	-	-	531,240
SC006G Internal Audit	-	-	-	-	138,940	-	-	-	-	-	-	138,940
SG007G Health and Safety at Work	229,170	-	-	39,070	-	-	-59,530	-	-	-	-	208,710
SH001G ICT Infrastructure	799,240	4,400	1,230	7,000	-	-	-223,750	227,370	-	-	-	815,490
SH002G ICT Communications	-	-	-	348,390	-	-	-	27,570	-	-	-	375,960
SH003G ICT Systems	-	-	-	329,020	-	-	-	106,260	-	-	-	435,280
SH006G ICT Infrastructure	-	-	-	244,800	-	-	-	7,740	-	-	-	252,540
RH000G Internal Change	468,530	-	-	-	-	-	-131,160	-	-	-	-	337,370
FE000G People - HR	1,185,040	-	2,030	-9,020	60,090	-	-263,460	13,350	-	-	-	988,030
SC003G Learning & Develop	133,300	-	-	-	-	-	-	1,290	-	-	-	134,590
<b>Customer:</b>	<b>5,382,670</b>	<b>69,460</b>	<b>31,180</b>	<b>856,300</b>	-	<b>29,426,670</b>	<b>-660,230</b>	<b>58,190</b>	<b>-32,544,720</b>	<b>-39,000</b>	-	<b>2,580,520</b>
SE018G Business Intelligence	482,920	-	-	15,000	-	-	-100,430	-	-1,450	-	-	396,040
SE020G Business Operations	610,310	-	-	301,550	-	-	-170,830	-	-	-	-	741,030
SE006G Deane Helpline	1,105,390	50,570	30,680	31,770	-	-	-	-	-1,287,110	-	-	-68,700
SE012G Customer Contact Centre	1,272,860	-	-	6,500	-	-	-213,220	41,470	-	-	-	1,107,610
SE030G Visitor Centres	-	18,800	-	237,580	-	-	-	16,720	-290,000	-	-	-16,900
SE029G Income Control and Sundry Debt	513,310	-	-	-	-	-	-153,510	-	-	-	-	359,800
SE009G Council Tax Collection (rev)	708,300	-	500	143,870	-	-	-	-	-691,290	-	-	161,380
LL003G Family Annexe Grant	-	-	-	-	-	-	-	-	-	-39,000	-	-39,000
SE010G Council Tax Support (Benefits)	578,390	90	-	89,780	-	-	-	-	-608,190	-	-	60,070
SE059G Powys Fraud Contract	-	-	-	30,250	-	-	-	-	-	-	-	30,250
SE014G Discretionary Housing Payments	-	-	-	-	-	450,000	-	-	-450,000	-	-	-
SE041G Rent Allowances	-	-	-	-	-	20,419,350	-	-	-20,579,280	-	-	-159,930
SE042G Rent Rebates	-	-	-	-	-	8,557,320	-	-	-8,637,400	-	-	-80,080
FC001G Strategy	111,190	-	-	-	-	-	-22,240	-	-	-	-	88,950
<b>Finance:</b>	<b>2,827,310</b>	-	<b>200</b>	<b>257,750</b>	<b>253,000</b>	-	<b>-1,585,290</b>	<b>84,560</b>	<b>-215,510</b>	-	-	<b>1,622,020</b>
SC007G Non-Distributed Costs	1,726,290	-	-	-	243,550	-	-	-	-	-	-	1,969,840
SC009G Corporate Management	-	-	-	43,370	-	-	-1,318,200	-	-	-	-	-1,274,830
SH004G Insurance	-	-	-	20,000	9,450	-	-	-	-	-	-	29,450
SC012G External Audit Fees	-	-	-	110,560	-	-	-	-	-	-	-	110,560
SH012G Finance	1,101,020	-	200	83,820	-	-	-267,090	84,560	-215,510	-	-	787,000

	EMPLOYEES	PREMISES RELATED EXPENDITURE	TRANSPORT RELATED EXPENDITURE	SUPPLIES AND SERVICES	THIRD PARTY PAYMENTS	TRANSFER PAYMENTS	SUPPORT SERVICES	DEPRECIATION AND IMPAIRMENT	INCOME	BELOW NET COST OF SERVICES	MOVEMENT IN RESERVES / CAPITAL CONTRIBUTION AND ADJUSTMENTS	TOTAL
	A	B	C	D	E	F	G	H	J	L	M	
<b>Housing Directorate</b>	<b>2,244,500</b>	<b>117,200</b>	<b>580</b>	<b>348,590</b>	<b>795,420</b>	<b>227,100</b>	<b>31,580</b>	<b>289,100</b>	<b>-820,390</b>	-	-	<b>3,233,680</b>
<b>Housing &amp; Communities:</b>	<b>1,279,170</b>	<b>107,550</b>	<b>580</b>	<b>348,590</b>	<b>523,480</b>	-	<b>18,580</b>	<b>205,000</b>	<b>-728,670</b>	-	-	<b>1,754,280</b>
HS015G GF Homelessness Team	829,220	-	-	-	-	-	18,580	-	-71,940	-	-	775,860
SE026G Homelessness	25,000	56,410	80	321,210	489,660	-	-	-	-137,320	-	-	755,040
SE022G Housing Enabling	-	100	-	27,380	-	-	-	205,000	-57,500	-	-	174,980
SE023G Housing Options	-	51,040	500	-	33,820	-	-	-	-36,960	-	-	48,400
SE028G Homefinder	58,900	-	-	-	-	-	-	-	-58,900	-	-	-
SE027G Rough Sleepers Initiative	366,050	-	-	-	-	-	-	-	-366,050	-	-	-
<b>Housing Development &amp; Regeneration:</b>	<b>628,130</b>	<b>9,650</b>	-	-	<b>176,500</b>	<b>227,100</b>	<b>18,090</b>	-	<b>-91,720</b>	-	-	<b>967,750</b>
HS023G Housing Strategy Team	96,720	-	-	-	-	-	-	-	-17,630	-	-	79,090
HS014G Housing Enabling Team	216,970	-	-	-	-	-	18,090	-	-24,340	-	-	210,720
HS021G Community Resilience	314,440	-	-	-	-	-	-	-	-49,750	-	-	264,690
SF003G Community Grants	-	-	-	-	-	217,100	-	-	-	-	-	217,100
SE007G Community Safety	-	8,150	-	-	176,500	-	-	-	-	-	-	184,650
SC008G Shopmobility	-	1,500	-	-	-	10,000	-	-	-	-	-	11,500
<b>Housing Property:</b>	<b>337,200</b>	-	-	-	<b>95,440</b>	-	<b>-5,090</b>	<b>84,100</b>	-	-	-	<b>511,650</b>
HS003G Corporate Property Team	337,200	-	-	-	-	-	-5,090	-	-	-	-	332,110
CC008G Housing Partnership	-	-	-	-	95,440	-	-	84,100	-	-	-	179,540
<b>Development &amp; Place Directorate</b>	<b>3,767,590</b>	<b>13,720</b>	<b>4,180</b>	<b>1,479,920</b>	<b>46,100</b>	<b>129,860</b>	-	<b>356,430</b>	<b>-1,753,340</b>	-	-	<b>4,044,460</b>
<b>Strategic Place Planning:</b>	<b>3,173,300</b>	<b>12,990</b>	<b>4,180</b>	<b>786,520</b>	<b>46,100</b>	<b>129,860</b>	-	<b>313,820</b>	<b>-1,693,810</b>	-	-	<b>2,772,960</b>
FD000G Strategy and Policy	500,550	-	-	224,070	-	-	-	-	-	-	-	724,620
SD002G Garden Town	222,920	-	-	-	-	-	-	-	-	-	-	222,920
SE033G Local Land Charges	149,850	-	70	41,190	37,000	-	-	1,500	-290,000	-	-	-60,390
SE011G Culture & The Arts	-	40	-	137,000	-	65,860	-	-	-	-	-	202,900
SE015G Economic Development	705,460	12,950	-	263,400	9,100	42,000	-	253,850	-209,510	-	-	1,077,250
SE036G Planning Applications	1,349,750	-	3,930	65,270	-	-	-	-	-1,061,860	-	-	357,090
SE008G Conservation & Listed Build	-	-	-	40,660	-	22,000	-	-	-	-	-	62,660
SE045G Sports Develop & Community	-	-	-	-	-	-	-	58,470	-	-	-	58,470
SE038G Planning Applications & Advice	-	-	180	5,110	-	-	-	-	-85,000	-	-	-79,710
SG005G Indoor Sports & Recreation	-	-	-	-	-	-	-	-	-	-	-	-
SE005G Community Infrastructure Levy	-	-	-	9,820	-	-	-	-	-47,440	-	-	-37,620
SE035G Planning Obligations	72,800	-	-	-	-	-	-	-	-	-	-	72,800
SD005G Phosphates	171,970	-	-	-	-	-	-	-	-	-	-	171,970
<b>Major and Special Projects:</b>	<b>594,290</b>	<b>730</b>	-	<b>693,400</b>	-	-	-	<b>42,610</b>	<b>-59,530</b>	-	-	<b>1,271,500</b>
CC000G Major and Special Projects	594,290	-	-	-	-	-	-	-	-49,530	-	-	544,760
PG009G Growth Programme	-	-	-	68,400	-	-	-	-	-	-	-	68,400
PG011G Regeneration & Infrastructu	-	-	-	-	-	-	-	1,190	-	-	-	1,190
SG100G Hinkley	-	-	-	-	-	-	-	-	-10,000	-	-	-10,000
SG025G Former GWR Goods Office	-	490	-	-	-	-	-	-	-	-	-	490
SE025G Heritage	-	240	-	25,000	-	-	-	-	-	-	-	25,240
SFXXG Environmental Schemes	-	-	-	600,000	-	-	-	-	-	-	-	600,000
PG006G Firepool	-	-	-	-	-	-	-	41,420	-	-	-	41,420

	EMPLOYEES	PREMISES RELATED EXPENDITURE	TRANSPORT RELATED EXPENDITURE	SUPPLIES AND SERVICES	THIRD PARTY PAYMENTS	TRANSFER PAYMENTS	SUPPORT SERVICES	DEPRECIATION AND IMPAIRMENT	INCOME	BELOW NET COST OF SERVICES	MOVEMENT IN RESERVES / CAPITAL CONTRIBUTION AND ADJUSTMENTS	TOTAL
	A	B	C	D	E	F	G	H	J	L	M	
<b>External Operations &amp; Climate Change Directorate</b>	<b>4,708,670</b>	<b>3,985,550</b>	<b>380,020</b>	<b>1,646,400</b>	<b>7,429,034</b>	<b>59,950</b>	<b>-81,690</b>	<b>2,124,580</b>	<b>-10,363,930</b>	<b>50,000</b>	<b>-</b>	<b>9,938,584</b>
<b>Climate Change &amp; Assets:</b>	<b>2,264,560</b>	<b>1,675,530</b>	<b>111,260</b>	<b>843,530</b>	<b>295,114</b>	<b>-</b>	<b>-62,060</b>	<b>503,340</b>	<b>-1,728,150</b>	<b>50,000</b>	<b>-</b>	<b>3,953,124</b>
<b>Asset Management</b>	<b>452,510</b>	<b>1,467,800</b>	<b>11,520</b>	<b>121,100</b>	<b>-</b>	<b>-</b>	<b>-9,810</b>	<b>233,200</b>	<b>-1,182,790</b>	<b>50,000</b>	<b>-</b>	<b>1,143,530</b>
SG003G Asset Management	452,510	537,220	11,520	35,150	-	-	-9,810	62,920	-160,710	50,000	-	978,800
SG008G Deane House	-	404,560	-	49,690	-	-	-	93,360	-290,210	-	-	257,400
SG009G Westpark	-	112,390	-	4,400	-	-	-	-	-	-	-	116,790
SG010G Roughmoor Depot	-	30,870	-	460	-	-	-	3,200	-45,000	-	-	-10,470
SG011G Brunel Way Depot	-	54,360	-	800	-	-	-	-	-5,550	-	-	49,610
SG012G West Somerset House	-	127,860	-	28,000	-	-	-	18,650	-26,690	-	-	147,820
SG013G Roughmoor Enterprise Centre	-	-	-	-	-	-	-	-	-	-	-	-
SG014G Barnsclose Units	-	-	-	-	-	-	-	-	-	-	-	-
SG024G Seaward Way	-	14,990	-	-	-	-	-	-	-163,000	-	-	-148,010
SG015G Lisieux Way	-	77,720	-	-	-	-	-	55,070	-354,140	-	-	-221,350
SG023G Firepool Sth Mgt	-	17,000	-	-	-	-	-	-	-190	-	-	16,810
SG016G Market House	-	35,720	-	2,000	-	-	-	-	-123,480	-	-	-85,760
SG026G Coal Orchard	-	11,160	-	-	-	-	-	-	-	-	-	11,160
SG017G Flook House	-	31,100	-	600	-	-	-	-	-12,070	-	-	19,630
SG018G Bus Shelters	-	11,350	-	-	-	-	-	-	-	-	-	11,350
SG021G Allotments	-	1,500	-	-	-	-	-	-	-1,750	-	-	-250
<b>Climate Change</b>	<b>289,170</b>	<b>-</b>	<b>-</b>	<b>541,160</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-99,950</b>	<b>-</b>	<b>-</b>	<b>730,380</b>
SD004G Climate Change	289,170	-	-	541,160	-	-	-	-	-99,950	-	-	730,380
<b>Facilities Management</b>	<b>186,670</b>	<b>-</b>	<b>91,800</b>	<b>42,380</b>	<b>-</b>	<b>-</b>	<b>-52,250</b>	<b>-</b>	<b>-1,000</b>	<b>-</b>	<b>-</b>	<b>267,600</b>
SG004G Central Service Overheads	-	-	91,700	37,140	-	-	-	-	-1,000	-	-	127,840
SG006G Facilities Management	186,670	-	100	5,240	-	-	-52,250	-	-	-	-	139,760
<b>Floods &amp; Harbours</b>	<b>191,720</b>	<b>87,350</b>	<b>2,690</b>	<b>21,410</b>	<b>102,084</b>	<b>-</b>	<b>-</b>	<b>270,140</b>	<b>-16,400</b>	<b>-</b>	<b>-</b>	<b>658,994</b>
SF005G Flood Defence & Land Drainage	191,720	12,880	-	160	102,084	-	-	242,030	-	-	-	548,874
SF006G Harbours	-	65,120	2,690	20,300	-	-	-	10,880	-15,450	-	-	83,540
SF008G Coast Protection	-	9,350	-	950	-	-	-	17,230	-950	-	-	26,580
<b>Licensing</b>	<b>172,410</b>	<b>14,230</b>	<b>750</b>	<b>11,180</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-217,340</b>	<b>-</b>	<b>-</b>	<b>-18,770</b>
SE032G Licensing	172,410	14,230	700	8,100	-	-	-	-	-177,510	-	-	17,930
SE043G Taxi Licensing	-	-	50	3,080	-	-	-	-	-39,830	-	-	-36,700
<b>Private Sector Housing</b>	<b>454,080</b>	<b>-</b>	<b>3,000</b>	<b>14,320</b>	<b>81,910</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-195,070</b>	<b>-</b>	<b>-</b>	<b>358,240</b>
SE016G Dog Warden Service	-	-	-	-	36,410	-	-	-	-	-	-	36,410
SE039G Pollution Control	259,920	-	1,500	13,020	45,500	-	-	-	-64,500	-	-	255,440
SE040G Private Sector Housing	194,160	-	1,500	1,300	-	-	-	-	-130,570	-	-	66,390
<b>Public Health</b>	<b>518,000</b>	<b>106,150</b>	<b>1,500</b>	<b>91,980</b>	<b>111,120</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-15,600</b>	<b>-</b>	<b>-</b>	<b>813,150</b>
SE017G Public Health	283,320	210	-	25,530	-	-	-	-	-	-	-	309,060
SE021G Food Safety	234,680	-	1,500	21,450	4,000	-	-	-	-2,600	-	-	259,030
SE046G Welfare Funerals	-	-	-	45,000	-	-	-	-	-13,000	-	-	32,000
CC011G Public Conveniences	-	105,940	-	-	107,120	-	-	-	-	-	-	213,060

	EMPLOYEES	PREMISES RELATED EXPENDITURE	TRANSPORT RELATED EXPENDITURE	SUPPLIES AND SERVICES	THIRD PARTY PAYMENTS	TRANSFER PAYMENTS	SUPPORT SERVICES	DEPRECIATION AND IMPAIRMENT	INCOME	BELOW NET COST OF SERVICES	MOVEMENT IN RESERVES / CAPITAL CONTRIBUTION AND ADJUSTMENTS	TOTAL
	A	B	C	D	E	F	G	H	J	L	M	
<b>Commercial Services:</b>	<b>2,444,110</b>	<b>2,310,020</b>	<b>268,760</b>	<b>802,870</b>	<b>7,133,920</b>	<b>59,950</b>	<b>-19,630</b>	<b>1,621,240</b>	<b>-8,635,780</b>	-	-	<b>5,985,460</b>
<b><u>Bereavement Services</u></b>	<b>505,670</b>	<b>326,820</b>	<b>22,700</b>	<b>196,510</b>	-	<b>19,950</b>	-	<b>141,660</b>	<b>-1,924,450</b>	-	-	<b>-711,140</b>
SF002G Bereavement Services	505,670	326,820	22,700	196,510	-	19,950	-	141,660	-1,924,450	-	-	-711,140
<b><u>Major Contracts</u></b>	<b>374,160</b>	<b>278,980</b>	<b>50,120</b>	<b>178,500</b>	<b>6,707,310</b>	-	<b>-19,630</b>	<b>625,660</b>	<b>-1,096,170</b>	-	-	<b>7,098,930</b>
CC001G Leisure Partnership	-	278,860	-	-	96,500	-	-	561,990	-161,160	-	-	776,190
CC002G Building Control Partnership	-	-	-	3,500	66,260	-	-	-	-10,400	-	-	59,360
CC003G Street Cleaning Partnership	69,490	120	18,520	125,000	984,380	-	-	13,670	-39,430	-	-	1,171,750
CC007G Waste Partnership	-	-	-	-	5,560,170	-	-	50,000	-885,180	-	-	4,724,990
CC009G Major Contracts	265,420	-	-	-	-	-	-	-	-	-	-	265,420
CC010G Fleet Management	39,250	-	31,600	50,000	-	-	-19,630	-	-	-	-	101,220
<b><u>Parking</u></b>	<b>39,250</b>	<b>1,111,710</b>	-	<b>133,400</b>	<b>396,010</b>	-	-	<b>260,490</b>	<b>-4,426,960</b>	-	-	<b>-2,486,100</b>
CC006G Parking Partnership	39,250	1,111,710	-	133,400	396,010	-	-	260,490	-4,426,960	-	-	-2,486,100
<b><u>Street Scene &amp; Open Spaces</u></b>	<b>1,453,090</b>	<b>592,510</b>	<b>195,910</b>	<b>294,210</b>	-	<b>40,000</b>	-	<b>593,430</b>	<b>-1,188,200</b>	-	-	<b>1,980,950</b>
FF000G Localities - Operational Costs	-	-	-	-	-	-	-	-	-	-	-	-
SF001G Grounds Maintenance	995,130	78,400	158,850	217,610	-	-	-	91,610	-906,500	-	-	635,100
SF004G Community Parks & Open Spaces	111,190	412,940	30	38,600	-	40,000	-	501,820	-121,340	-	-	983,240
SF007G Nursery	79,250	54,070	3,080	2,000	-	-	-	-	-145,550	-	-	-7,150
SF021G Trees	161,030	5,100	17,270	36,000	-	-	-	-	-14,000	-	-	205,400
SF022G Play Areas	106,490	2,000	16,680	-	-	-	-	-	-810	-	-	124,360
SF010G Operation Clean Sweep	-	40,000	-	-	-	-	-	-	-	-	-	40,000
<b><u>Emergency Planning</u></b>	<b>71,940</b>	-	<b>30</b>	<b>250</b>	<b>30,600</b>	-	-	-	-	-	-	<b>102,820</b>
SC005G Emergency Planning	71,940	-	30	250	30,600	-	-	-	-	-	-	102,820
Various <b>Technical Capital Accounting Adjustments</b>	-	-	-	-	-	-	-	-	-	-	<b>-3,332,420</b>	<b>-3,332,420</b>
<b>Net Total Spending on Services</b>	<b>23,378,820</b>	<b>4,191,280</b>	<b>425,160</b>	<b>7,625,710</b>	<b>9,153,244</b>	<b>29,843,580</b>	<b>-3,315,090</b>	<b>3,332,420</b>	<b>-45,740,080</b>	<b>11,000</b>	<b>-3,332,420</b>	<b>25,573,624</b>



	EMPLOYEES	PREMISES RELATED EXPENDITURE	TRANSPORT RELATED EXPENDITURE	SUPPLIES AND SERVICES	THIRD PARTY PAYMENTS	TRANSFER PAYMENTS	SUPPORT SERVICES	DEPRECIATION AND IMPAIRMENT	INCOME	BELOW NET COST OF SERVICES	MOVEMENT IN RESERVES / CAPITAL CONTRIBUTION AND ADJUSTMENTS	TOTAL	
	A	B	C	D	E	F	G	H	J	L	M		
LL010G	Investment Properties - Legacy Budget	-	-	-	-	-	-	-	-	-459,960	-	-459,960	
LL009G	Investment Properties	-	-	-	-	-	-	-	-	-6,780,000	-	-6,780,000	
SF005G	Somerset Rivers Authority Contribution	-	-	-	99,136	-	-	-	-	-	-	99,136	
MM000G	Revenue Contributions to Capital	-	-	-	-	-	-	-	-	-	2,101,800	2,101,800	
MM000G	Capital Debt Repayment Provision (MRP)	-	-	-	-	-	-	-	-	-	2,982,730	2,982,730	
LL002G	Interest Costs	-	-	-	-	-	-	-	-	948,180	-	948,180	
LL002G	Interest Income	-	-	-	-	-	-	-	-	-714,500	-	-714,500	
LL001G	Special Expenses	-	-	-	-	29,458	-	-	-	-	-	29,458	
MM000G	Transfers to Earmarked Reserves	-	-	-	-	-	-	-	-	-	-5,387,049	-5,387,049	
MM000G	Transfer to General Reserves	-	-	-	-	-	-	-	-	-	-1,375,000	-1,375,000	
	<b>SWTC Net Expenditure</b>	<b>23,378,820</b>	<b>4,191,280</b>	<b>425,160</b>	<b>7,724,846</b>	<b>9,153,244</b>	<b>29,873,038</b>	<b>-3,315,090</b>	<b>3,332,420</b>	<b>-45,740,080</b>	<b>-6,995,280</b>	<b>-5,009,939</b>	<b>17,018,419</b>
LL001G	Parish Precepts	-	-	-	-	-	-	-	-	2,677,710	-	2,677,710	
	<b>Total Expenditure Including Town/Parish Precepts</b>	<b>23,378,820</b>	<b>4,191,280</b>	<b>425,160</b>	<b>7,724,846</b>	<b>9,153,244</b>	<b>29,873,038</b>	<b>-3,315,090</b>	<b>3,332,420</b>	<b>-45,740,080</b>	<b>-4,317,570</b>	<b>-5,009,939</b>	<b>19,696,129</b>
LL011G	Retained Business Rates	-	-	-	-	-	-	-	-	-4,579,632	-	-4,579,632	
LL011G	Business Rates Pooling Gain	-	-	-	-	-	-	-	-	-250,000	-	-250,000	
LL012G	LCTS Grant	-	-	-	-	-	-	-	-	-	-	-	
LL012G	Lower Services Delivery Grant	-	-	-	-	-	-	-	-	-640,917	-	-640,917	
LL012G	Revenue Support Grant	-	-	-	-	-	-	-	-	-7,297	-	-7,297	
LL012G	Rural Services Delivery Grant	-	-	-	-	-	-	-	-	-253,432	-	-253,432	
LL012G	New Homes Bonus	-	-	-	-	-	-	-	-	-1,566,792	-	-1,566,792	
LL011G	Surplus(-)/Deficit on Collection Fund – Council Tax	-	-	-	-	-	-	-	-	76,379	-	76,379	
LL011G	Surplus(-)/Deficit on Collection Fund – Business Rates	-	-	-	-	-	-	-	-	7,666,825	-	7,666,825	
MM000G	Business Rates Holiday S31 Grant	-	-	-	-	-	-	-	-	-	-5,482,789	-5,482,789	
MM000G	Business Rates Losses S31 Grant	-	-	-	-	-	-	-	-	-	-896,590	-896,590	
MM000G	COVID additional relief fund (CARF) S31 Grant	-	-	-	-	-	-	-	-	-	-1,162,045	-1,162,045	
LL001G	Demand on Collection Fund – Parishes & Special Expen	-	-	-	-	-	-	-	-	-2,707,168	-	-2,707,168	
LL011G	Total Council Tax Raised by Council	-	-	-	-	-	-	-	-	-9,892,671	-	-9,892,671	
	<b>SWTC Net Budget</b>	<b>23,378,820</b>	<b>4,191,280</b>	<b>425,160</b>	<b>7,724,846</b>	<b>9,153,244</b>	<b>29,873,038</b>	<b>-3,315,090</b>	<b>3,332,420</b>	<b>-45,740,080</b>	<b>-16,472,275</b>	<b>-12,551,363</b>	<b>-</b>



Report Number: SWT 22/22

# Somerset West and Taunton Council

## Special Full Council – 24 February 2022

### Council Tax Setting 2022/23

This matter is the responsibility of Executive Councillor Henley, Corporate Resources

Report Author: Emily Collacott, Lead Finance Business Partner (Deputy S151 Officer)

#### 1 Executive Summary

- 1.1 The purpose of this report is for Full Council to approve the calculation and setting of the Council Tax for 2022/23. This incorporates the precepts approved by all the local authorities for whom SWTC collects the council tax – county, district, town, parish, charter trustees, police and fire authorities.

#### 2 Recommendations

- 2.1 Full Council approve the formal Council Tax Resolution in Appendix A.
- 2.2 Full Council notes that if the formal Council Tax Resolution at Appendix A is approved, the total Band D Council Tax will be:

	2021/22	2022/23	Increase
	£		%
Somerset West and Taunton Council	169.63	174.63	2.95
Somerset County Council	1,201.97	1,228.90	2.99
Somerset County Council – Social Care	151.56	165.10	
Police and Crime Commissioner	241.20	251.20	4.15
Devon and Somerset Fire Authority	90.00	91.79	1.99
<b>Sub-Total</b>	<b>1,854.36</b>	<b>1,911.62</b>	<b>3.09</b>
Town and Parish Council (average)	45.35	47.79	5.38
<b>Total</b>	<b>1,899.71</b>	<b>1,959.41</b>	<b>3.14</b>

- 2.3 Full Council delegates authority to the Council Leader to approve a revised tax resolution if there are any amendments to preceptor demand notifications following this meeting.

#### 3 Risk Assessment

- 3.1 The key risk is that the Council does not approve the council tax requirement in the correct format. The mitigation for this is that the Council uses the CIPFA format to approve the council tax requirement.

## **4 Background Information**

- 4.1 Billing authorities are required to calculate a Council Tax Requirement for the year.

### **Precept Levels**

#### **Town and Parish Councils**

- 4.2 The 2022/23 Town and Parish Council Precepts are detailed in Appendix C and total £2,707,167.69. The increase in the average Band D Council Tax for Town and Parish Councils is 5.38% and results in an average Band D Council Tax figure of £47.79 (£45.35 for 2021/22).

#### **Police and Crime Commissioner**

- 4.3 The Avon and Somerset Police and Crime Commissioner approved its Council Tax requirement on 03 February 2022 and set its precept at £14,230,309.18, which results in a Band D Council Tax charge of £251.20, an increase of 4.15%. The Precept will be adjusted by a 2021/22 Collection Fund deficit of £84,174. Details of the Council Tax charge can be seen in Appendix B.

#### **Somerset County Council**

- 4.4 The County Council is due to approve its Council Tax requirement on 23 February 2022 and be requested to set its precept at £78,969,152.08 which will be adjusted by an estimated 2021/22 Collection Fund deficit of £475,098. This is calculated as an increase of 1.99% for the general precept and 1% for Adult Social Care and results in a total Band D Council Tax of £1,394.00. This figure also includes a precept of £727,377.27 in respect of the Somerset Rivers Authority precept. Details of the Council Tax charge can be seen in Appendix B. The total increase for the SCC precept when combining all three elements is 2.99%.

#### **Devon and Somerset Fire and Rescue Service**

- 4.5 The Devon and Somerset Fire and Rescue Authority is due to approve its Council Tax requirement on 18<sup>th</sup> February 2022 and be requested to set its precept at £5,197,968.00; an increase of 1.99%, adjusted by a 2021/22 estimated Collection Fund deficit of £32,227. This results in a Band D Council Tax charge of £91.79 and details can be found in Appendix B to this report.

#### **Somerset West and Taunton Council**

- 4.6 Members are being asked to approve a total Council Tax requirement, of £9,892,670.75 for SWT for 2022/23, which equates to a Band D equivalent of £174.63; a total increase of £5.00 (2.95%) for 2022/23. The total of £174.63 includes £1.75 in respect of the Somerset Rivers Authority.

#### **Collection Fund Surpluses and Deficits**

- 4.7 The estimated balance on the Council Tax Collection Fund is forecast on 15<sup>th</sup> January each year. Any surplus or deficit is shared between the County Council, the Police and Crime Commissioner, the Fire Authority and ourselves, in shares relative to our precept levels.

4.8 The estimated balance on the Council Tax Collection Fund is a deficit of £667,901. Somerset West and Taunton Council's share of this amounts to £76,401 and this is reflected in the General Fund revenue estimates.

## **5 Links to Corporate Aims / Priorities**

5.1 None for the purposes of this report.

## **6 Finance / Resource Implications**

6.1 This is a finance report and there are no additional comments.

## **7 Legal Implications**

7.1 The requirement to set the annual determination is set out in the Local Government Finance Act 1992, as amended by the Localism Act 2011, and this report complies with those requirement.

### **Democratic Path:**

- **Scrutiny – No**
- **Executive – No**
- **Full Council – Yes 24 February 2022**

**Reporting Frequency: Annually**

### **List of Appendices (delete if not applicable)**

Appendix A	Council Tax Calculation and Bandings 2022/23
Appendix B	Council Tax Schedule Per Valuation Band 2022/23
Appendix C	Town and Parish Precepts 2022/23

### **Contact Officers**

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**The Council is recommended to resolve as follows:**

1. It be noted that the Council calculated the Council Tax Base 2022/23
  - (a) for the whole Council area as 56,649.32 [Item T in the formula in Section 31B of the Local Government Finance Act 1992, as amended (the Act)] (**the tax base for the whole district**); and
  - (b) for dwellings in those parts of its area to which a Parish precept relates as in the attached Appendix C (**the tax base for each parish or town council area**).
2. Calculate that the Council Tax requirement for the Council's own purposes for 2022/23 (excluding Parish precepts) is £9,892,671.
3. That the following amounts be calculated for the year 2022/23 in accordance with Sections 31 to 36 of the Act:

(a)	£117,261,829	being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act; (expenditure, including all precepts issued to it by parish and town councils).
(b)	£104,661,990	being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act (income, including government grants, benefits subsidy and adjustments for surpluses on the Collection Fund).
(c)	£12,599,839	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); (expenditure less income).
(d)	£222.42	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; (this is an overall average amount of Council Tax, per Band D property including Parish precepts).
(e)	£2,707,168	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).
(f)	£174.63	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 (the District Council element of the tax for Band D dwellings).

4. To note that the County Council, the Police Authority and the Fire Authority have issued 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 as indicated in the table below.

5. That the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the aggregate amounts shown in the table below as the amounts of Council Tax for 2022/23 for each part of its area and for each of the categories of dwellings. The table excludes parish and town precepts and special expenses.

### **VALUATION BANDS**

#### **SOMERSET WEST AND TAUNTON COUNCIL**

A	B	C	D	E	F	G	H
£116.42	£135.82	£155.23	£174.63	£213.44	£252.24	£291.05	£349.26

#### **SOMERSET COUNTY COUNCIL**

A	B	C	D	E	F	G	H
£929.33	£1,084.22	£1,239.11	£1,394.00	£1,703.78	£2,013.56	£2,323.33	£2,788.00

#### **AVON AND SOMERSET POLICE AND CRIME COMMISSIONER**

A	B	C	D	E	F	G	H
£167.47	£195.38	£223.29	£251.20	£307.02	£362.84	£418.67	£502.40

#### **DEVON AND SOMERSET FIRE AND RESCUE SERVICE**

A	B	C	D	E	F	G	H
£61.19	£71.39	£81.59	£91.79	£112.19	£132.59	£152.98	£183.58

#### **AGGREGATE OF COUNCIL TAX REQUIREMENTS**

A	B	C	D	E	F	G	H
£1,274.41	£1,486.81	£1,699.22	£1,911.62	£2,336.43	£2,761.24	£3,186.03	£3,823.24



Valuation Bands								
Council Tax Schedule 2022/23	Band A £	Band B £	Band C £	Band D £	Band E £	Band F £	Band G £	Band H £
Somerset West and Taunton Council	115.25	134.46	153.67	172.88	211.30	249.72	288.13	345.76
Somerset West and Taunton Council (Somerset Rivers Authority)	1.17	1.36	1.56	1.75	2.14	2.53	2.92	3.50
Somerset County Council	810.71	945.82	1,080.94	1,216.06	1,486.30	1,756.53	2,026.77	2,432.12
Somerset County Council (Social Care)	110.06	128.41	146.76	165.10	201.79	238.48	275.16	330.20
Somerset County Council (Somerset Rivers Authority)	8.56	9.99	11.41	12.84	15.69	18.55	21.40	25.68
Police and Crime Commissioner	167.47	195.38	223.29	251.20	307.02	362.84	418.67	502.40
Devon and Somerset Fire and Rescue Authority	61.19	71.39	81.59	91.79	112.19	132.59	152.98	183.58
Totals excluding Parish/Town Precepts	<b>1,274.41</b>	<b>1,486.81</b>	<b>1,699.22</b>	<b>1,911.62</b>	<b>2,336.43</b>	<b>2,761.24</b>	<b>3,186.03</b>	<b>3,823.24</b>
Average Parish / Town	31.86	37.17	42.48	47.79	58.41	69.03	79.65	95.58
<b>Total including Average Parish/Town Precept</b>	<b>1,306.27</b>	<b>1,523.98</b>	<b>1,741.70</b>	<b>1,959.41</b>	<b>2,394.84</b>	<b>2,830.27</b>	<b>3,265.68</b>	<b>3,918.82</b>
<b>Parish:</b>								
Ash Priors	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24
Ashbrittle	1,290.54	1,505.63	1,720.73	1,935.82	2,366.01	2,796.20	3,226.36	3,871.64
Bathealton	1,281.51	1,495.09	1,708.69	1,922.27	2,349.45	2,776.62	3,203.78	3,844.54
Bicknoller	1,293.67	1,509.28	1,724.90	1,940.51	2,371.74	2,802.97	3,234.18	3,881.02
Bishops Hull	1,293.85	1,509.49	1,725.14	1,940.78	2,372.07	2,803.36	3,234.63	3,881.56
Bishops Lydeard/Cothelstone	1,309.12	1,527.30	1,745.50	1,963.68	2,400.06	2,836.44	3,272.80	3,927.36
Bradford on Tone	1,296.42	1,512.48	1,728.56	1,944.63	2,376.78	2,808.92	3,241.05	3,889.26
Brompton Ralph	1,302.51	1,519.59	1,736.69	1,953.77	2,387.95	2,822.12	3,256.28	3,907.54
Brompton Regis	1,291.16	1,506.36	1,721.56	1,936.75	2,367.14	2,797.54	3,227.91	3,873.50
Brushford	1,332.18	1,554.20	1,776.24	1,998.27	2,442.34	2,886.40	3,330.45	3,996.54
Burrowbridge	1,295.63	1,511.57	1,727.51	1,943.45	2,375.33	2,807.22	3,239.08	3,886.90
Carhampton	1,314.46	1,533.53	1,752.62	1,971.69	2,409.85	2,848.01	3,286.15	3,943.38
Cheddon Fitzpaine	1,301.72	1,518.68	1,735.64	1,952.59	2,386.50	2,820.42	3,254.31	3,905.18
Chipstable	1,290.85	1,505.99	1,721.14	1,936.28	2,366.57	2,796.86	3,227.13	3,872.56
Churchstanton	1,295.34	1,511.23	1,727.13	1,943.02	2,374.81	2,806.60	3,238.36	3,886.04
Clatworthy	1,291.20	1,506.40	1,721.61	1,936.81	2,367.22	2,797.63	3,228.01	3,873.62
Combe Florey	1,296.63	1,512.73	1,728.85	1,944.95	2,377.17	2,809.38	3,241.58	3,889.90
Comeytrowe	1,282.45	1,496.19	1,709.94	1,923.68	2,351.17	2,778.66	3,206.13	3,847.36
Corfe	1,299.96	1,516.61	1,733.28	1,949.94	2,383.27	2,816.59	3,249.90	3,899.88
Cotford St Luke	1,301.19	1,518.05	1,734.93	1,951.79	2,385.53	2,819.26	3,252.98	3,903.58
Creech St Michael	1,313.97	1,532.96	1,751.97	1,970.96	2,408.96	2,846.95	3,284.93	3,941.92
Crowcombe	1,306.92	1,524.73	1,742.56	1,960.38	2,396.03	2,831.67	3,267.30	3,920.76
Cutcombe	1,315.82	1,535.13	1,754.44	1,973.74	2,412.35	2,850.97	3,289.56	3,947.48
Dulverton	1,363.03	1,590.20	1,817.38	2,044.55	2,498.90	2,953.25	3,407.58	4,089.10
Dunster	1,313.78	1,532.75	1,751.72	1,970.68	2,408.61	2,846.55	3,284.46	3,941.36
Durstun	1,297.74	1,514.03	1,730.33	1,946.62	2,379.21	2,811.80	3,244.36	3,893.24
East Quantoxhead	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24
Elworthy	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24
Exford	1,318.18	1,537.88	1,757.58	1,977.28	2,416.68	2,856.08	3,295.46	3,954.56
Exmoor	1,312.28	1,530.99	1,749.71	1,968.42	2,405.85	2,843.28	3,280.70	3,936.84
Exton	1,303.18	1,520.38	1,737.58	1,954.78	2,389.18	2,823.58	3,257.96	3,909.56
Fitzhead	1,298.53	1,514.95	1,731.38	1,947.80	2,380.65	2,813.50	3,246.33	3,895.60
Halse	1,292.65	1,508.09	1,723.54	1,938.98	2,369.87	2,800.76	3,231.63	3,877.96
Hatch Beauchamp	1,287.50	1,502.08	1,716.67	1,931.25	2,360.42	2,789.59	3,218.75	3,862.50
Hofford	1,311.33	1,529.88	1,748.45	1,967.00	2,404.12	2,841.23	3,278.33	3,934.00
Huish Champflower	1,294.43	1,510.17	1,725.91	1,941.65	2,373.13	2,804.62	3,236.08	3,883.30
Kilve	1,294.00	1,509.67	1,725.34	1,941.01	2,372.35	2,803.69	3,235.01	3,882.02
Kingston St Mary	1,293.52	1,509.11	1,724.70	1,940.29	2,371.47	2,802.65	3,233.81	3,880.58
Langford Budville	1,298.28	1,514.65	1,731.04	1,947.42	2,380.19	2,812.95	3,245.70	3,894.84
Luccombe	1,306.02	1,523.68	1,741.36	1,959.03	2,394.38	2,829.72	3,265.05	3,918.06
Luxborough	1,293.66	1,509.26	1,724.88	1,940.49	2,371.72	2,802.94	3,234.15	3,880.98
Lydeard St Lawrence/Tolland	1,287.91	1,502.56	1,717.22	1,931.87	2,361.18	2,790.49	3,219.78	3,863.74
Milverton	1,306.26	1,523.97	1,741.69	1,959.40	2,394.83	2,830.26	3,265.66	3,918.80
Minehead	1,392.90	1,625.05	1,857.21	2,089.36	2,553.67	3,017.98	3,482.26	4,178.72
Monksilver	1,308.50	1,526.58	1,744.67	1,962.75	2,398.92	2,835.09	3,271.25	3,925.50
Neroche	1,294.45	1,510.19	1,725.94	1,941.68	2,373.17	2,804.66	3,236.13	3,883.36
Nettlecombe	1,290.64	1,505.74	1,720.86	1,935.96	2,366.18	2,796.40	3,226.60	3,871.92
North Curry	1,290.88	1,506.02	1,721.18	1,936.32	2,366.62	2,796.92	3,227.20	3,872.64
Norton Fitzwarren	1,292.12	1,507.47	1,722.83	1,938.18	2,368.89	2,799.60	3,230.30	3,876.36
Nynehead	1,301.10	1,517.95	1,734.81	1,951.66	2,385.37	2,819.08	3,252.76	3,903.32
Oake	1,288.18	1,502.88	1,717.58	1,932.28	2,361.68	2,791.08	3,220.46	3,864.56
Oare	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24
Old Cleeve	1,305.89	1,523.54	1,741.19	1,958.84	2,394.14	2,829.45	3,264.73	3,917.68
Otterford	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24
Pitminster	1,286.66	1,501.10	1,715.55	1,929.99	2,358.88	2,787.77	3,216.65	3,859.98
Porlock	1,344.03	1,568.03	1,792.05	2,016.05	2,464.07	2,912.08	3,360.08	4,032.10
Ruishton/Thornfalcon	1,312.70	1,531.48	1,750.27	1,969.05	2,406.62	2,844.19	3,281.75	3,938.10
Sampford Arundel	1,307.18	1,525.04	1,742.91	1,960.77	2,396.50	2,832.23	3,267.95	3,921.54
Sampford Brett	1,290.57	1,505.66	1,720.77	1,935.86	2,366.06	2,796.25	3,226.43	3,871.72
Selworthy & Minehead Without	1,316.43	1,535.83	1,755.25	1,974.65	2,413.47	2,852.28	3,291.08	3,949.30
Skilgate	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24
Staplegrove	1,285.32	1,499.54	1,713.77	1,927.99	2,356.44	2,784.89	3,213.31	3,855.98
Stawley	1,287.85	1,502.49	1,717.14	1,931.78	2,361.07	2,790.36	3,219.63	3,863.56
Stogumber	1,313.72	1,532.67	1,751.63	1,970.58	2,408.49	2,846.40	3,284.30	3,941.16
Stogursey	1,315.64	1,534.91	1,754.19	1,973.46	2,412.01	2,850.56	3,289.10	3,946.92
Stoke St Gregory	1,304.20	1,521.57	1,738.94	1,956.31	2,391.05	2,825.79	3,260.51	3,912.62
Stoke St Mary	1,289.02	1,503.86	1,718.70	1,933.54	2,363.22	2,792.90	3,222.56	3,867.08
Stringston	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24

<b>Valuation Bands</b>								
<b>Council Tax Schedule 2022/23</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	1,278.27	1,491.30	1,704.36	1,917.40	2,343.50	2,769.59	3,195.67	3,834.80
Timberscombe	1,311.36	1,529.92	1,748.49	1,967.05	2,404.18	2,841.31	3,278.41	3,934.10
Treborough	1,274.41	1,486.81	1,699.22	1,911.62	2,336.43	2,761.24	3,186.03	3,823.24
Trull	1,293.41	1,508.98	1,724.55	1,940.12	2,371.26	2,802.41	3,233.53	3,880.24
Upton	1,276.84	1,489.64	1,702.46	1,915.26	2,340.88	2,766.50	3,192.10	3,830.52
Watchet	1,378.50	1,608.24	1,838.00	2,067.75	2,527.26	2,986.76	3,446.25	4,135.50
Wellington	1,325.71	1,546.66	1,767.62	1,988.57	2,430.48	2,872.39	3,314.28	3,977.14
Wellington Without	1,290.80	1,505.94	1,721.08	1,936.21	2,366.48	2,796.76	3,227.01	3,872.42
West Bagborough	1,287.88	1,502.52	1,717.18	1,931.82	2,361.12	2,790.42	3,219.70	3,863.64
West Buckland	1,290.76	1,505.88	1,721.02	1,936.14	2,366.40	2,796.66	3,226.90	3,872.28
West Hatch	1,290.90	1,506.04	1,721.20	1,936.35	2,366.66	2,796.96	3,227.25	3,872.70
West Monkton	1,294.64	1,510.41	1,726.19	1,941.96	2,373.51	2,805.06	3,236.60	3,883.92
West Quantoxhead	1,285.76	1,500.05	1,714.35	1,928.64	2,357.23	2,785.82	3,214.40	3,857.28
Williton	1,346.01	1,570.34	1,794.69	2,019.02	2,467.70	2,916.37	3,365.03	4,038.04
Winsford	1,304.70	1,522.14	1,739.60	1,957.05	2,391.96	2,826.86	3,261.75	3,914.10
Withycombe	1,318.18	1,537.88	1,757.58	1,977.28	2,416.68	2,856.08	3,295.46	3,954.56
Withypool & Hawkridge	1,293.71	1,509.33	1,724.95	1,940.57	2,371.81	2,803.06	3,234.28	3,881.14
Wiveliscombe	1,305.88	1,523.52	1,741.18	1,958.82	2,394.12	2,829.42	3,264.70	3,917.64
Wootton Courtenay	1,296.26	1,512.30	1,728.35	1,944.39	2,376.48	2,808.57	3,240.65	3,888.78

## APPENDIX C

## TOWN AND PARISH COUNCIL PRECEPTS

Parish/Town Council	2021/22			2022/23			Council Tax Increase
	Tax Base	Precept Levied	Council Tax Band D	Tax Base	Precept Levied	Council Tax Band D	
		£	£		£	£	
Ash Priors	80.57	-	-	79.21	-	-	0.00%
Ashbrittle	94.44	2,300	24.35	95.06	2,300	24.20	-0.65%
Bathealton	80.45	700	8.70	84.52	900	10.65	22.38%
Bicknoller	211.45	5,400	25.54	207.69	6,000	28.89	13.12%
Bishops Hull	1,211.57	35,300	29.14	1,213.94	35,400	29.16	0.09%
Bishops Lydeard/Cothelstone	1,132.45	56,146	49.58	1,184.75	61,678	52.06	5.00%
Bradford on Tone	300.77	10,000	33.25	302.93	10,000	33.01	-0.71%
Brompton Ralph	99.20	3,250	32.76	100.82	4,250	42.15	28.67%
Brompton Regis	223.58	5,750	25.72	228.83	5,750	25.13	-2.29%
Brushford	236.86	21,000	88.66	242.35	21,000	86.65	-2.27%
Burrowbridge	202.68	6,600	32.56	207.36	6,600	31.83	-2.26%
Carhampton	356.24	21,785	61.15	362.65	21,785	60.07	-1.77%
Cheddon Fitzpaine	880.14	35,426	40.25	909.06	37,247	40.97	1.79%
Chipstable	129.58	3,250	25.08	131.79	3,250	24.66	-1.68%
Churchstanton	376.71	11,490	30.50	381.74	11,987	31.40	2.95%
Clatworthy	39.67	1,000	25.21	39.70	1,000	25.19	-0.08%
Combe Florey	118.89	4,000	33.64	120.00	4,000	33.33	-0.92%
Comeytrove	1,964.65	24,000	12.22	1,990.73	24,000	12.06	-1.31%
Corfe	134.17	4,700	35.03	137.01	5,250	38.32	9.39%
Cotford St Luke	830.10	35,220	42.43	834.88	33,536	40.17	-5.33%
Creech St Michael	1,128.68	57,985	51.37	1,145.99	68,000	59.34	15.50%
Crowcombe	231.53	11,000	47.51	239.95	11,700	48.76	2.63%
Cutcombe	181.00	13,386	73.96	180.29	11,200	62.12	-16.00%
Dulverton	618.45	79,000	127.74	629.94	83,740	132.93	4.07%
Dunster	473.10	28,000	59.18	474.07	28,000	59.06	-0.20%
Durston	55.48	600	10.81	56.13	1,965	35.00	223.63%
East Quantoxhead	39.59	-	-	44.62	-	-	0.00%
Elworthy	32.08	-	-	31.13	-	-	0.00%
Exford	183.90	11,000	59.82	190.38	12,500	65.66	9.77%
Exmoor	72.09	3,025	41.96	70.86	4,025	56.80	35.37%
Exton	95.41	4,064	42.60	97.32	4,200	43.16	1.32%
Fitzhead	118.33	3,700	31.27	124.37	4,500	36.18	15.72%
Halse	148.72	3,000	20.17	149.88	4,100	27.36	35.61%
Hatch Beauchamp	250.81	5,700	22.73	254.67	5,000	19.63	-13.61%
Holford	133.31	6,750	50.63	136.34	7,550	55.38	9.37%
Huish Champflower	117.57	3,500	29.77	116.55	3,500	30.03	0.88%
Kilve	179.23	5,637	31.45	191.79	5,637	29.39	-6.55%
Kingston St Mary	423.47	11,290	26.66	431.98	12,385	28.67	7.54%
Langford Budville	232.12	8,500	36.62	237.42	8,500	35.80	-2.23%
Luccombe	68.27	2,000	29.30	68.55	3,250	47.41	61.84%
Luxborough	96.74	2,500	25.84	99.59	2,875	28.87	11.71%
Lydeard St Lawrence/Tolland	213.69	4,122	19.29	216.94	4,393	20.25	4.98%
Milverton	572.99	28,000	48.87	585.98	28,000	47.78	-2.22%
Minehead	4,183.27	713,500	170.56	4,238.04	753,261	177.74	4.21%
Monksilver	58.69	950	16.19	58.67	3,000	51.13	215.90%
Neroche	238.52	7,007	29.38	244.76	7,357	30.06	2.32%
Nettlecombe	94.90	2,300	24.24	94.49	2,300	24.34	0.43%
North Curry	764.11	19,000	24.87	769.13	19,000	24.70	-0.65%
Norton Fitzwarren	1,249.83	33,350	26.68	1,284.62	34,120	26.56	-0.46%
Nynehead	168.38	6,505	38.63	167.94	6,725	40.04	3.65%
Oake	316.92	6,300	19.88	319.51	6,600	20.66	3.91%
Oare	36.93	-	-	40.31	-	-	0.00%
Old Cleeve	672.17	31,850	47.38	674.48	31,850	47.22	-0.34%
Otterford	193.41	-	-	191.08	-	-	0.00%
Pitminster	478.18	9,500	19.87	489.82	9,000	18.37	-7.51%
Porlock	681.85	69,500	101.93	686.16	71,655	104.43	2.45%
Ruishton/Thornfalcon	575.77	25,158	43.69	574.66	33,000	57.43	31.42%
Sampford Arundel	131.85	6,500	49.30	132.24	6,500	49.15	-0.29%
Sampford Brett	138.10	3,400	24.62	140.28	3,400	24.24	-1.55%
Selworthy & Minehead Without	233.82	15,000	64.15	237.97	15,000	63.03	-1.74%

Parish/Town Council	2021/22			2022/23			Council Tax Increase
	Tax Base	Precept Levied	Council Tax Band D	Tax Base	Precept Levied	Council Tax Band D	
		£	£		£	£	
Skilgate	49.40	-	-	51.87	-	-	0.00%
Staplegrove	791.65	12,934	16.34	788.77	12,910	16.37	0.18%
Stawley	143.33	2,927	20.42	147.27	2,969	20.16	-1.28%
Stogumber	321.35	20,500	63.79	322.26	19,000	58.96	-7.58%
Stogursey	484.21	29,605	61.14	498.24	30,810	61.84	1.14%
Stoke St Gregory	371.05	16,000	43.12	393.82	17,600	44.69	3.64%
Stoke St Mary	213.02	4,460	20.94	209.85	4,600	21.92	4.70%
Stringston	43.89	-	-	42.51	-	-	0.00%
Taunton - Special Expenses	15,235.27	29,093	1.91	15,255.85	29,458	1.93	1.12%
Taunton - Charter Trustees		52,819	3.47		58,722	3.85	
Timberscombe	157.37	8,481	53.89	160.66	8,905	55.43	2.85%
Treborough	27.80	-	-	28.52	-	-	0.00%
Trull	1,082.00	31,000	28.65	1,087.58	31,000	28.50	-0.51%
Upton	80.18	500	6.24	82.33	300	3.64	-41.57%
Watchet	1,221.18	182,980	149.84	1,236.03	192,980	156.13	4.20%
Wellington	5,281.03	353,354	66.91	5,376.16	413,677	76.95	15.00%
Wellington Without	304.29	7,350	24.15	307.09	7,550	24.59	1.78%
West Bagborough	174.59	3,252	18.63	173.25	3,500	20.20	8.46%
West Buckland	430.46	9,694	22.52	438.66	10,756	24.52	8.88%
West Hatch	136.82	2,900	21.20	135.44	3,350	24.73	16.69%
West Monkton	2,047.03	63,509	31.03	2,126.44	64,517	30.34	-2.21%
West Quantoxhead	161.85	2,600	16.06	162.15	2,760	17.02	5.96%
Williton	899.59	96,600	107.38	923.66	99,200	107.40	0.02%
Winsford	164.58	6,500	39.49	165.08	7,500	45.43	15.04%
Withycombe	121.80	7,997	65.66	121.59	7,983	65.66	-0.01%
Withypool & Hawkridge	117.94	3,500	29.68	120.88	3,500	28.95	-2.43%
Wiveliscombe	1,135.97	54,500	47.98	1,154.63	54,500	47.20	-1.62%
Wootton Courtenay	162.79	4,500	27.64	164.81	5,400	32.77	18.53%
Totals	55,947.87	2,537,452	45.35	56,649.32	2,707,168	47.79	5.38%

# Somerset West and Taunton Council

## Special Full Council – 24 February 2022

### Business Rates Pooling – Urgent Leader Decision October 2021

This matter is the responsibility of Executive Councillor Henley, Corporate Resources Portfolio Holder

Report Author: Paul Fitzgerald, Assistant Director – Finance and S151 Officer

#### 1 Executive Summary / Purpose of the Report

- 1.1 This report summarises the background to an urgent Leader Decision taken in October 2021 regarding the Council's membership of the Somerset Business Rates Pool. This report is presented at this Full Council agenda given its relevance to the Budget Report.
- 1.2 The decision was taken as urgent because the Government issued its invitation to local authorities to pool for business rates retention in 2022/23 on 13 September 2021 with a deadline of 8 October 2021 for local authorities to submit their pooling proposals. This did not leave sufficient time to obtain advice, complete the necessary analysis and risk assessment, and take a report through the normal governance cycle, with the next Full Council meeting at the time scheduled for November 2021.
- 1.3 The planned decommissioning of Hinkley Point B Power Station in 2022 has a material impact on the overall level of business rates funding, with Hinkley B contributing c18% of total business rates income collected within the district. EDF has previously indicated decommissioning is planned to commence no later than July 2022. It is a matter for the Valuation Office Agency (VOA) to determine the future business rates liability for Hinkley B, however the Council's finance officers have prudently modelled the impact on income assuming virtually all the liability will cease once production ceases.
- 1.4 It is estimated there is a high probability that the council's share of retained business rates will fall below the Government-set safety net level, which adversely affects the benefits of the business rates pool as well as SWTC's own funding position. On this basis it was assessed as prudent for SWTC to exit the Pool for 2022/23, to remove the risk that the fall of business rates in SWT area would also erode the financial benefits of pooling for the County Council and other three District Councils in Somerset.
- 1.5 The Somerset Business Rates Pool will continue in 2022/23, comprising Somerset County Council plus Mendip, Sedgemoor and South Somerset District Councils.
- 1.6 In lieu of removing the above risk from the Pool, the County Council and other three District Councils in Somerset have also agreed to continue to pay a share of pooling gains to SWTC in 2022/23, which continues to spread the benefit of pooling across the whole of Somerset despite the adverse step-change in SWTC business rates income

due to Hinkley.

## **2 Recommendations**

2.1 Council is requested to note the report.

## **3 Risk Assessment**

- 3.1 The main risk is financial with Hinkley Point B generating c18% of total business rates collected in the district, and the expectation that the loss of this income would likely lead to SWTC share of retained business rates funding falling below the safety net.
- 3.2 The risk applies to SWTC's own share of business rates retention funding, but also the potential benefits of pooling with the intent of more funds retained locally and not distributed to central government. Operating within a pool, the payment of 'safety net' funds would need to be funded through a top-slice of gains in the other districts, whereas operating outside a pool the payment of safety net funds would come from central government resources.
- 3.3 The expected decommissioning of Hinkley B means there is a high probability of SWTC retained business rates share falling below Safety Net thereby triggering a safety net payment. This risk is increased if decommissioning were to commence before July 2022 - EDF has publicly stated this will be 'no later than July 2022' which infers it could be earlier.

## **4 Background and Full Details**

- 4.1 The Council currently operates within the Somerset Business Rates Pool comprising the County Council and four district councils in Somerset. Business rates pooling combines the business rates funding targets, tariffs and top ups within the Business Rates Retention system. The benefit arises when collectively our business rates income is above the Baseline as pooling reduces the levy % on income above Baseline paid to government, resulting in an increase in funds retained locally. These gains are shared between the County and districts using a locally agreed formula, apportioning the financial benefit in proportion to 'baseline need' and business rates growth in each area.
- 4.2 The risk of Pooling is that the safety net threshold is lower than if the Council's operated outside a pool, meaning the Pool will need to cover the cost of Safety Net payments locally unless there is a catastrophic fall in business rates in any year in which case Government may still need to contribute some the cost.
- 4.3 DLUHC issued its invitation to local authorities to pool for business rates retention in 2022/23 on 13 September 2021 with a deadline of 8 October 2021 for local authorities to submit their pooling proposals. This did not leave sufficient time to obtain advice, complete the necessary analysis and risk assessment, and take a report through the normal governance cycle, with the next Full Council meeting at the time scheduled for November 2021.
- 4.4 The Councils' S151 Officers manage the pooling arrangement, and commissioned analysis at short notice from LG Futures to support the pooling decision for 2022/23. This included considering scenarios based on the business rates estimates for adjusted for Hinkley decommissioning in April 2022 and July 2022 – on the presumption the early

decommissioning commences the lower the amount of business rates will be due from EDF for the power station.

- 4.5 In practice the Valuation Office Agency will need to provide a new Rateable Value (RV) for Hinkley B when decommissioning commences. It is not possible to pre-empt this, but a prudent assumption of £0 RV has been used for this financial modelling purposes. As a rough benchmark, Hinkley Point A decommissioning power station currently has a RV of £118,000.
- 4.6 Whilst there is a possibility SWTC will remain above the business rates retention baseline, and then contribute 'growth funding' into the pool, it is equally possible that rates income will fall below the safety net and require top up funding. When operating within the pool this top up to the safety net is funded by growth in other districts, whereas outside the pool this top up is funded by central Government thus increasing growth funding retained within Somerset.
- 4.7 The Somerset S151 Officers have reviewed scenarios to assess the risk and reward of pooling with and without SWTC given the impact of Hinkley Point B ceasing production. By exiting the Pool it is estimated that SWTC's 'best case' funding projection is reduced by c£150k, but protects the Pool from funding a potential safety net payment to SWTC of c£250k. Equally the Pool members retain more growth funding through the pooling mechanism as the benefit is shared between four authorities rather than five.
- 4.8 In lieu of de-risking the pool by exiting, the remaining Pool members have agreed that a proportion of retained growth funding in 2022/23 will be paid to SWTC proportionate to the funding baseline, ensuring additional growth funding retained continues to benefit across the County. It is estimated this could be in the range £250k-£350k for SWTC and would represent an improvement on SWTC's 'worst case' funding position at Safety Net.
- 4.9 On balance it was therefore recommended by the S151 Officer that SWTC exits the Pool for 2022/23 to minimise risk to funding for the Council and for the greater benefit to the combined funding position across Somerset.

## **5 Links to Corporate Strategy**

- 5.1 Optimising business rates funding and risk contributes to the Council's financial sustainability priority.

## **6 Finance / Resource Implications**

- 6.1 The agreement of the remaining Pool members to share some of the pooling gain in 2022/23 has enabled an estimated £250,000 to be included in the 2022/23 budget as a reasonable estimate of this benefit. This benefit could be lower – possibly £Nil – if SWTC remained in the Pool.

## **7 Legal Implications**

- 7.1 None for the purposes of this report.

**Democratic Path:**

- **Leader Urgent Decision – 7 October 2021**
- **Full Council – 24 February 2022**

**Reporting Frequency: Once only**

**Appendices**

**A – Copy of Urgent Key Decision Report October 2021**

**Contact Officers**

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# Record of Urgent Decision taken by the Leader

APPENDIX A

**Decision title: Business Rates Pool 2022/23 Financial Year**

**Executive Councillor making the decision: Cllr Federica Smith-Roberts**

**Author Contact Details: Paul Fitzgerald, [S151@somersetwestandtaunton.gov.uk](mailto:S151@somersetwestandtaunton.gov.uk)**

**Date of Decision: 7 October 2021**

## **Details of decision:**

The decision is for Somerset West and Taunton Council to withdraw from the Business Rates Pool in 2022/23, to reduce risk and optimise retained business rates funding within the Somerset. In so doing the continuing Pool members have agreed to allocate a proportion of pooling financial benefits in 2022/23 to SWTC in recognition of decision to optimise financial performance of the Pool and support funding retention across the County.

## **Reasons for proposed decision:**

The County Council and four District Councils in Somerset currently form the Somerset Business Rates Pool. This pooling arrangement seeks to retain a greater proportion of business rates funding within the county, through combining the authorities' funding baselines to reduce the amount of levy on funding growth that would otherwise be paid to central government. This reduction in levy represents the gain from pooling, and is shared between the five councils on an agreed basis. Pooling gains arise when business rates income is above the Funding Baseline, as is currently the case in all four districts.

The Government issued a request to all local authorities on 13 September 2021 with a deadline of 8 October 2021 to inform Government of the proposed pooling arrangements for 2022/23 financial year. The options available are:

- Continue with the current pool membership (County plus four districts)
- Vary the authorities in the pool (ins and outs)
- Dissolve the pool

The estimated amount of business rates to be collected within Somerset West and Taunton next year will reduce significantly when Hinkley Point B nuclear power station ceases production and commences decommissioning, which is expected to happen no later than July 2022. This creates a very high risk that SWTC share of business rates income will fall below the Funding Safety Net and at the same time create an excessive risk of adverse financial impact on the Pool. The pooling authorities' Section 151 Officers agreed to commission financial modelling to support the decision using up to date information, with different scenarios regarding when Hinkley B business rates would potentially reduce, and the estimated benefits of alternative pooling arrangements.

In order to de-risk the Pool it has been agreed that SWTC will leave the pool at the end of the current financial year, and that the Pool will continue in 2022/23 with Somerset County Council plus Mendip, Sedgemoor and South Somerset district councils only. This seeks to optimise the funding benefits within Somerset, and in lieu of this the Pooling proposal for 2022/23 includes agreement of the continuing pool members that an element of the

pooling gain share still being distributed to SWTC for that year, in order to continue sharing funding benefit across the four district areas within Somerset.

**Alternative funding options sourced:**  
Not applicable

<b>The below has been completed:</b>	<b>Name(s)</b>	<b>Date</b>
Relevant ward councillor(s) consulted	Cllr Henley, Portfolio Holder for Corporate Resources – decision applies to whole district funding.	6/10/2021
<b>The following are if appropriate / applicable: Yes/No. If yes the implications should be attached to this decision notice.</b>		
Finance implications	Yes	
Legal implications	No	
Links to corporate aims	Yes	
Climate and Sustainability implications	No	
Community Safety Implications	No	
Equalities Impact	No	
Safeguarding Implications	No	
Risk management	Yes	
Partnership implications	Yes	

**Any conflicts of interest declared by Leader or Executive Members consulted on the proposed decision. If Yes provide confirmation from Chief Executive to grant dispensation for the Leader's / Executive Member's views to be considered.**

**Decision Maker**

**I am aware of the details of this decision(s), considered the reasons, options, representations and consultation responses and give my approval / agreement to its implementation.**

**Signed:**

**Name: Cllr Federica Smith-Roberts**

**Date: 14 October 2021**

Note – This decision record is for decisions taken by Executive Councillors. The decision(s) can be implemented following publication and the period for any call-in has expired.

**Note:** A copy should also be sent to the Governance Team – [governance@somersetwestandtaunton.gov.uk](mailto:governance@somersetwestandtaunton.gov.uk)

## **Financial Implications**

The county and district councils in Somerset have benefited from pooling their business rates baselines and targets for several years, with business rates net income exceeding the combined target set by Government through the Finance Settlement.

Hinkley Point B nuclear power station provides around 20% of business rates income collected within Somerset West and Taunton, and it is anticipated this will reduce significantly when the power station ceases production, which is not expected to be any later than July 2022. There is also a wider economic risk to business rates income following the COVID pandemic and as government support reduces, placing increased risk to collection rates.

Whilst there is a possibility SWTC will remain above the business rates retention baseline, and then contribute 'growth funding' into the pool, it is equally possible that rates income will fall below the safety net and require top up funding. When operating within the pool this top up to the safety net is funded by growth in other districts, whereas outside the pool this top up is funded by central Government thus increasing growth funding retained within Somerset.

The S151 Officers have reviewed scenarios to assess the risk and reward of pooling with and without SWTC given the impact of Hinkley Point B ceasing production. By exiting the Pool it is estimated that SWTC's 'best case' funding projection is reduced by c£150k, but protects the Pool from funding a potential safety net payment to SWTC of c£250k. Equally the Pool members retain more growth funding through the pooling mechanism as the benefit is shared between four authorities rather than five.

In lieu of derisking the pool by exiting, the remaining Pool members have agreed that a proportion of retained growth funding in 2022/23 will be paid to SWTC proportionate to the funding baseline, ensuring additional growth funding retained continues to benefit across the County. It is estimated this could be in the range £250k-£350k for SWTC, and would represent an improvement on SWTC's 'worst case' funding position.

On balance it is therefore recommended by the S151 Officer that SWTC exits the Pool for 2022/23 to minimise risk to funding for the Council and for the greater benefit to the combined funding position across Somerset.

## **Link to Corporate Aims**

The decision directly relates to funding estimates that can be included within the Council's budget, and the recommendations seeks to provide a prudent and beneficial contribution to the Council's financial sustainability.

## **Risk Management**

Business Rates Retention funding is volatile, and the decision to Pool each year takes into an assessment by the S151 Officers of relative risks and rewards of pooling. Risks for 2022/23 are explained above. Outside the Pool the minimum funding position is protected by Government through the Safety Net mechanism. SWTC also mitigates risk through a

contingency held within the Business Rates Volatility Reserve to underwrite large variations to budget estimates.

### **Partnership Implications**

The current Somerset Business Rates Pool includes the County Council and four District Councils in Somerset. The implications and risks for all five councils has been considered in reaching this decision.

# Somerset West and Taunton Council

## Special Full Council - 24 February 2022

### Commercial Property Investment Strategy, Six Monthly Performance Review and Asset Management Strategy

This matter is the responsibility of Executive Councillor Ross Henley

Report Author: Chris Hall, Director – Development and Place

#### 1 Executive Summary / Purpose of the Report.

- 1.1 The Commercial Property Investment Strategy (CPIS) was approved in December 2019 as part of the Council's response to the financial challenge we face. This challenge remains and this report identifies the performance of the portfolio following recent acquisitions and its completion.
- 1.2 The portfolio is forecast to deliver a net income after management costs of approximately £5.1m this year, rising to £6.8m from next financial year. The investment performance is managed also taking into account provisions for financing costs, debt repayment and allocations to reserves to manage risk and future landlord costs. This financial year the net contribution is projected to be £3.7m, this exceeds the contribution largely due to lower financing costs (see table 2).
- 1.3 An updated strategy is appended, it reflects the completion of the Commercial Investment portfolio and focus on ongoing management, where the previous version was focused on acquisition.
- 1.4 The Asset Management Strategy is also appended, setting out how property will be managed during the transition phase to a Unitary Council.

#### 2. Recommendations

- 2.1 Full Council is requested to support the following recommendations: -
  - a) Note the six-monthly update information.
  - b) Adoption of the revised Commercial Investment Strategy at Appendix 2.
  - c) Adopt the Asset Management Strategy as an interim document pending transition to a Unitary authority (Appendix 3).

#### 3. Risks

- 3.1 **COVID 19** - The structure of the portfolio is designed to protect against market volatility and to gain exposure to the property market as a whole. This is achieved through diversification across regions, sectors, and the safe guards which are in place of lot size and single tenant exposure.

The Council entered the market after the initial lockdown period had been implemented and therefore, we have always been aware of the risk that Covid poses. We are continuing to monitor the Covid situation and any impacts on our portfolio or the market more generally.

- 3.2 **UK exit from the EU** – Similar mitigations as identified above with the variety of property type and user spreading any risk protecting against market volatility. As with the pandemic risk we did not enter the market until after the announcement of Brexit and the first stage of the UK leaving Europe was complete. Therefore, the risk has always been known, we have always been conscious of the effects this may have on the UK economy.

Properties and tenant covenants are selected and considered in the light of how they may be affected by the UK exiting the EU and their resilience to an economic downturn.

- 3.3 **Risk of tenant default** – We undertake due diligence on all property purchases including the protection offered by the lease and the financial position of the tenants. Whilst it is an inherent risk that a tenant may be unable to meet their financial obligations our choice of property minimises this. We have also chosen property where we anticipate capital appreciation providing choice for us if a tenancy fails. No defaults have been experienced to date.

- 3.4 **Failure to adequately manage property assets** - The strategy identifies the mechanism for managing assets. The usual systems are in place for capital and revenue repairs and maintenance. All matters of compliance are managed within the leases for tenanted property in commercial investment portfolio or by the Asset Management team for property outside of this portfolio.

- 3.5 **Income Volatility** – Income may vary from budget estimates for a number of reasons such as tenant default, voids, rent reviews, and so on. This risk is managed through setting realistic and reasonable budget estimates, with significant reserves set aside as part of the financial strategy to underwrite significant volatility. This protects the General Fund budget and services from adverse impact of in-year investment performance.

- 3.6 **Financing** – The plan for this strategy is to finance upfront investment costs through borrowing. This will be through a combination of ‘internal borrowing’ from cash reserves and ‘external borrowing’ from loans and/or other facilities. Acquisition of borrowing is managed by the Finance team in line with the Council’s approved Capital, Investment and Treasury Management Strategies. There are risks in terms of borrowing costs through interest rates and access to different lenders. Risk is mitigated through effective treasury management. The plan also includes an annual Minimum Revenue Provision (MRP) charge to the revenue budget for the repayment of capital borrowing, reducing the capital financing requirement, and therefore refinancing risk, over time.

#### 4. **Commercial Property List**

- 4.1 The Commercial Property Investment Strategy (CPIS) was approved by Full Council on 17 December 2019. The strategy identifies that update reports will be provided on a six-monthly basis.

- 4.2 Below is a full asset list of the commercial investment properties. No disposals have taken place.

<b>Date</b>	<b>Property Type</b>	<b>Total Purchase Costs £000</b>	<b>Annual Rental Income £000</b>	<b>Net Initial Yield</b>
28/08/2020	730 Waterside Drive, Aztec West, Almondsbury. BS32 4UE	9,573	759.2	7.93%
11/09/2020	The Range, Pellon Lane, West Yorkshire, HX1 5QE	5,781	418.4	7.24%
11/11/2020	B&Q, Sanquhar Farm Rd, Ayr, Scotland	6,998	520.0	7.43%
18/12/2020	Wickes Extra, Aldridge Road, Tameside Business Park, Birmingham	9,816	733.3	7.47%
05/11/2021	Jaguar Land Rover, Preston Farm Ind. Estate, Stockton On Tees	6,130	446.4	7.28%
31/03/2021	One Quinton Business Park, Birmingham	5,766	372.5	6.46%
09/04/2021	North Shields Business Park, North Shields	12,585	970.7	7.71%
11/05/2021	Fenick House, Hamilton, Glasgow	4,783	364.3	7.62%
24/05/2021	Cardiff Audi, Cardiff	7,195	519.9	7.23%
15/12/2021	Reflex Group, Barwell	5,433	327.0	6.03%
15/12/2021	Reflex Group, Ossett	2,635	164.8	6.28%
17/12/2021	Steelite, Stoke on Trent	22,272	1,342.8	6.03%
	<b>Total</b>	<b>98,965</b>	<b>6,939</b>	<b>7.01%</b>

4.3 As the table above shows the total amount of investment to date is £98.965m, representing almost 99% of the authorised £100m Fund capital budget total, leaving a current balance of £1.053m not yet invested. The advice from officers is that this balance is too small to invest in the context of our portfolio balance, risk, and management costs. It is therefore recommended by the Investment Board that the initial build of the portfolio is considered complete with no further acquisitions planned.

4.4 It is therefore proposed to close the Capital Budget at the end of the current financial year. Future asset management and landlord costs will be covered by the sinking fund or a future business case to be approved as necessary.

## 5. Investment Performance

5.1 The implementation of the fund has successfully delivered a balanced property portfolio that meets the parameters set out in the Strategy. The blended Net Initial Yield for all the assets in the Fund is 7.01% which is a significant achievement considering the length of the secured income streams in the portfolio. The weighted average unexpired lease term as at the 25<sup>th</sup> of December 2021 is 10.91 years meaning the income from the portfolio should be much more stable than was anticipated by the original investment strategy.

5.2 The 2021/22 Original Budget approved by Council in February 2021 set a net income target (gross income less finance and management costs) for the portfolio of £2.9m (not including legacy investment assets). Due to the unpredictable nature of securing properties to establish the portfolio over the first few years an optimism bias of £0.8m was included within the budget estimates for this year.

- 5.3 Following a review of progress in the early part of the year and the S151 Officer's updated assessment of financing costs, reflecting our treasury management approach and performance, a Revised Budget was approved by Council in October. This increased the net budgeted contribution from the portfolio to £3.65m and enabled the Council to set aside the additional £750k into the Investment Finance Reserve to contribute to debt repayment costs in 2022/23.
- 5.4 The table below sets out the 2021/22 budget, the performance to date against the revised budget, the end of year forecast and the forecast variance against the revised budget.

**Table 2: Investment Budget Performance 2021/22**

	2021/22 Original Budget £000	2021/22 Revised Budget £000	2021/22 Q1+Q2 Actual £000	<b>2021/22 Forecast Full Year Outturn £000</b>	2021/22 Forecast Outturn Variance £000
<b>Capital Investment</b>					
2021/22 Budget	55,937	55,937	24,562	54,881	-1,056
<b>Total Cumulative Investment including 2020/21 + 2021/22</b>	<b>100,000</b>	<b>100,000</b>	<b>68,625</b>	<b>98,965</b>	<b>-1,056</b>
<b>Revenue Budget</b>					
Rent Income	-6,035	-6,035	-3,123	-5,412	623
Management Costs	257	257	153	257	0
Optimism Adjustment*	803	723	0	0	-723
<b>Net Income</b>	<b>-4,975</b>	<b>-5,055</b>	<b>-2,970</b>	<b>-5,155</b>	<b>-100</b>
<i>Financing:</i>					
Notional Interest Charge	1,275	525	243	556	31
MRP**	800	880	0	880	0
<b>Investment Income Net of Financing Costs</b>	<b>-2,900</b>	<b>-3,650</b>	<b>-2,727</b>	<b>-3,719</b>	<b>-69</b>

\*An optimism adjustment is included during 2020/21 and 2021/22 to manage the risks associated with timing of buying properties and building out the portfolio. This to ensures the assumptions being made from this project are not overstated in the MTFP. The progress made in completing the portfolio in 2021/22 means the optimism adjustment is not required in 2022/23 budget.

\*\*MRP will be posted as a single transaction for the year in Q3.

- 5.5 The forecast indicates a good performance against revised budget with a net contribution to the Revenue Budget of £3.719m which is surplus against revised budget of £69k. This is pleasing both in terms of reasonableness of budget estimates and the Council's performance in delivering the portfolio on target overall. At this stage it is assumed this surplus if realised will be transferred to the Risk Reserve pending consideration at the year end.
- 5.6 As reported through the Finance Strategy and budget setting reports, the Council has established a portfolio risk reserve to protect the annual budget from income volatility from the investment fund. This fund has been 'front-loaded' to provide immediate resilience during the initial phase of growing the portfolio as well as for ongoing risk management. The biggest risk in the early years of the portfolio is from tenants defaulting and the costs and unanticipated capital expenditure which may be incurred as a result. This reserve helps to mitigate that risk. The Council agreed in October (Financial Strategy Report, Appendix A) to split the risk reserve and sinking fund



amounts, and to create the Investment Financing Reserve. The projected balance in the reserves is as follows:

**Table 3: Investment Risk Reserve**

	<b>Reserve Balance £000</b>
Balance 1 April 2021	3,674
Transfers to other Investment Reserves	-674
Forecast surplus against budget for 2021/22	69
Projected Balance 31 March 2022	3,069

**Table 4: Investment Sinking Fund Reserve**

	<b>Reserve Balance £000</b>
Balance 1 April 2021	0
Transfer from Investment Risk Reserve	500
Projected allocations in 2021/22	0
Projected Balance 31 March 2022	500

**Table 5: Investment Financing Reserve**

	<b>Reserve Balance £000</b>
Balance 1 April 2021	0
Transfer from Investment Risk Reserve	174
Transfer Revised Budget Net Income increase to reserve	750
Transfer from Business Rates Volatility Reserve	1,250
Projected Balance 31 March 2022	2,174

- 5.7 The risk reserve provides significant financial resilience to income volatility. For example, this would mitigate, say, a fall of 43% in gross income in 1 year, or 14% annually over a 3 year period. The sinking fund provides a good up-front sum for landlord costs to effectively manage the assets and meet landlord obligations. The financing reserve provides for the planned financing of debt repayment in 2022/23 per the Financial Strategy.
- 5.8 The intention is to use at least £2m of the financing reserve to fund MRP in 2022/23. The demand on income volatility and sinking costs will vary over time therefore flexibility can potentially be applied between the reserves if required.

### **Asset Valuations**

- 5.9 An external valuation of the portfolio has been required annually since March 2021 in accordance with CIPFA and the Council's valuation regulations and accounting policies. Valuation changes only impact the Council at the point of disposal of an asset, and the carrying value of assets on the Balance Sheet. They do not impact on usable resources. Increases in value are credited to the Revaluation Reserve and decreases below historic cost are written off to the Capital Adjustment Account without affecting the General Fund balance.

- 5.10 The next valuation of the portfolio will be reported to members in the end of year investment report.

### Medium Term Forecasts

- 5.11 Medium forecasts have been updated to reflect the performance in delivering the strategy and the current portfolio position. This maintains the positive income contribution of the portfolio in line with previous longer term projections, with a slight improvement in 2022/23. Although the Council's treasury approach takes advantage of lower cost debt in the short term the financing costs estimates allow for risk of increased costs through refinancing.

Table 6: Medium Term Forecasts

	2022/23 £000	2023/24 £000	2024/25 £000
<b>Capital Investment</b> (not including asset management costs)	<b>0</b>	<b>0</b>	<b>0</b>
<b>Revenue Estimates</b>			
Rent Income	-6,930	-6,930	-6,930
Management Costs	150	150	150
Optimism Adjustment	0	0	0
<b>Net Income</b>	<b>-6,780</b>	<b>-6,780</b>	<b>-6,780</b>
<i>Financing:</i>			
Notional Interest Charge	750	1,500	1,500
MRP	2,000	2,000	2,000
<b>Investment Income Net of Financing Costs</b>	<b>-4,030</b>	<b>-3,280</b>	<b>-3,280</b>
<b>Contribution to Investment Reserves</b>	<b>0</b>	<b>380</b>	<b>380</b>
<b>Net Contribution to Revenue Budget</b>	<b>-4,030</b>	<b>-2,900</b>	<b>-2,900</b>

### Financing

- 5.12 The financing of the portfolio is through borrowing, the arrangements for which are implemented through the Council's treasury management team in line with the Treasury Management Strategy. Borrowing decisions take into account the Council's overall approach to managing cash flow, investment and borrowing risk in line with the Treasury Management Code and Prudential Code. Detailed information on borrowing is reported 6-monthly to Members through the Audit and Governance Committee – the last report being on 13 December 2021. Any borrowing is not attached to any specific or individual asset; it is based on the Council's overall capital financing requirement to meet the total General Fund and HRA capital programmes.
- 5.13 A notional interest charge is applied to the investment portfolio budget based on an annual estimate of the average interest costs related to investment and borrowing.

## 6. Links to Corporate Strategy

- 6.1 The Council's Corporate Strategy under the Enterprising Council Theme states that we will become a financially self-sufficient Council which has expanded its commercial activity and generated more income in order to support service provision. Whilst the Commercial Property Investment Portfolio alone cannot deliver this it is a significant provider of income to fund local services.

## **Objectives**

- Pursue commercial investment opportunities that generate additional income that can be reinvested in service delivery in order to protect or enhance services on which our communities rely. Supported by a Commercial Property Investment Strategy
- Meet the challenge of Government completely withdrawing the Council's grant funding
- Ensure our land and property assets support the achievement of the council's objectives (including service delivery, regeneration projects and community initiatives).

## **7. Finance / Resource Implications**

- 7.1 The investment in property continues to deliver a key element of the wider financial strategy and MTFP, as well as diversifying the Council's income streams in the face of significant reductions and uncertainty in government funding and through business rates retention.
- 7.2 Performance of the fund and against capital and revenue budgets is reported above, which shows positive performance outcomes.
- 7.3 Financial risks related to this investment activity are mitigated through robust due diligence, effective portfolio management, use of reasonable estimates for budget purposes, prudent reserves to mitigate investment asset costs and income volatility, and prudent plans to repay debt through the annual Minimum Revenue Provision charge to the revenue budget.
- 7.4 As stated above, the council has an increased borrowing requirement as a result of the capital expenditure on investment property acquisition. As previously reported, the PWLB on 26 November 2020 tightened its lending rules particular to authorities investing in assets primarily for yield. CIPFA are also expecting to publish updated Prudential and Treasury Management Codes in December 2021, with local authorities expected to fully comply with the new Prudential Code by April 2023 (recommended by April 2022). This is intended to prevent further acquisition of investment properties with authorities encouraged to reduce investment exposure in future to reduce risk. It is anticipated this will be a key consideration for the new Somerset unitary authority following local government restructuring.

## **8. Legal Implications**

- 8.1 Section 12 of the Local Government Act 2003 specifically provides the Council with the power to invest for any purpose relevant to its functions, and for the purpose of prudent management of its financial affairs.
- 8.2 The Council is required to 'have regard to' the Prudential Code when considering capital investment decisions, as well as Capital Investment statutory guidance.

## **9. Climate and Sustainability Implications**

- 9.1 Opportunities to make investments in the renewables sector were examined for suitability and 'fit' within the strategy but not deemed to meet the investment criteria to be brought forward to the Commercial Assessment Panel and Board.

## **10. Social Value Implications**

- 10.1 Currently no opportunities which offer any direct additional social value benefits have come forward since the beginning of this reporting period. However, the income generated from the investment programme will in part be used to support the council's frontline services.

## **11. Asset Management Implications**

- 11.1 The Asset Management Strategy is attached as Appendix 3, it is a light touch review that takes us to a Unitary authority.
- 11.2 The need for a 30 year costed maintenance plan was established and resourced during the early part of 2021. The work was scheduled and underway with our surfaced car parks taking much of the early focus. During this time the employee left for another role and despite multiple attempts to replace them we have been unable to do so. This has impacted on our ability to complete the work to support a more detailed review of the Asset Management Strategy.
- 11.3 The authority remains committed to maintaining the assets we have to a compliant standard, this is a continuous challenge not only in terms of changing legislation but also, in the financial constraints caused by the current supply issues for labour and materials.
- 11.4 A review of the legacy income generating assets was undertaken. Appendix 4 (confidential) identifies the early proposals for those assets. These will be considered in the context of Local Government Reorganisation and where a disposal is suggested they will follow the decision-making process as set out in the strategy. There is no proposed change to the disposal arrangements for asset that are not part of the commercial portfolio.

## **12. Scrutiny Comments**

- 12.1 An extensive debate was held at the Corporate Scrutiny meeting on 5<sup>th</sup> January.
- 12.2 Questions were raised as to the commercial experience of the Council Members of the Commercial Investment Board – an answer could not be provided at the meeting and a response will be circulated.
- 12.3 A question was raised as to the intended purpose of the commercial investment portfolio, be that income generating or capital appreciation with the intention to 'flip' properties. The response was provided that the strategy seeks a medium to long term hold for properties with the revenue benefit supporting the Council's budget. The criteria for purchase did also seek assets with the potential for capital gain and therefore, at the future point of disposal values would have increased.
- 12.4 There were a range of questions posed around the legacy assets, their fit with in the portfolio and the summary provided from the asset team. Questions were answered in the moment with a reassurance that adoption of the strategy is not an approval to dispose of any property. Where a disposal is considered to be appropriate there is a defined governance process for this.
- 12.5 There were a range of comments and clarifications provided in regard to the financial details, both in terms of the acquisitions and associated income, as well as

financing and risks associated with interest rate changes. Responses were provided in the meeting.

12.6 A challenge was raised as to why other authorities around the country had not been as successful as we have with our commercial portfolio. Whilst we are not in position to assess the portfolio's of other authorities we can take great comfort from the due diligence process we have applied. The matrix of properties, the covenants, lease terms, company performance etc. all form part of our consideration. We have not wavered from our approach, or accepted greater risk in order to complete the portfolio at greater speed. This does mean that the portfolio took a few months longer to complete but as the financial returns demonstrate having a robust portfolio reduces risks to SWT.

12.7 Members expressed difficulty in identifying the changes between the previous and the proposed Commercial Property Investment Strategy, in response to this Appendix 6 has been created as a summary of those changes.

### **Democratic Path:**

- Corporate Scrutiny – 5 January 2022
- Executive – No
- Full Council – 18 January 2022

**Reporting Frequency: Annually**

### **Appendices:**

**Appendix 1 Audit Report / Appendix 1.1 Audit appendix**

**Appendix 2 Commercial Property Investment Strategy - CONFIDENTIAL**

**Appendix 3 Asset Management Strategy - CONFIDENTIAL**

**Appendix 4 Legacy Commercial Investment Assets – CONFIDENTIAL**

**Appendix 5 Commercial Property Investment Strategy 20-21 CONFIDENTIAL**

**Appendix 6 Summary of changes in 22-23 CPIS Strategy - CONFIDENTIAL**

### **Contact Officers**

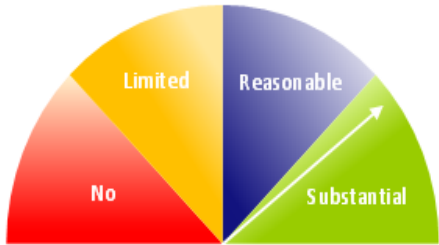
Name	Chris Hall
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**Audit Objective**

To ensure that Commercial Investment decisions are being made in line with the Commercial Strategy and progress is being monitored and reported to Members.

**Assurance Opinion**



A sound system of governance, risk management and control exists, with internal controls operating effectively and being consistently applied to support the achievement of objectives in the area audited.

**Number of Actions**

Priority	Number
Priority 1	-
Priority 2	-
Priority 3	2
<b>Total</b>	<b>2</b>

**Risks Reviewed**

Inadequate decision-making processes lead to the acquisition of commercial investments which do not provide the required outcomes and/or cause financial loss to the Council.

**Assessment**

**Medium  
(Due to financial values involved)**

**Key Findings**

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	The Project Group is not being used as described in the strategy, while this does not result in a weakness of process the Strategy should be updated to reflect what the actual process is.
	Acquisition forms are not being fully completed to record and sign off approval to bid and approval to complete. They have the space to record this built in it is just not being used.
	Due diligence is carried out for all proposed investment opportunities and the results of these are presented to the Investment Panel and Investment Board for consideration within the decision-making process.
	Reports are submitted to Members to update them on the progress of the investment portfolio.

**Audit Scope**

This audits scope was to review the approval process being used for the commercial investments and to provide assurance to Members that it is in line with the strategy they approved.

The audit looked at the below controls:

- Investments are approved in line with the process outlined in the Commercial Investment Strategy and records are maintained that demonstrate the process has been correctly followed.
- Due diligence is carried out before the purchase is completed and records are maintained. Outcomes of due diligence are correctly reported to those involved in the approval process.
- Investment performance is monitored and reported.

**Summary**

The process for approving the investment opportunities is happening mostly in line with the strategy. The Investment Group is meeting but not being used in the way originally envisioned but as this was to develop the business case for each rather than as a decision-making group this does not impact on the validity of the decisions being made. The risk has been assessed as Medium as although this is well controlled the financial values and risks involved leave this as an inherently risky area.





By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

