

OKEHAMPTON TOWN COUNCIL Budget 2022/23 (Min Ref 592.1)

	Actual Spend	Budget*	Actual Spend	Projected Spend	Budget
	2020/21	2021/22	Sep-21	2021/22	2022/23
Net tax charges					
Administration account					
Democratic	89,888	150,926	75,443	131,451	152,226
Property	28,451	34,000	12,393	42,600	35,300
Parks & open spaces	50,604	77,802	16,570	103,420	73,205
	31,159	39,980	-14,058	31,681	48,355
Replanting of Clapps Wood and/or Town Hall Window Replacement					4000
totals	200,102	302,708	90,348	309,152	313,086

*original 2021/22 budget - differs from each separate heading due in year changes

PRECEPT

£313,086

Cost of Okehampton Town Council precept Band D property charge: p/annum **£140.26**
 p/week £2.69

% annual increase from 2021/22	4.73%
£ annual increase from 2021/22	£6.33
increase per week from 2021/22	£0.12

<u>2021/22</u>		
Precept		£295,708
Equivalent 'D' band property charge:	per annum	£133.93
Cost of Okehampton Town Council precept Band D	per week	£2.58

Historical Information

	<u>2013/14</u>	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>
Actual precept	172469	180983	210179	218,365	226,381	236941	249753	286702	295708	313086
CTSG	27817	24017	20326	18050	16498	15079	13782	0	0	0
Total from WDBC	200286	205000	230505	236415	242879	252020	263535	286702	295708	313086
Band D	79.19	81.30	92.35	99.53	101.94	105.26	111.29	127.76	133.93	140.26
Tax Base	2177.92	2226.1	2275.86	2194.07	2220.76	2251.11	2244.19	2244.05	2208.89	2232.19

Okehampton Town Council Budget 2022/23

DEMOCRATIC

Expenditure

Notes

	Actual 2020/21	Budget 2021/22	Actual 30/09/2021	Projected 2021/22	Budget 2022/23	Code
1 Mayor's expenses	3888	2500	136	1000	2500	4028 102
1 Civic dinner	0	700	0	700	800	4035 102
1 Civic functions	71	1000	175	500	1000	4060 102
Councillor training & expenses	285	800	288	500	500	4061 102
Localism & Devolution agenda/NP support	3000	1000	0	500	1000	4171 102
Earmarked Reserves (see attached)		0	0	0	500	
Total expenditure	7244	6000	599	3200	6300	

Income

Misc income, Donations	0	0	0	0	0	1072 102
Civic dinner	0	0	0	0	0	1073 102
Total income	0	0	0	0	0	

Tax charge / net income

7244	6000	599	3200	6300
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Grants

Expenditure

Grants - specific powers	20642	37358	11794	37000	29000	4205 104
Grants - COVID19	565	2435	0	2400	0	4208 104
Total expenditure	21207	39793	11794	39400	29000	

Income

Misc	555	0	0		0	1170 102
Total income		0			0	

Tax charge / net income

28451	45793	12393	42600	35300
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Notes

- Funds not used this year to date due to covid; expected that the Civic Dinner and other events will take place and will be near normal in 2022/23

Okehampton Town Council Budget 2022/23

ADMINISTRATION

		Actual	Budget	Actual	Projected	Budget	code	
		2020/21	2021/22	30/09/2021	2021/22	2022/23		
Notes								
	Expenditure							
1	Salaries & pensions	76188	90100	41302	90100	94605	4001	101
2	Staff Training/Conference	3179	5000	2439	5000	5600	4009	101
3	Staff Travel	25	800	31	100	0	4010	101
4	Telephone	1744	1600	733	1500	1200	4021	101
5	Printing, Post & Stationery	1598	1000	486	1000	1000	4023	101
6	Subscriptions	1902	2100	1980	2100	2163	4024	101
7	Insurance (all areas)	1549	18476	18341	18341	19258	4025	101
8	Photocopier	523	600	467	800	800	4026	101
9	Advertising/Recruitment	745	800	108	500	600	4031	101
10	Marketing	1687	3000	1073	2500	3000	4032	101
11	Bank Charges & A/c maintenance	178	500	90	350	350	4051	101
12	Rail Resilience Support Project	300	0	0	0	0	4054	101
13	Legal & Professional Fees	1	8999	0	0	0	4055	101
14	Audit Fees (Internal and External)	1260	2500	380	1760	2000	4057	101
15	IT: maintenance, software & licenses	6461	4000	3349	4000	5000	4058	101
16	Clothing/PPE	169	100	36	50	100	4068	101
17	Miscellaneous	108	0	0	0	0	4105	101
18	Miscellaneous - grant funded	650	0	0	0	0		
19	CCTV	29369	5000	5000	5000	5200	4141	101
	Ear Marked Reserves (see attached)					13000		
	total a	127636	144575	75815	133101	153876		
	Capital							
20	Capital purchases	0	500	0	0	0	4401	101
21	IT equipment	1482	500	0	0	0	4403	101
	total b	1482	1000	0	0	0		
	Total expenditure a+b	129118	145575	75815	133101	153876		
	Income							
	Miscellaneous Income	0	0	0	0	0	1080	101
	Donations	300	0	0	0	0	1020	101
	Precept	286702	295708	295708	295708	313086	1176	101
	Grants Received	37305	0	0	0	0	1021	101
	Insurance Refund	635	0	0	600	600		
	Interest received - bank/Bldg Soc	990	1400	372	800	800	1190	101
	Investment Income	0	250	0	250	250		
	total income c	325932	297358	296080	297358	314736		
	Tax charge / net income (a+b)-c	-196814	-151783	-220265	-164257	-160860		

Notes

- 1 3% had been budgeted for in 2021/22. As of 18/10/21 the pay increase for 2021/22 has not been finalised. This makes budgeting for 2022/23 particularly difficult. In addition to the % increase employee and employer National insurance contributions are increasing by 1.5% and the employer pension contribution is projected to increase by 2%. An increase of 5% on the projected year end figure is recommended to allow for % increase as well as the NIC impact
- 2 To cover training needed including the Clerk's University course as already approved (all council areas)
- 3 Travel reduced because of the pandemic, almost all being moved to remote meetings. Anticipated some will remain remote. Recommend rolling over £400 of the remaining budget
- 4 likely to be small decrease because of recent changes to the system
- 5 Costs likely to increase
- 6 Anticipate 3% overall increase - DALC increasing by 4%
- 7 Anticipate 5% increase
- 8 Contract renewal due in March 2022
- 9 Advertising will be needed
- 10 Marketing budget required
- 11 Bank charges relatively small, could increase
- 12 Agreed no longer required - funding donated to Bude's ongoing lobbying for train link
- 13 Recommend roll over £4000 of remaining budget
- 14 Internal and External auditor contract reviews due in 2022 (note - external appointment not made by OTC)
- 15 Costs likely to increase, fixed fee IT contract now in place
- 16 No large expenditure anticipated
- 17 Miscellaneous budgets not good practice
- 18 Miscellaneous budgets not good practice
- 19 Annual anticipated costs, including £2000 for CCTV footage retrieval
- 20 Recommend roll over remaining budget
- 21 Recommend roll over remaining budget

Okehampton Town Council Budget 2022/23

PARKS & OPEN SPACES (incl CAR PARKS)

Note	Expenditure	Actual	Budget	Actual	Projected	Budget	Code
		2020/21	2021/22	30/09/2021	2021/22	2022/23	
1	Salaries / pensions	66766	72100	34555	72100	75705	4001 302
2	Legal and Professional fees	4792	3000	1043	3000	3000	4055 302
3	Water charges	1158	1000	680	1400	1442	4012 302
4	Electricity	2881	3000	1626	3000	3300	4014 302
5	Telephone / alarms	261	500	123	300	300	4021 302
6	Insurance	6097	0	0	0	0	4025 302
7	Inspections (Water and Bridges)	1080	6920	540	5000	5000	4037 302
8	Public Lighting - sitewide	0	850	192	850	1000	4039 302
9	Non Domestic (Business) Rates	4541	4680	4541	4541	4678	4011 302
10	Waste disposal/dog bins	2796	4300	1772	4000	4300	4151 302
11	Clothing/PPE	570	400	181	300	400	4068 302
12	Tool & equipment m&r	2331	2300	341	2300	5300	4067 302
13	Equipment & plant hire	74	1000	970	1000	1000	4074 302
14	Vehicles - Repairs/MOT/TAX/Service	22575	800	334	800	800	4079 302
15	Petrol/gas/oil	1342	2000	790	1600	2000	4157 302
16	Tree surveys, works & new trees	2527	3000	0	3000	3200	4148 302
17	Soil, Fertilisers, weed killer	750	750	49	300	500	4075 302
18	Bulbs and Shrubs	700	1000	240	1000	1000	4070 302
19	Grds maint/footpaths/skatepark	601	3000	2521	3000	3000	4071 302
20	Property repairs/security	1391	754	1400	1400	1500	4073 302
21	Play equipment repairs and maintenance	1645	2500	10	2500	4000	4164 302
22	Bus shelters	0	250	0	0	0	4166 302
23	Park bench refurbishment	91	1000	0	1000	1500	4162 302
24	Wildlife Interpretation Board	0	4300	0	0	700	4076 302
25	Pillbox Refurbishment	0	800	0	800	0	4142 302
26	Repainting railings etc	0	1500	0	0	1500	4143 302
27	Parking Mgt Charge (WDBC)	3300	9000	1568	6300	7000	4006 313
28	Cemetery						
	Burial ground maintenance	772	500	0	500	500	4038 302
	Spoil Removal	0	1500	600	600	500	
	Cemetery Management Costs	0	2000	15	100	500	
42	Business Rates	0	0	0	597	130	
	Ear Marked Reserves (see attached)					8000	
	total a	129041	134704	54091	121288	141755	
	CAPITAL WORKS						
29	Telephone box removal/resiting	88	150	0	150	0	4449 302
30	Verti drain field (5 yearly)	0	1000	0	0	0	
31	Replacement matting play area	0	8000	0	0	0	4453 302
	total b	88	9150	0	150	0	
	total expenditure a+b	129129	143854	54091	121438	141755	
	Income						
32	Waitrose WDBC	65959	65000	49936	66000	66000	1022 313
33	Simmons Park car park incl season tickets	18280	25000	9442	18000	20000	1032 313
34	Park Hirings (incl Fair/Circus)	0	1000	1792	1792	1500	1083 302
35	Putting-public		0	100	100	100	1079 302
36	DCC Playing field	200	200	0	0	0	1031 302
37	Donations	0	0	118	118	0	1020 302
38	Grant	1975	0	1565	0	0	1021 302
39	Misc income	2362	0	1437	0	0	1004/1080 302
40	Simmons Charity	2803	3000	1589	3000	3000	1084 302
41	Cemetery						
	Burial income/reserve plots	6391	2000	0	0	0	1074 302
	Interment Fee		0	300	450	300	1037 302
	Exclusive Right of Burial		0	1470	2100	2000	1038 302
	Memorial Stone		0	400	600	500	1039 302
	total income c	97970	96200	68149	92160	93400	
	Net expenditure/income (a+b)-c	31159	47654	-14058	29278	48355	

Notes

- 1 3% had been budgeted for in 2021/22. As of 18/10/21 the pay increase for 2021/22 has not been finalised. This makes budgeting for 2022/23 particularly difficult. In addition to the % increase employee and employer National insurance contributions are increasing by 1.5% and the employer pension contribution is projected to increase by 2%. An increase of 5% on the projected year end figure is recommended to allow for % increase as well as the NIC impact
- 2 Recommend rolling over unused funds and adding £3000 for lease agreements that need to be reviewed
- 3 3% increase recommended on actual figure for 2021/22
- 4 Recommend 10% increase because of volatile market
- 5 Budget reduced following changes to the system
- 6 incorporated within insurance in P&R committee budget
- 7 Inspections will need to be undertaken
- 8 recommended columns are painted by a contractor to prolong lifespan
- 9 3% increase recommended on actual figure for 2021/22
- 10 price increase expected
- 11 To cover PPE and clothing requirement
- 12 New trailer required at approx £3000
- 13 Occasional plant hire required - ie rotivator for the wild flower verge
- 14 Vehicle maintenance
- 15 Increase budget due to rising costs
- 16 Regular tree surveys and maintenance required
- 17 Some required occasionally - reduced budget
- 18 Replacement bulbs/shrubs as required including roses
- 19 continual maintenance required
- 20 Maintenance of premises
- 21 ongoing maintenance of equipment
- 22 Recommend rolling over unused funds
- 23 ongoing schedule of refurbishment
- 24 Roll over remaining funds and add £700 - project planned to be completed over the winter/spring 2021/22
- 25 project will be complete by the end of the 2021/22 financial year
- 26 rollover remaining funds and add £1500
- 27 Payable to WDBC
- 28 cemetery costs
- 29 project will be complete by the end of the 2021/22 financial year
- 30 recommend rolling over remaining funds
- 31 recommend rolling over remaining funds
- 32 Carpark income share
- 33 Carpark income
- 34 conservative estimate of income
- 35 estimate of putting income
- 36 Charity Income
- 37 Donations - none anticipated
- 38 no grant income anticipated
- 39 Misc Income not anticipated
- 40 Simmons Charity income - added into anticipated income as resolved by FC (Ref 511)
- 41 Cemetery income - recommend all income is resolved to be transferred to EMT for future purchase of land at year end.
- 42 Cemetery Business Rates expenditure added as resolved by FC (Ref 511)

Okehampton Town Council Budget 2022/23

PROPERTY

Note Expenditure

			Actual	Budget	Actual	Projected	Budget	Code	
			2020/21	2021/22	30/09/2021	2020/21	2022/23		
1	Salaries & pensions		22050	26265	10952	22810	25000	4001	201
-	Miscellaneous		5000	0	0	0	0	4105	201
2	Non Domestic(Business) Rates	TH	6961	7170	6961	6961	7170	4011	201
2	Non Domestic (Business) Rates	CH	3094	3187	3393	3393	3495	4011	202
3	Water Charges	TH	186	500	36	200	515	4012	201
3	Water Charges	CH/MH	3828	6500	733	4000	6695	4012	202/3
4	Gas & Electricity	TH	3117	3600	1271	3600	3960	4014	201
4	Gas & Electricity	CH	728	2000	374	2000	2200	4014	202
4	Gas & Electricity	MH	1087	2200	655	2200	2420	4014	203
5	Insurance	TH	2580	0	0	0	0	4025	201
5	Insurance	CH	4050	0	0	0	0	4025	202
5	Insurance	MH	3833	0	0	0	0	4025	203
6	Equipment Insp & Servicing	TH	3583	5000	1457	5000	5150	4037	201
7	Charter Hall Roof Replacement		0	0	0	50000	20000	4140	202
8	Legal & Professional		1863	6137	0	0	0	4055	201
9	Licensing (PRS, Events etc)	CH	459	800	11	11	0	4059	202
10	Clothing/PPE		80	80	0	80	100	4068	201
11	Cleaning		706	1000	248	600	1000	1049	201
12	General Maintenance	TH	1203	12797	1105	4000	0	4150	201
13	General Maintenance	CH	7025	7000	722	4000	4000	4150	202
14	General Maintenance	MH/LMH	820	3180	887	1500	0	4150	203
15	External Decoration CH/MH/LMH		0	5000	0	5000	0	4168	
16	Fairplace WCs - Insurance		133	0	0	0	0	4025	311
17	Fairplace WCs - cleaning & supplies		8466	7250	0	7250	8500	4149	311
18	Fairplace WCs - repairs & maint.		805	1500	945	1500	1500	4150	311
19	Fairplace WCs - Water		794	3000	788	2000	2500	4012	311
20	Fairplace WCs - Electricity		426	600	239	500	500	4014	311
21	Ear Marked Reserves (see attached)		0	1500	0	0	2000		
22	Market Street WC's		7034	10000	497	8000	10000	4015	312
	total	a	89911	116266	31274	134605	106705		
CAPITAL WORKS (PROJECTS)									
23	Works (capital) - Kitchens/offices	TH	454	500	1821	1821	500	4402	201
	total	b	454	500	1821	1821	500		
	total expenditure	a+b	90365	116766	33095	136426	107205		
Income									
24	Town hall - rent		4200	2150	2050	2500	2500	1001	201
25	Town hall - hire		1230	500	1333	1000	500	1003	201
26	Street Trader/Farm Market Income		54	0	0	0	0	1004	203
27	Charter Hall - hire		800	500	1211	1500	500	1011	202
28	Lower Market Offices		4300	4000	2000	4800	4800	1017	203
29	Cinema recharge incl insurance		10577	5000	5506	5506	8000	1018	203
30	Cinema Rent		12500	12500	3125	12500	12500	1024	203
31	LM Hall - Rent		4900	5200	1300	5200	5200	1029	203
32	Donations		0	0	0	0	0	1020	202
32	Misc income	TH	0	0	0	0	0	1080	201
32	Misc income	CH	0	0	0	0	0	1080	202
32	Misc income - Market Street	WC's	600	0	0	0	0	1080	312
32	Misc income - Fairplace	WC's	600	0	0	0	0	1080	311
32	Fairplace WC's Donations			1200	0	0	0	1020	311
	total income	c	39761	31050	16525	33006	34000		
	Tax charge / net income	(a+b)-c	50604	85716	16570	103420	73205		

notes

- 1 3% had been budgeted for in 2021/22. As of 18/10/21 the pay increase for 2021/22 has not been finalised. This makes budgeting for 2022/23 particularly difficult. In addition to the % increase employee and employer National insurance contributions are increasing by 1.5% and the employer pension contribution is projected to increase by 2% An increase of 5% on the projected year end figure is recommended to allow for % increase as well as the NIC impact
- 2 3% increase recommended on actual figure for 2021/22
- 3 2020/21 and 2021/22 expenditure impacted by pandemic lockdown. Recommend 3% increase
- 4 Recommend 10% increase because of volatile market
- 5 Insurance now combined within P&R budget
- 6 2020/21 and 2021/22 expenditure impacted by pandemic lockdown. Recommend 3% increase
- 7 Work due to be completed in 2022 - cost not yet known. 21/22 budget transferred from EMR's. spend is from Earmarked fund. Add funding for 2022/23
- 8 Recommend that £2000 is rolled forward into next years budget from remaining funds
- 9 Credited for 2020/21 small adjustment for 2021/22 due to the pandemic. Recommend rolling over remaining budget to 22/23 meaning no additional funds needed to be raised
- 10 Small increase due to rising costs
- 11 Reduced use of facilities resulted in decrease costs
- 12 Includes rolled over funds that remained at year end in the 2019/20 budget. Recommend roll over remaining funds at year end to 22/23, meaning no additional budget needs to be raised
- 13 Recommend budget amount plus rolling over remaining funds to assist with internal decorations or roof if needed
- 14 Rollover remaining budget to 22/23
- 15 External decoration as part of roofing work - roll over any remaining funds
- 16 combined into one budget under P&R
- 17 contracted currently through WDBC - increase by 3%
- 18 repair costs unknown
- 19 decreased expenditure due to pandemic
- 20 Slight decreased on actual usage, but cautious due to rising utility costs
- 21 -
- 22 maintenance work to replace locks, redecorate etc needed
- 23 Nominal amount for anything that may be needed
- 24 rental income
- 25 anticipated reduced hire income due to roofing work
- 26 no current traders
- 27 anticipated reduced hire income due to roofing work
- 28 rental income
- 29 anticipated reduce recharge due to decrease pandemic affect footfall
- 30 rental income
- 31 rental income
- 32 none anticipated

Okehampton Town Council

Earmarked Reserves (EMR) - 2022/23

POLICY & RESOURCES - ADMINISTRATION & DEMOCRATIC		2021/22			2022/23		
Notes	a/c	Detail	EMR	Budget remaining at 30/09/2021	Projected Year End Remaining £	Add	EMR TOTAL
		<u>Administration</u>					
1	329	CCTV Town and Park	51242	36545	20000	10000	30000
2	346	Rail Resilience Contingency	1207	1207	1207	0	1207
3	347	Neighbourhood Plan Support (Localism)	11108	11108	11108	0	11108
4	367	IT/Email Upgrade	1000	1000	1000	1000	2000
5	373	Climate Change	2000	2000	2000	0	2000
6		Christmas Lights	0	0	0	2000	2000
			66557	51860	35315	13000	48315
		<u>Democratic</u>					
7	372	Markets, Fairs and Charters Celebrations	500	500	500	1500	2000
8	357	Election/Referendum	2001	2001	2001	0	2001
9	374	Civic Regalia and Clothing	500	500	500	0	500
			3001	3001	3001	1500	2500
			69558	54861	38316	14500	50815
Notes							
1	£15,000 grant from PCC to be claimed						
2	To consider if this EMR is still required						
3	Will be needed for a referendum at a later date						
4	Funding to be built up for future repairs/replacements						
5	Towards any future requirements or actions that need to be taken						
6	Fund to built up for future repairs/maintenance or other associated costs						
7	Add funding for Queens Platinum Jubilee Celebrations in 2022 (Marquee, toilets, tree, leaflets)						
8	Fund required in the event of an election in 2023 or the need for a by-election in the event of a casual vacancy						
9	Fund in the case of repairs needed or purchase of additional/replacement items						

Okehampton Town Council

Earmarked Reserves (EMR)

PARKS			2021/22			2022/23	
Notes	a/c	Detail	EMR 2021/22	Budget remaining at 30/09/2021	Projected Year End Remaining £	Add	EMR TOTAL
1	337	Park Enhancement (Bequest received in 2018 to be used for Parks project only)	5731	5731	5731	0	5731
2	340	Cemetery Footpaths	2000	2000	2000	0	2000
3	341	Park Signs	61	61	61	0	61
4	342	Simmons Park Benches	3416	3416	500	2000	2500
5	349	Jubilee Bridge Bank Repairs	5000	5000	5000	0	5000
6	350	New Burial Ground Purchase	14574	14574	14574	0	14574
7	358	Public lighting and Street Furniture Reserve	6000	6000	6000	0	6000
8	360	Car Park Resurfacing and White Lining	8945	8945	8945	1000	9945
9	356	New Tractor Fund/Van	1000	1000	1000	2000	3000
10	361	Ash Tree die back removal and replacement	1000	1000	0	1000	1000
11	362	Replacement of play equipment	13000	13000	0	2000	2000
12	363	Skate Park	2499	2499	2499	0	2499
13	364	Bandstand Project	22000	22000	22000	0	22000
			85226	85226	68310	8000	76310

Notes

- 1 Can only be used for a longterm Simmons Park project
- 2 Repairs and maintenance
- 3 To go towards new signs that will be needed
- 4 Suggest change EMR name to Council Bench Replacement so that it is inclusive of all council benches
- 5 Suggest change EMR name to Council River Bank repairs so that it is inclusive of all council areas
- 6 Cemetery income received to be added to the EMR total - to be resolved by Council
- 7 Light columns repairs, maintenance and future replacement
- 8 For future repairs and maintenance - surface deteriorating, need to add to funds
- 9 New Tractor/Van future replacement fund
- 10 Ash tree dieback - funds will be used for Clapps Wood felling, need to rebuild funding
- 11 Funding being used for zip wire, need to start to rebuild fund
- 12 Funds held for skate park repairs and maintenance, and future resurfacing
- 13 Replacement of original bandstand by Chalet Treloar

Okehampton Town Council

Earmarked Reserves (EMR)

PROPERTY			2021/22			2022/23	
Notes	a/c	Detail	EMR 2021/22	Budget remaining at 30/09/2021	Projected Year End Remaining £	Add	EMR TOTAL
1	321	Town Hall Boiler	3000	3000	3000	1000	4000
2	322	Charter Hall Foyer	2500	2500	2500	0	2500
3	344	Charter Hall Toilets Refurb	5000	5000	5000	0	5000
4	348	Sinking Fund - Property Repairs TH, CH, MH	20000	20000	20000	0	20000
5	352	Roof Repair/Replacement CH	104083	50725	50725	0	50725
6	353	Electrical Installation - Insp, Maint & Display Energy Cert	7000	7000	7000	0	7000
7	354	Offices Refurbishment	2500	2500	2500	0	2500
8	359	Devolved Responsibilities Contingency (e.g. public toilets)	40000	40000	40000	0	40000
9	365	Charter Hall Internal Decoration	25000	25000	25000	0	25000
10	366	Council Chamber Ceiling	3000	3000	3000	0	3000
11	368	Charter Hall Public Address System & Projector Screen	5000	4179	4179	0	4179
12	369	Council Chamber Public Address System & Projector Screen	1000	0	0	0	0
13	370	Asset Investment	95000	95000	95000	0	95000
14		Town Hall Window Replacement	0		0	1000	1000
			313083	257904	257904	2000	259904

Notes

- Increase annually for future repairs and replacement
- carpet will need to be replaced in time
- Decoration will be needed over time. Ladies may need reconfiguration and male urinal replacement
- Property sinking fund
- Roof replacement project ongoing - anticipated work will take place in 2022 - cost unknown
- Inspections required 3 or 5 yearly
- No planned work at this time but offices will need decoration/replacement flooring in future
- Both sets of toilets require maintenance, particularly market street with replacement locks and woodwork repairs
- Redecoration and other work on completion of roofing work
- Repairs to ceiling and redecoration needed
- Projector and screen replaced. Address system will need reviewing
- no longer needed
- ongoing fund for when an appropriate investment opportunity arises
- Windows are beginning to deteriorate. Building is Grade II listed and in a conservation area meaning windows will have to be specially made