

Agenda Item No: 9.1 **Report No:** 1/15
Report Title: Finance Update
Report To: Cabinet **Date:** 5 January 2015
Cabinet Member: Councillor Andy Smith
Ward(s) Affected: All
Report By: John Magness, Director of Finance
Contact Officer(s)-
Name(s): John Magness
Post Title(s): Director
E-mail(s): john.magness@lewes.gov.uk
Tel No(s): 01273 484468

Purpose of Report:

To provide an update on financial matters affecting the General Fund Revenue Account, the Housing Revenue Account and the approved Capital Programme.

Officers Recommendation(s):

That Cabinet:

- 1 Notes that Treasury Management activity since the last report to Cabinet has been consistent with the Council's approved Treasury and Investment Strategy.
 - 2 Approves the report for the calculation of the Council Tax Base for 2015/2016.
 - 3 Approves that, in accordance with The Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012, the 2015/2016 Council Tax Base for the whole of the area shall be 34,979.8 and that the Council Tax Base for each of the Town and Parish areas of the District shall be as set out in the final column of Appendix 3 of this report.
 - 4 Notes the direct appointment of architects and consulting engineers on a proposed development scheme for a site within the Lewes Property Portfolio.
 - 5 Delegates authority to the Director of Service Delivery and Director of Finance in consultation with the Lead Member to appoint professional advisors (such as but not limited to: mechanical & electrical engineers, sustainability advisors, landscape architects and planning consultants) necessary to complete the project element of the Lewes Property Portfolio referred to in section 7.
 - 6 Notes the remainder of the report.
-

Reasons for Recommendations

- 1** A report on funding issues in relation to the Council's General Fund Revenue Account, Housing Revenue Account and Capital Programme is made to each meeting of the Cabinet to ensure that the Council's financial health is kept under continual review. It is essential to ensure that the Council has a sound financial base from which to respond to changing activity levels and demand for statutory services and to ensure that, when appropriate, its finances are adjusted in response to reducing income levels and inflationary pressures on expenditure.
- 2** The Council's Treasury Management function deals with very large value transactions on a daily basis. It is essential that the Council is satisfied that appropriate controls are in place and in accordance with the Code of Practice on Treasury Management in the Public Services prepared by CIPFA (the Chartered Institute of Public Finance and Accountancy) and adopted by the Council.
- 3** Cabinet is required to approve the Tax Base which will be used for the purposes of calculating the 2015/2016 Council Tax in respect of Town and Parish Councils and Special Expenses.

Information

4 Treasury Management

- 4.1** Appendix 1 gives details of the Treasury Management activity between 1 November 2014 and 10 December 2014. All activity was consistent with the Council's approved Treasury and Investment Strategies for 2014/2015.
- 4.2** In accordance with the Council's approved Treasury Strategy Statement, the Audit and Standards Committee reviews all treasury activity that takes place in order to confirm that it has been undertaken in accordance with the approved Strategy. Should the Audit and Standards Committee have any observations they would be recorded in its minutes and referred to Cabinet.

5 Council Tax Base 2015/2016

- 5.1** The Council is required by law to set the Council Tax Base before 31 January each year. This will enable East Sussex County Council, Sussex Police and Crime Commissioner and East Sussex Fire and Rescue Service to apportion their precepts between the billing authorities in the county on the basis of their tax bases.
- 5.2** The Tax Base will be used in the calculation of:
 - Lewes District Council's council tax for 2015/2016
 - the amount of Special Expenses which will be charged to taxpayers in each area of the District in 2015/2016
 - the council tax of each Town and Parish Council in 2015/2016
- 5.3** Council has delegated to Cabinet the authority to approve the Council Tax Base. The Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012 set out the basis of calculating the Council Tax Base.

- 5.4** The Council Tax Base must be expressed in terms of equivalent “Band D” properties. The Government’s Valuation Office Agency assesses the relative value of every property within the district and places it in one of eight bands A to H. A conversion factor is then applied to each of the Bands A to H in order to obtain the equivalent number of “Band D” properties as set out below.

<u>Valuation (at 1 April 2001)</u>	<u>Band</u>	<u>Conversion Factor</u>
Less than £40,000	A	6/9 of Band D
Less than £52,000	B	7/9 of Band D
Less than £68,000	C	8/9 of Band D
Less than £88,000	D	9/9 of Band D
Less than £120,000	E	11/9 of Band D
Less than £160,000	F	13/9 of Band D
Less than £320,000	G	15/9 of Band D
Greater than £320,000	H	18/9 of Band D

- 5.5** Occupiers qualifying for disabled relief who are in properties above Band A, move down a band for Council Tax purposes. Occupiers qualifying for disabled relief in Band A properties receive relief equivalent to 1/9th of a Band D tax.
- 5.6** Deductions are made from the aggregate number of properties in each band in respect of exempt properties and single person discounts. As agreed by the Council, no discount is given for second homes and long-term empty properties attract a 50% premium. An adjustment is also made to reflect the potential impact of the Council Tax Reduction Scheme.
- 5.7** In setting the Tax Base, an assessment is made of the anticipated in-year collection rate of the Council Tax. For the two years since the introduction of the Council Tax Reduction Scheme in 2013/2014, the anticipated collection rate was set at 98.25% reflecting increased uncertainty in terms of collection. It is now considered to be appropriate to restore the anticipated collection rate to the level which was used prior to 2013/2014, 98.5%. Collection performance is closely monitored throughout the year.
- 5.8** Appendix 2 sets out details of the Tax Base for the whole District. The total number of dwellings in the District (line 2) on 30 November 2014 (the prescribed date of this calculation) was 44,065, an increase of 183 since the previous year. The most significant increases in the number of dwellings were in the local areas of Seaford (80), Peacehaven (27), and Lewes (23).
- 5.9** The Tax Base calculation includes an estimate for the number of new properties which will be subject to the council tax for the first time in 2015/2016 (line 34). A number of data sources including Planning department records have been used to project the number of dwellings which are likely to be constructed or converted in the year, but a cautious approach has been taken given the uncertainty which surrounds construction timescales.
- 5.10** The total Tax Base, net of the collection rate adjustment) increases by 309.1 from 34,670.7 to 34,979.8 Band D Equivalent dwellings. The increase exceeds the prudent projection used in the Council's Medium

Term Finance Strategy, which estimated an additional 200 Band D equivalent dwellings in 2015/2016.

- 5.11** Cabinet are recommended to approve the constituent parts of the total tax base relating to Towns and Parishes shown at Appendix 3. These will be used to calculate the Special Expenses council tax amounts for 2015/2016, as well as the council tax requirement of each Town and Parish Council to meet their own budget (precept) requirements. The Towns and Parishes have been advised of these individual tax bases (subject to confirmation by Cabinet) in order that they can assess the impact of their precept on the Council Tax in their area.

6 Business Rate Income

- 6.1** The final estimate of business rate income for 2015/2016 is being prepared. This estimate will include a provision for appeals as well as the impact of the Government's schemes for Small Business Rates Relief, Retail Relief and its overall cap of 2% on the increase in the Business Rates Multiplier confirmed in the Autumn Statement 2014.
- 6.2** The income estimates will be notified to the Government in January 2015, setting the basis for transactions to and from the East Sussex Business Rates pool in 2015/2016. As agreed by Cabinet in January 2013, the Director of Finance has delegated authority to determine the final estimated net yield from Business Rate Income in consultation with the Leader of the Council.

7 Procurement of Professional Advice

- 7.1** Negotiation of the final development agreement of the Lewes Property Portfolio (LPP) is making good progress. The LPP is an innovative regeneration scheme that will see Lewes District Council working together with private sector and Registered Provider partners on a package of council owned sites across the district. The LPP will be delivered in a number of key phases.
- 7.2** One of the phases will see the delivery of new LDC owned council housing on a site which will remain in council ownership. The costs for the development including the planning application rest with the Council. At its meeting in November 2014, Cabinet agreed expenditure of up to £300,000 associated with working up and submitting the planning application, including the planning application fee and associated professional advice.
- 7.3** The development partner will use their expertise in developing high quality homes for the Council from initial business planning to planning application and construction. The partner will oversee the whole process including construction as this is an area in which the council does not have the necessary expertise or experience.
- 7.4** The Leader of the Council has agreed to the direct appointment (ie without going through a full procurement process) of architects and consulting engineers on a proposed development scheme for the site, taking the scheme through to planning (with an option to appoint them to work through to practical completion). This decision was taken in accordance with Contract Procedure Rule 2.1(b) and is now reported to

Cabinet as required. The main driver for this approach was the timescale and the need to ensure the Council can access a time-limited £2m HCA grant for the provision of affordable housing units on the site. It was strongly advised that the Council uses the professionals which the partners have approved through their own procurement processes and with whom they have worked with on other construction projects.

7.5 Other professional advisors will need to be appointed to get through to the planning stage, such as mechanical & electrical engineers, sustainability advisors, landscape architects and planning consultants. It is proposed that these appointments also be made to mirror those that are appointed by the development partners on other phases of the LPP. This approach will satisfy the structure of the partnership which is such that on all other phases the development partners are incentivised to keep development costs, including professional fees, down to maximise the profits that are shared by the Council and partners themselves. In accordance with Contract Procedure Rule 2.2, Cabinet is recommended to delegate authority to the Director of Service Delivery and Director of Finance in consultation with the Lead Member to appoint professional advisors necessary to complete this element of the LPP project.

8 Counter Fraud Fund

As reported to Cabinet in September 2014, the Council is a partner in two projects for which bids for funding were submitted to the DCLG. Both bids were successful:

- Fighting Fraud in East Sussex - a partnership of the District and Borough Councils and East Sussex County Council has been awarded £365,000 through to the end of 2015/2016. The lead authority is Eastbourne Borough Council.
- Council Tax Reduction Review Service - a consortium of 13 local authorities and 2 private sector suppliers, with Pendle Borough Council as the lead authority, has been awarded £1,181,000.

The Council will not incur any direct costs from its participation in either of these projects.

9 Financial Appraisal - referred to under individual items above.

10 Sustainability Implications

I have not completed the Sustainability Implications Questionnaire as this Report is exempt from the requirement because it is a budget monitoring report.

11 Legal Implications

As noted above, the Tax Base must be calculated as required by the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012.

12 Risk Management Implications

12.1 The Council maintains an overview of its policy programme, its Medium Term Financial Strategy and the external factors that affect them. Without this constant analysis and review there is a risk that the underlying recurring revenue budgets will grow at a faster rate than the

resources available to fund them. This risk is mitigated through regular reports to Cabinet on the Council's overall revenue and capital position and Cabinet's correcting actions taken in accordance with the objectives and principles it set for management of the Council's finances.

12.2 An additional risk in the current climate is that reserves and balances will be drawn upon sooner than is necessary unless an assessment is made of resource implications where activity levels have fallen or risen to any significant degree. This risk is mitigated by identifying such areas, making an assessment covering the short and medium term and taking corrective action.

12.3 This Council, East Sussex County Council, the Sussex Police and Crime Commissioner, and East Sussex Fire and Rescue Service will all use the Council Tax Base to calculate their individual council tax requirements for 2015/2016. If the tax base is significantly overestimated, a shortfall in actual tax collected would arise, which would need to be recovered by an increase in the council tax in future years. Conversely, if the tax base is underestimated, council tax amounts will be higher than necessary in 2015/2016. The risk of these outcomes is mitigated by making a prudent estimate of collection performance as well as by using available sources of data including planning and building control records to project the number of new properties from which the tax will be collectable in 2015/2016.

13 Equality Screening

The Equality Screening process for this Report took place in December 2014. No potential negative impacts were identified.

14 Background Papers

Treasury Strategy Statement <http://www.lewes.gov.uk/council/20987.asp>

Appendices

Appendix 1 - Statement of Investment Activity: 1 November to 10 December 2014

Appendix 2 – Council Tax Base Calculation 2015/2016 - Summary

Appendix 3 – Council Tax Base Calculation 2015/2016 by Parish/Town Council area

**Statement of Treasury Management Activity:
1 November to 10 December 2014**

1. Fixed Term Deposits

Loan	Counterparty	Principal £	From	To	Capital O/s £	Capital Repaid £	Interest Rate %
Current investments at 10 December 2014							
220714	Barclays Bank plc	1,000,000	13 Aug 14	13 Aug 15	1,000,000		1.000
220914	Nationwide Building Society	1,000,000	01 Sep 14	02 Mar 15	1,000,000		0.640
221014	Nationwide Building Society	1,000,000	01 Sep 14	02 Feb 15	1,000,000		0.580
221614	Cornwall County Council	2,000,000	07 Oct 14	12 Feb 15	2,000,000		0.430
	Total				<u>5,000,000</u>		
Investments that have matured since last report							
221914	Debt Management Office	2,000,000	03 Nov 14	19 Nov 14		2,000,000	0.250
222014	Debt Management Office	1,000,000	07 Nov 14	10 Nov 14		1,000,000	0.250
222114	Debt Management Office	1,000,000	20 Nov 14	21 Nov 14		1,000,000	0.250
	Total					<u>4,000,000</u>	

2. Money Market Funds

	Average held £'000	Average return %
Goldman Sachs Sterling Liquid Reserves Fund	687	0.55
Deutsche Managed Sterling Fund	568	0.57

3. Interest Bearing Accounts

	Average held £'000	Interest rate %
Co-operative Bank Public Sector Reserve Acc	Account now closed	
Santander UK plc Business Reserve Account	1,375	0.40
Lloyds Bank Corporate Account *	1,127	0.40

4. Treasury Bills

	Purchased	£'000	Return %
Held at 10 December 2014			
UK Treasury Bills 0% 30 Mar 2015	29 Sep 14	2,000	0.570
UK Treasury Bills 0% 02 Feb 2015	03 Nov 14	1,000	0.380
UK Treasury Bills 0% 09 Feb 2015	10 Nov 14	2,000	0.430
UK Treasury Bills 0% 16 Feb 2015	17 Nov 14	2,000	0.427
UK Treasury Bills 0% 15 Dec 2014	17 Nov 14	2,000	0.379
UK Treasury Bills 0% 29 Dec 2014	01 Dec 14	1,000	0.419
UK Treasury Bills 0% 29 Dec 2014	01 Dec 14	1,000	0.398

UK Treasury Bills 0% 02 Mar 2015	01 Dec 14	1,000	0.415
UK Treasury Bills 0% 02 Mar 2015	01 Dec 14	1,000	0.419
UK Treasury Bills 0% 29 Dec 2014	01 Dec 14	1,000	0.438

	Purchased	£'000	Return %
Matured in period			
UK Treasury Bills 0% 03 Nov 2014	04 Aug 14	2,000	0.420
UK Treasury Bills 0% 10 Nov 2014	11 Aug 14	2,000	0.410
UK Treasury Bills 0% 10 Nov 2014	13 Oct 14	491	0.360
UK Treasury Bills 0% 17 Nov 2014	20 Oct 14	3,000	0.350
UK Treasury Bills 0% 01 Dec 2014	03 Nov 14	1,000	0.310
UK Treasury Bills 0% 08 Dec 2014	10 Nov 14	2,000	0.350
UK Treasury Bills 0% 08 Dec 2014	10 Nov 14	2,000	0.350

5. Borrowing

No new long term borrowing undertaken in the period.
Long-term loans outstanding £56.6m.

Appendix 2

Council Tax Base Calculation 2015/2016 - Summary										
The Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012										
	DISA	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
1 Chargeable Dwellings										
2 Valuation List Totals		4,171	5,930	13,208	9,536	5,754	2,958	2,282	226	44,065.00
3 Less: Exempt Dwellings Class A - W		93	94	147	95	72	31	20	6	558.00
4 Less: Demolished Properties		1	0	0	2	0	1	1	1	6.00
5 Disabled Banding Reductions -)		5	20	77	84	59	36	30	14	325.00
6 Disabled Banding Reductions +	5	20	77	84	59	36	30	14	0	325.00
7 ITEM H Chargeable Dwellings	5	4,092	5,893	13,068	9,414	5,659	2,920	2,245	205	43,501.00
8 Discounts										
9 <u>Dwellings entitled to Single Person Discount</u>	4	2,670	2,670	4,481	2,761	1,410	531	313	15	14,855.00
10 Discount Percentage	25%	25%	25%	25%	25%	25%	25%	25%	25%	
11 D1 Adjustment for Single Person Discount	1.00	667.50	667.50	1,120.25	690.25	352.50	132.75	78.25	3.75	3,713.75
12 <u>Dwellings entitled to a '2 x 25%' Discount</u>	0	0	7	7	10	7	13	20	2	66.00
13 Discount Percentage	50%	50%	50%	50%	50%	50%	50%	50%	50%	
14 D2 Adj for Dwellings entitled to a '2 x 25%' Discount	0.00	0.00	3.50	3.50	5.00	3.50	6.50	10.00	1.00	33.00
15 <u>Second Homes</u>	0	31	56	88	87	51	22	21	5	361.00
16 Discount Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	
17 D3 Adj for Second Homes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18 <u>Prescribed Class A Empty Discounts</u>	0	14	11	19	18	14	6	6	0	88.00
19 Discount Percentage 50% UP TO ONE YEAR	50%	50%	50%	50%	50%	50%	50%	50%	50%	
20 D4 Adj for Class A Exempt Dwellings	0.00	7.00	5.50	9.50	9.00	7.00	3.00	3.00	0.00	44.00
21 <u>Prescribed Class C Empty Dwellings</u>	0	32	33	38	17	9	3	1	0	133.00
22 Discount Percentage 100% for 1 month	100%	100%	100%	100%	100%	100%	100%	100%	100%	
23 D5 Adj for Class C Empty Dwellings	0.00	32.00	33.00	38.00	17.00	9.00	3.00	1.00	0.00	133.00
24 <u>Annexe Discount</u>	0.38	9.52	0.50	1.00	0.88	0.00	0.00	0.50	0.00	12.78
25 Discount Percentage	100%	100%	100%	100%	100%	100%	100%	100%	100%	
26 D6 Adj for Annexes	0.38	9.52	0.50	1.00	0.88	0.00	0.00	0.50	0.00	12.78
27 ITEM Q Discounts (D1+D2+D3+D4+D5+D6)	1.38	716.02	710.00	1,172.25	722.13	372.00	145.25	92.75	4.75	3,936.53

	DISA	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
28 Premiums										
29 Dwellings (Long Term Empty)	0	11	5	8	10	3	5	1	0	43.00
30 Premium Percentage (50% = 150% charge)	50%	50%	50%	50%	50%	50%	50%	50%	50%	
31 D6 Adj for Dwellings (Long Term Empty)	0.00	5.50	2.50	4.00	5.00	1.50	2.50	0.50	0.00	21.50
32 ITEM E Premiums	0.00	5.50	2.50	4.00	5.00	1.50	2.50	0.50	0.00	21.50
33 Dwellings - Estimated changes in year										
34 Estimate of new dwellings	0	0	0	0	100	0	0	0	0	100.00
35 Less: Exempt dwellings at 0% of total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
36 Estimate of net new dwellings	0	0	0	0	100	0	0	0	0	100.00
37 Discounts - Estimated changes in year										
38 Estimate of new discounts	0	0	0	0	0	0	0	0	0	0.00
39 Discount Percentage	25%	25%	25%	25%	25%	25%	25%	25%	25%	
40 Estimated value of discount changes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41 ITEM J Adjustment for dwelling and discount changes	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
42 ITEM Z Local Council Tax Reduction Scheme	0.00	1,287.23	1,467.76	1,829.09	648.87	210.45	42.93	14.50	0.00	5,500.83
43 (ITEM H - ITEM Q + ITEM E + ITEM J) - ITEM Z	3.62	2,094.25	3,717.74	10,070.66	8,148.00	5,078.06	2,734.32	2,138.25	200.25	34,185.15
44 Ratio Item F	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>11</u>	<u>13</u>	<u>15</u>	<u>18</u>	
45 Ratio Item G	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	
46 (ITEM H - ITEM Q + ITEM E + ITEM J) - ITEM Z) x(F/G) *	2.0	1,396.4	2,892.0	8,952.2	8,148.2	6,206.7	3,949.8	3,564.2	401.0	35,512.5
47 ITEM A Band D Equivalentents										35,512.5

Calculation of the Tax Base

ITEM A Total Relevant Amounts (Band D) 35,512.5

ITEM B Collection Rate 98.50%

COUNCIL TAX BASE (ITEM A x ITEM B) 34,979.8

*This is the aggregate of the individual Town and Parish tax bases in accordance with legislation. It is not the product of line 43 *(line 44/line 45)

Appendix 3

Town/Parish Area	Council Tax Base Calculation 2015/2016 - Band D Equivalents										
	DISA	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total	98.50%
Barcombe	-	11.3	22.3	85.4	95.0	104.7	128.4	165.8	16.0	628.9	619.5
Beddingham/Glynde	-	4.1	5.6	59.0	15.5	23.2	22.5	29.7	20.0	179.6	176.9
Chailey	0.8	25.9	36.6	151.0	136.1	197.8	286.0	401.8	47.6	1,283.6	1,264.3
Ditchling	-	7.1	14.7	62.0	82.5	310.0	169.4	411.2	70.0	1,126.9	1,110.0
East Chiltington	-	1.6	4.5	53.7	37.4	5.6	18.1	50.8	20.0	191.7	188.8
Falmer	-	0.7	6.0	12.9	18.7	16.3	3.6	9.7	2.0	69.9	68.8
Firle	-	3.1	9.2	18.0	24.7	27.0	8.5	23.8	6.0	120.3	118.5
Hamsey	-	10.1	14.1	48.8	31.8	39.0	33.9	52.5	16.0	246.2	242.5
Iford	-	0.7	3.7	3.1	11.4	34.7	16.3	17.2	6.0	93.1	91.7
Kingston	-	9.7	3.3	4.1	15.8	57.9	183.4	146.7	12.6	433.5	427.0
Lewes	0.4	175.2	575.6	1,715.7	1,267.1	864.5	645.4	679.5	27.0	5,950.4	5,861.1
Newhaven	0.4	244.1	819.9	1,183.6	779.9	357.7	33.1	27.5	2.0	3,448.2	3,396.5
Newick	-	8.1	12.3	116.8	196.4	246.3	233.0	256.8	12.0	1,081.7	1,065.5
Peacehaven	0.4	301.3	378.2	1,833.9	1,330.7	459.7	143.4	23.3	2.0	4,472.9	4,405.8
Piddinghoe	-	1.6	1.1	21.0	9.7	26.0	39.4	30.8	-	129.6	127.7
Plumpton	-	7.9	6.7	82.7	156.9	108.4	95.5	188.8	21.6	668.5	658.5
Ringmer	-	14.8	47.3	300.4	593.1	394.8	301.5	179.0	24.0	1,854.9	1,827.1
Rodmell	-	6.0	10.3	24.1	13.3	20.5	35.4	84.7	21.6	215.9	212.7
St Ann Without	-	2.0	1.6	4.4	6.8	5.5	11.6	10.0	-	41.9	41.3
St John Without	-	1.2	-	5.6	3.4	2.4	4.3	12.5	4.0	33.4	32.9
Seaford	-	454.1	686.2	2,036.6	2,160.7	2,293.9	1,286.9	419.7	6.0	9,344.1	9,203.9
Southeast	-	-	0.8	1.2	2.0	3.7	5.6	8.3	2.0	23.6	23.2
South Heighton	-	17.9	18.6	161.8	27.6	17.1	6.5	12.5	-	262.0	258.1
Streat	-	0.7	0.8	7.8	11.8	9.5	9.4	35.0	6.0	81.0	79.8
Tarring Neville	-	2.0	1.3	3.3	0.8	1.2	-	1.7	-	10.3	10.1
Telscombe	-	73.3	191.6	822.8	938.2	337.6	59.7	26.2	4.0	2,453.4	2,416.6
Westmeston	-	6.0	2.3	7.6	15.5	28.1	25.3	54.2	23.6	162.6	160.2
Wivelsfield	-	5.9	17.4	124.9	165.4	213.6	143.7	204.5	29.0	904.4	890.8
TOTAL	2.0	1,396.4	2,892.0	8,952.2	8,148.2	6,206.7	3,949.8	3,564.2	401.0	35,512.5	34,979.8