Services Committee - Isambard House (Station Building) Budget 2026-27
Saltash Town Council
For the year ended 31 March 2027

Black text - budget assumptions
Red text - Further Actions (To Be Agreed)
Purple text - new codes
Blue text - recommend virements
Green text - recommendation from Building Condition report

Account	Prior Year 2025/26	EMF Balances B/F 2025/26	Budget 2026/27	Actual YTD 2026/27	Budget Available 2026/27	Precept Budget 2027/28	Notes	Budget 2028/29	Budget 2029/30	Budget 2030/31	Budget 2031/32
Isambard House Operating Income											
4301 SA Isambard House - Bookings	5,550	0	4,925	2,862	2,063	5,724	Based on current income for 2026/27 (4 year average £5,635)	5,924	6,131	6,346	6,568
4302 SA Isambard House - Refreshment Income	403	0	120	106	14	120	Same as 2026/27 budget	124	128	132	137
4305 SA Isambard House - Event Ticket Sales	0	0	1,575	0	1,575	1,100	2 x Murder Mystery events planned next year	1,139	1,179	1,220	1,263
Total Isambard House Operating Income	**5,953**	**0**	**6,620**	**2,968**	**3,652**	**6,944**		**7,187**	**7,438**	**7,698**	**7,968**
Isambard House Operating Expenditure											
6800 SA Rates - Isambard House	3,842	0	4,108	3,890	218	4,026	Based on Actual 2026/27 + CPI Autumn budget statement confirms increases will be capped by CPI inflation	4,167	4,313	4,464	4,620
6801 SA Water Rates - Isambard House	(691)	0	741	400	341	822	Based on Current Year Actual + 20% (last year increase water 11% and sewerage 26%)	851	881	912	944
6802 SA Gas - Isambard House	458	0	650	96	554	673	Current Budget + CPI	697	721	746	772
6803 SA Electricity - Isambard House	4,375	0	6,000	2,260	3,740	6,009	Estimated Total cost of 2026/27 + 10%	6,219	6,437	6,662	6,895
6804 SA Fire & Security Alarm - Isambard House	593	0	1,004	757	247	843	2025/26 maintenance Contract cost + estimated 10% increase + provision for maintenance	873	904	936	969
6808 SA Cleaning Materials & Equipment - Isambard House	1,109	0	1,350	684	666	1,144	Actuals 2026/27 Window cleaning £480 pa Annual Sanitary/Nappy bin contract £350 Cleaning materials £285 **TOTAL £1,105 + CPI**	1,184	1,225	1,268	1,312
6810 SA General Repairs & Maintenance - Isambard House	1,019	0	2,000	271	1,729	1,500	EICR electrical test due, allow £1,000 for test and any remedial works required Allow for contingency £500 (4 year average £1,221)	1,553	1,607	1,663	1,721
6813 SA Refreshments Costs - Isambard House	367	0	519	220	299	537	Current Budget + CPI	556	575	595	616
6814 SA Equipment - Isambard House	58	0	1,094	9	1,085	500	Reducing budget to £500 based on 4 year average of £520	518	536	555	574
6822 SA Activities & Events	494	0	1,575	0	1,575	1,000	Based on 2 Murder Mystery events during the year	1,035	1,071	1,108	1,147
Total Operating Expenditure	**11,623**	**0**	**19,041**	**8,587**	**10,454**	**17,054**		**17,653**	**18,270**	**18,909**	**19,570**
Total Isambard House Operating Surplus/ (Deficit)	**(5,670)**	**0**	**(12,421)**	**(5,620)**	**(6,801)**	**(10,110)**		**(10,466)**	**(10,832)**	**(11,211)**	**(11,602)**
Isambard House EMF Expenditure											
6473 SA EMF Station Building (~~Purchase &~~ Capital Works)	1,076	0	0	0	0	0	Virement FROM 6873 SA EMF General Repairs & Maintenance for future planned solar panel installation £40,000	0	0	0	0
6818 SA EMF Professional Costs - Isambard House	0	3,211	0	0	3,211	0	Recommendation from Building Condition report	0	0	0	0
6872 SA EMF Entertainment Licenses	660	1,472	0	0	1,472	0	No increase required	0	0	0	0
6873 SA EMF General Repairs & Maintenance	0	39,320	2,000	0	51,187	0	Recommendation from Building Condition report - 2028/29 Paint exterior £15k and paint windows £1.5k Budget in 2027/28 £7,500 + £750 = £8,250 Budget in 2028/29 £7,500 + £750 = £8,250	0	0	0	0
							Recommend virement of £40,000 TO **6473 SA EMF Station Building (Capital Works)** Retain £11,187 in budget code				
Total Isambard House EMF Expenditure	**1,736**	**44,003**	**2,000**	**0**	**55,870**	**0**		**0**	**0**	**0**	**0**
Total Isambard House Expenditure (Operational & EMF)	**13,359**	**44,003**	**21,041**	**8,587**	**66,324**	**17,054**		**17,653**	**18,270**	**18,909**	**19,570**
Total Isambard House Budget Surplus/ (Deficit)	**(7,406)**	**(44,003)**	**(14,421)**	**(5,620)**	**(62,671)**	**(10,110)**		**(10,466)**	**(10,832)**	**(11,211)**	**(11,602)**

CPI 3.5% based on September 26 as reported by Office of National Statistics 21-10-26

Precept 2026/27	**(14,421)**
Precept 2027/28	**(10,110)**
Increase / (Decrease)	**(4,311)**
Difference as %	**-29.9%**