



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE FINANCE & GENERAL PURPOSE COMMITTEE MEETING

Held on Tuesday, 9th December 2025

EMERGENCY PROCEDURE

In the event of a fire all those present should leave the building calmly, breaking a fire alarm panel on the way out, and assemble on the far side of the car park at the assembly point.

Attendees are reminded to either switch off or make silent their mobile phones.

PRESENT:

Cllrs D Addison, M Brown, S Bandcroft, J Brunwin, M Gallagher, A Hyde, K Marsden, P Richardson, and A Shore.

In attendance was J Rendell [Parish Clerk] and four members of public.

1	Welcome and apologies for absence. The Chair, Councillor Keiron Marsden welcomed all present to the meeting. Apologies were noted from Councillors Richard Barber, Keith Cranney and Neel DasGupta.	
2	To receive notification of any member's personal or prejudicial interest. Councillor Penny Richardson declared an interest in the Little Stoke Allotment Society so will not take part in the discussions on item 7. Councillors Dave Addison, Mike Brown, and Andrew Shore are on the Trust Ground Committee so will not take part in the discussion on the Trust ground agenda item 7.	
3	Public Session [3-5 MINUTES PER PERSON WITH A MAXIMUM OF 15 MINUTES PER SESSION] – Four residents were in attendance. None.	

4	<p>To approve minutes of the last Finance & General Purpose meeting dated 8th July 2025.</p> <p>The Finance & General Purpose minutes dated Tuesday 8th July 2025 was agreed as an accurate record and approved at the September Full Council meeting.</p> <p>Members briefly went through the actions all of which have been approved previously.</p>	
5	<p>To note the expenditure and general accounts for November 2025. To include the budget and 5 year plan.</p> <p>The Clerk tabled financial correspondence for November 2025 which included payments totalling £53,651.81 for the <u>Co-operative</u> general account, with a cash book balance of £561,540.84.</p> <p>The Clerk then tabled financial correspondence for November 2025 which included payments totalling £1.05 for the <u>NatWest</u> general account, with a cash book balance of £18,014.28.</p> <p>A discussion was held; Council noted the expenditure and bank balance for November 2025. Councillor Sue Bandcroft proposed acceptance, seconded by Councillor Jan Brunwin, unanimously carried.</p> <p>The Chair, Councillor Keiron Marsden informed members the budget will be discussed on agenda item 6.</p>	
6	<p>To receive recommendations from the budget working group in relation to the precept demand and budget for 2026/27.</p> <p>Following a recent meeting with the budget working group, The Chair, Councillor Keiron Marsden provided an in-depth overview of the draft budget to members.</p> <p>Budget Financial Year 2026-7 Overview <i>To be read in conjunction with the Draft Budget for FY 2026-7 income and expenditure diagram, and the Draft Budget document to be presented to the December 2025 Finance Meeting comparison with FY 2024-5.</i> <i>The total budgeted expenditure for next financial year is £26k more than for the current financial year:</i></p> <p><i>Apart from cost of living uplift and addition of a part time waste operative to our staff costs, the largest single increase in expenditure next year is for Christmas lights.</i> <i>We are allowing for slightly increased maintenance costs on our ageing 3G pitches (coming up to replacement in 2 years) together with our grass pitches and both community halls.</i> <i>We are taking on responsibility for managing the grounds at St Michael's Church graveyard, plus, there are further small increases in hall cleaning costs, vehicle repairs, and insurance.</i></p> <p><i>Total budgeted income for next year is £6k less than this year:</i> <i>This year's budget included grant income totalling £90k for Brooklands initial fit-out, startup and legal costs, whereas next year we are expecting £20k in Brooklands grant income.</i> <i>Increases in the projected commercial income from Brooklands (as a result of updated</i></p>	

<p><i>competitive room hire pricing, and having secured agreement with the cafe operator) mean that with the expected grant income, this new community centre should more than cover its operating costs next year (apart from salaries) and be on track to cover all costs as utilisation increases over its first three years.</i></p> <p><i>Our other sources of commercial income - Little Stoke Hall room hire, together with our grass and 3G pitches, and parks income (from traders) - also continue to exceed targets, and their budgeted income is increased again for next year.</i></p> <p><i>The draft income budget for next year includes a £30k increase in council tax precept - however, this will need to be adjusted, for reasons covered later in this document. The draft budget as it stands shows a £91k deficit, meaning that if all targets are met, the net effect will be to drain our general reserves by just over £91,000.</i></p> <p><i>This is significantly larger than the small deficits predicted by previous years' budgets. So far, we have been able to avoid going into deficit in practice, as a result of over performance of our sources of commercial income - but these will not stretch to covering the whole £91k.</i></p> <p>Budget Analysis</p> <p><i>The income and expenditure diagram for the draft budget shows that precept income covers our staff and administration costs plus vehicles and the satellite building - and that is it.</i></p> <p><i>Community projects are un-funded.</i></p> <p><i>Our grass pitches more than pay for themselves within the parks budget, but the money they make (together with traders and allotments) is dwarfed by the cost of maintaining our parks and green spaces - and this is un-funded.</i></p> <p><i>Our 3G pitches pay for themselves, but need replacing soon, and we are currently putting aside everything they make into Earmarked Reserves to pay for their replacement.</i></p> <p><i>Thankfully, our community centres pay for themselves, with some income left over, and we are getting grants from SGC for Brooklands to help with startup costs while the business grows.</i></p> <p><i>For the last few years, we've been holding precept rises to the level of inflation, and setting budgets with increasing levels of deficit - so far made up by our commercial income - but if we use up general reserves at a significant rate, they won't last long.</i></p> <p>Future Shocks</p> <p><i>South Gloucestershire Council are telling us that in the Financial Year after next, we will need to pick up the cost of the work they currently do for us via special expenses (green spaces, playgrounds etc).</i></p> <p><i>We also know that, at some point soon in the next few years, the Community Infrastructure Levy (CIL) that currently funds our 5 year plan capital programme, will dry up.</i></p> <p><i>The outlook for the medium to long term, is that we will need to significantly increase the precept over the next few years to cover the projected future funding gap.</i></p>	
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<p><i>Ideally, we will be able to make gradual increases and absorb some of the strain using our general reserves, until we are operating at a steady state with a higher level of precept. But - if we have spent all our general reserves then we will not be able to use them as a buffer, and we will be faced with sudden large increases - or drastically cutting services. So, we face a choice.</i></p> <p><i>Should we go with the modest level of precept increase in the draft budget, which raids the general reserves and risks not having sufficient reserves in the future to absorb the shocks?</i></p> <p><i>Or should we raise the precept further now, back to the 2022 level, limiting the deficit to a level we can hopefully cancel out with over-performance of our sources of commercial income?</i></p> <p>South Glos Council District Councillor Dave Addison elaborated more on the special expenses and what kind of works are included. Open Spaces, grass cutting, border maintenance, hedge cutting, litter picking and bin collections, Play Area servicing, grass cutting and equipment inspection/ maintenance.</p> <p>Although SGC are stating this work will cost circa £170k the Clerk will ask for a detailed breakdown of the works being carried out by SGC and seek alternative costs where necessary and bring some work in-house where possible to reduce costs.</p> <p>Councillor Dave Addison mentioned that SGC will only increase its portion of the council tax by the maximum permitted amount without a local referendum, central government has consistently capped at 4.99% for recent financial years.</p> <p>Councillor Andrew Shore was pleased to see such positive projected figures on the updated Business Case for Brooklands Park Community Centre.</p> <p>Councillor Andrew Shore also mentioned the hall hire for Little Stoke Community Hall is historically higher than the budgeted income (by c£25k) and should we also obtain higher income from Brooklands Park Community Hall (by c£5k) this would further improve the year-end figures by circa £30k, thereby reducing the projected deficit of £90k to c£60k.</p> <p>Looking at the projected precept figures Councillor Andrew Shore informed members that due to the number of houses in the parish increasing each year, council can receive an uplift in the amount they receive, without actually increasing the cost paid per household. For e.g. if the cost per Band D household is increased by an 8% increase this would bring 10% to the parish council.</p> <p>When setting the annual precept Councillor Andrew Shore believes the council faces a balancing act between maintaining essential services, with some potentially being of-flooded by SGC, and being mindful of the financial pressures on residents, some of whom may not receive an annual pay rise or whose income does not keep up with inflation.</p> <p>Councillor Mike Brown highlighted Gloucester City Council is reportedly being faced with bankruptcy covering a 7.8 million overspend.</p> <p>Councillor Sue Bandcroft believes the draft budget on the table is a good sensible budget and proposed to approve the budget with no changes, seconded by Councillor Penny Richardson, proposal unanimously carried.</p> <p>Following discussions within the budget working group, see below the precept calculation showing precept amount, total for Band D houses, and the proposed cost for 2026/27.</p>	<p>Clerk to obtain detail breakdown of special expenses.</p>
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	<p>£430,000 (£4.66 increase per year or 4.55%) and £465,000 (£11.90 or 14.1%) have both been highlighted as two options set out by the pre-budget working group.</p> <p>Precept Calculation for 2026 2027 table – see appendix A</p> <p>The Special Expenses breakdown covers the following:</p> <p>Areas - Open Spaces: Acquired Housing Land: Play Areas</p> <ul style="list-style-type: none"> - grass cutting - border maintenance - hedge cutting - litter picking and bins - paths and hard surfaces <p>The cost for SGC to carry out this work is in the region of £170k and there is a high chance the Special Expenses section will be distributed down to parish and towns across the South Gloucestershire region. Members and the Clerk will continue to monitor this and keep in contact with SGC Officers. Once confirmed the Clerk will clarify the areas affected and develop an action plan carrying out some work in-house and obtaining costs from contractors where necessary. The ground staff would need to obtain a Chapter 7 qualification should they start to carry out works on the highways.</p> <p>Councillor Andrew Shore does not recognise all of these claimed works by SGC, feels that some of the costs may be excessive due to SGC inefficiency and also feels that we may need to review if all these works are essential to maintain. He also believes that SGC will have to retain some of the works, e.g. where it adjoins the highway under their remit and believes that not all of these special expenses will be transferable to the Parish and that we should be pushing back rather than simply accept what SGC say.</p> <p>Councillor Shore also felt that the previous 2022/23 precept amount is not a meaningful figure, as that was when Stoke Park & Cheswick was part of our parish with contributions from many more houses than we have now. Councillor Shore disagreed with some Members who felt 99p per month was a small amount, citing that the figure will be higher for band E & above houses and that as 14.1% it will be well above 3.6% inflation and what many residents have as a % increase in income with the current cost of living pressures.</p> <p>Following a lengthy discussion Councillor Penny Richardson proposed for members to revert to the 2022/23 precept amount of £465k at an increase to a Band D household of 99p per month (up by 14.1%), seconded by Councillor Sue Bandcroft, a vote was taken, 3 for, 4 against, 2 abstentions proposal not carried forward.</p> <p>Councillor Dave Addison advised members to find a middle ground of the two options set out by the pre-budget working group and proposed a precept demand of £445k at an increase to a Band D household of 65p per month (up by 9.2%), seconded by Councillor Mike Brown, a vote was taken, 7 for, 1 against, 1 abstention, proposal carried.</p>	<p>Clerk/ Finance Officer to send precept to SGC and update budget.</p>
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7	<p>Confirm hire charges for community hall and sports pitches 2026/27.</p> <p>The Clerk informed members Officers have recently carried out research obtaining comparable room and sports pitch hire at neighbouring councils, community buildings schools and churches. The room hire at Little Stoke Community Centre continues to reach high levels and Officers have made the recommendations that would mean the room hire and sports pitches fees would remain extremely competitive and at the same time keep the rooms occupied and football matches played.</p> <p>The Clerk informed members to look through all recommended items on the price list apart from the Little Stoke Garden Society and the Trust Ground maintenance which will be looked at separately due to some members sitting on the committee.</p> <p>Following discussion, Councillor Andrew Shore proposed to go with the Officer recommendations apart from the Little Stoke Garden Allotment Society and Trust Ground maintenance, seconded by Dave Addison, proposal unanimously carried.</p> <p>Little Stoke Garden Society.</p> <p><i>Councillor Penny Richardson declared an interest and did not take part in the discussion.</i></p> <p>Councillor Sue Bandcroft proposed to proceed with the Officer recommendation, seconded by Councillor Dave Addison, proposal unanimously carried.</p> <p>Trust Committee.</p> <p><i>Councillors Dave Addison, Mike Brown, and Andrew Shore declared an interest and did not take part in the discussion.</i></p> <p>Councillor Sue Bandcroft proposed to proceed with Officer recommendation, seconded by Councillor Penny Richardson, proposal unanimously carried.</p>	
8	<p>Pathway improvements on little Stoke Park.</p> <p>The Clerk asked members if they would like to keep this agenda item on future agendas as we investigate looking into completing the widening of the path in the 2026/27 financial year.</p> <p>The office staff have received many compliments on the works carried out recently.</p> <p>As this work is on the current 5 year plan, the Chair, Councillor Keiron Marsden asked the Clerk to remove from future agendas as the works will naturally be discussed for future projects by being on the 5 year plan.</p>	Clerk to remove from future agenda.
9	<p>Update on Brooklands Community Hall</p> <ul style="list-style-type: none"> - Update on Lease Agreement and Heads of Terms <p>The Clerk has received the draft documents from the Solicitor that includes the amendments requested by the Sub-Committee. Councillor Mike Brown asked the Clerk to check to ensure that all profit made from the Community Hall is to be reinvested back into the community/ parish as opposed to the Brooklands Park site only. The Clerk has made the amendments to the documents and sent to the Solicitor.</p>	Clerk to update SLA.

	<p>- Last minutes from Preparation to Handover meeting</p> <p>Members received the minutes of the Countdown to Handover held on 17th November from Wakemans.</p> <p>A question was asked whether Council should employ a professional company to formally sign off the works at handover from SGC. Councillor Dave Addison confirmed the building will be certified and signed off by John Perkins, Crest Nicholson, South Gloucestershire Council and then the Parish Council ensuring the building and materials provided will be formally signed off through three tiers before signing off by the Parish Council as the end user. The Parish Council has agreed to approve a Solicitor to manage the legal documents ensuring the Heads of Terms and Service Level Agreement falls in line with the Parish Council requirements for the site.</p> <p>The Clerk confirmed the following: Car park entrance signage has been ordered (4 week notice) External signage has been ordered (6 week notice) Tables and Chairs will be ordered week commencing 15th December (6 week notice)</p> <p>Councillor Sue Bandcroft asked the Clerk to resend the design of the artwork being installed internally.</p> <p>The Chair, Keiron Marsden then updated members on the Brooklands Park forecast.</p> <p>The original Brooklands business case from February 2024 - on which our decision to proceed (in July last year) was based - showed a total operating deficit of just under £88k over the first three years, before breaking even. It was based on assumptions: operating 51 weeks per year target occupancy 25hrs/week (rooms) / 35hrs/week (hall) first 3 years achieve 33% / 66% / 80% of target occupancy It was deliberately “worst case,” with pricing well below Little Stoke Community Hall, and assumed no cafe operator for the first year. I have now provided two further adjustments based on the same core assumptions.</p> <p>Adjustment 1: incorporating latest pricing to match Little Stoke Community Hall reflecting agreement with cafe operator. Reflecting changes in the salary and expenditure budget (e.g. increased cleaning costs, and subcontract versus salaried). This shows a £27k reduction in operating deficit now totalling £61k over the first 3 years, and an operating surplus of £13.5k per year from year 4.</p> <p>Adjustment 2: Assumed operating start date of 1st February 2026. hiring admin staff 4 months in advance of start date. re-structured into financial years rather than operating years from start date This shows only a very slight increase in total operating deficit (£62k) over the first 3 years, building to the same £13.5k per year operating surplus in year 5.</p>	<p>Clerk sent artwork from the artist.</p>
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	Original forecast from business case (dated February 2024) - by year of operation						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
Target Utilisation	33%	66%	80%	100%	100%	100%	
Income							
Hall Users	£22,720.50	£45,441.00	£55,080.00	£68,850.00	£68,850.00	£68,850.00	
Cafe	£0.00	£6,000.00	£6,000.00	£6,000.00	£6,000.00	£6,000.00	
Subtotal Income	£22,720.50	£51,441.00	£61,080.00	£74,850.00	£74,850.00	£74,850.00	
Outgoings							
Expenditure	£32,620.00	£32,620.00	£32,620.00	£32,620.00	£32,620.00	£32,620.00	
Salaries	£42,000.00	£42,000.00	£42,000.00	£42,000.00	£42,000.00	£42,000.00	
Subtotal Outgoings	£74,620.00	£74,620.00	£74,620.00	£74,620.00	£74,620.00	£74,620.00	
Nett Cashflow	-£51,899.50	-£23,179.00	-£13,540.00	£230.00	£230.00	£230.00	
Total Projected Deficit £87,928.50							
Adjusted forecast with updated pricing and cafe utilisation - by year of operation							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
Target Utilisation	33%	66%	80%	100%	100%	100%	
Income							
Hall Users	£27,180.45	£54,360.90	£65,892.00	£82,365.00	£82,365.00	£82,365.00	
Cafe	£5,400.00	£7,200.00	£7,200.00	£7,200.00	£7,200.00	£7,200.00	
Subtotal Income	£32,580.45	£61,560.90	£73,092.00	£89,565.00	£89,565.00	£89,565.00	
Outgoings							
Expenditure	£42,028.00	£42,028.00	£42,028.00	£42,028.00	£42,028.00	£42,028.00	
Salaries	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	
Subtotal Outgoings	£76,028.00	£76,028.00	£76,028.00	£76,028.00	£76,028.00	£76,028.00	
Nett Cashflow	-£43,447.55	-£14,467.10	-£2,936.00	£13,537.00	£13,537.00	£13,537.00	
Total Projected Deficit £60,850.65							
Adjusted forecast assuming staff hired October 2025 & building opens in February 2026 (Month 11 of 25/26 FY)							
	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	
Target Utilisation	6%	39%	78%	97%	100%	100%	
Income							
Hall Users	£4,530.08	£31,710.53	£63,970.15	£79,619.50	£82,365.00	£82,365.00	
Cafe	£600.00	£6,000.00	£7,200.00	£7,200.00	£7,200.00	£7,200.00	
Subtotal Income	£5,130.08	£37,710.53	£71,170.15	£86,819.50	£89,565.00	£89,565.00	
Outgoings							
Expenditure	£7,004.67	£42,028.00	£42,028.00	£42,028.00	£42,028.00	£42,028.00	
Salaries	£17,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	
Subtotal Outgoings	£24,004.67	£76,028.00	£76,028.00	£76,028.00	£76,028.00	£76,028.00	
Nett Cashflow	-£18,874.59	-£38,317.48	-£4,857.85	£10,791.50	£13,537.00	£13,537.00	
Total Projected Deficit £62,049.92							

10

Update on trees for climate grant/ quotes.

Councillor Penny Richardson updated members on the project.

The Forest of Avon Trust (FOAT) have agreed that they will pay the upfront costs of the trees & sundries (posts, guards, mulch, etc.) as well as the costs of the Archaeological survey. This means that the Parish Council will not have to pay anything itself during this phase.

Some members were concerned over the positioning of the proposed tree installations within the 40 Acres footprint and keen for any new installations to be adjoining with the current tree structure. Ongoing maintenance concerns and the annual environmental grass cutting will be hindered if the trees are planted remotely on the site.

Following a lengthy discussion, Councillor Penny Richardson proposed Stoke Gifford Parish Council formally sign up to the scheme in order to pass to Forest of Avon Trust to set the wheels in motion on the Archaeology Report, a vote was taken, 7 for, 2 against, proposal carried. Councillors Andrew Shore & Mike Brown re-stated that there is an ap-

	proved motion requiring public consultation, which is to be before the trees are planted.	
11	<p>To receive recommendations from Parish Council Committees relating to expenditure across the Parish of Stoke Gifford.</p> <p>Planning & Transportation.</p> <p>Councillor Andrew Shore confirmed there are currently two planning applications on the portal and the next committee meeting is not until the new year on Tuesday 27th January 2026.</p> <p>Councillor Andrew Shore and the Clerk will monitor the portal in the coming weeks and if necessary, add planning applications to Full Council on January 13th. For any applications requiring comments from the Parish Council over the Christmas period all committee members will be notified via email.</p> <p>Recreation & Leisure.</p> <p>Councillor Penny Richardson was pleased to report that many positive comments have been made regarding the new winder pathway installed at Little Stoke Park.</p> <p>The new item of play equipment is due to be installed at the Trust Grounds February 2026.</p> <p>Wessex Water are carrying out underground works within Meade Park on 16th December. They will be using the car parking bays for their heavy/ large machinery so the car park will be closed for three days. Reopened on Friday 19th December.</p>	
12	<p>Any other business relevant to this committee.</p> <p>Parish Councillor Tablet devices. The Clerk confirmed the tablet devices will be available in the coming weeks. Three District Councillors have been added to the Parish Council software which has taken a few extra days to connect. The Clerk will inform all members once the Tablets are delivered to the Parish Council Office.</p> <p>Budget and Precept for 2026/27. Councillor Andrew Shore thanked Councillor Keiron Marsden, Finance Officer Cath Slade, the Clerk and staff for the in-depth work carried out on the budget and precept.</p> <p>Brooklands Park estate. Councillor Andrew Shore has recently noticed residents are making comments (including about potential bookings) on the various social media platforms and wondered if it is worth the Brooklands Park Community Hall Administrator having access. The Clerk will discuss with the staff.</p> <p>Lot 4 Sports Pitches and Pavillion. The Chair, Councillor Keiron Marsden informed members Crest Nicholson, in partnership with SGC, have invited expressions of interest from organisations interested in contributing towards the delivery of and managing the operation of sports facilities to be constructed at Lot 4, Filton Road, Hambrook, BS16 1QG.</p> <p>Crest Nicholson are seeking proposals from applicants that can demonstrate a strong commitment to inclusive community use, sound facilities operation, and long-term sustainability.</p>	Clerk to discuss with Staff.

	<p>Background</p> <p>This Expression of Interest relates to land known as Lot 4 which is for outdoor sports for “Brooklands Park” which was approved under SGC planning application PT06/1001/O. When complete the development of 1,200 homes will be home to around 2,800 residents.</p> <p>The Section 106 agreement (S106) identifies Lot 4 to deliver a mix of sports pitches, a pavilion with clubroom, vehicular access, and a parking area.</p> <p>Expressions of interests should be submitted by Sunday 11th January 2026.</p> <p>As the project falls within the Brooklands Park Location Plan, Councillor Keiron Marsden would like to see the Clerk, on behalf of Stoke Gifford Parish Council formally register its interest in taking over the management of the site, in conjunction with any other interested parties. Following a lengthy discussion, Councillor Sue Bandcroft proposed to proceed and register interest with Crest Nicholson, seconded by Councillor Dave Addison, proposal unanimously carried.</p>	
13	<p>Date of next meeting.</p> <p>Tuesday 10th March 2026 at 19:00</p>	
14	<p>CONFIDENTIAL ITEMS.</p> <p>To resolve, by the nature of the sensitivity of items, to exclude the press and public [Public Bodies Admissions to Meeting].</p> <p>None.</p>	

Meeting closed 21:15

Signed: _____

Date: _____

K Marsden (Chair)

On behalf of Stoke Gifford Parish Council

Appendix A

Precept Options	Total Band D Houses Approx.	Current Cost (D) 2025 2026 pa	New Cost (D) 2026 2027 pa	Cost Difference	Cost per month per Household	% increase
335000	4831	84.35	69.34	-15.01	-1.25	-17.8
340000	4831	84.35	70.38	-13.97	-1.16	-16.6
345000	4831	84.35	71.41	-12.94	-1.08	-15.3
350000	4831	84.35	72.45	-11.90	-0.99	-14.1
355000	4831	84.35	73.48	-10.87	-0.91	-12.9
360000	4831	84.35	74.52	-9.83	-0.82	-11.7
365000	4831	84.35	75.55	-8.80	-0.73	-10.4
370000	4831	84.35	76.59	-7.76	-0.65	-9.2
375000	4831	84.35	77.62	-6.73	-0.56	-8.0
380000	4831	84.35	78.66	-5.69	-0.47	-6.7
385000	4831	84.35	79.69	-4.66	-0.39	-5.5
390000	4831	84.35	80.73	-3.62	-0.30	-4.3
395000	4831	84.35	81.76	-2.59	-0.22	-3.1
400000	4831	84.35	82.80	-1.55	-0.13	-1.8
405000	4831	84.35	83.83	-0.52	-0.04	-0.6
410000	4831	84.35	84.87	0.52	0.04	0.6
415000	4831	84.35	85.90	1.55	0.13	1.8
420000	4831	84.35	86.94	2.59	0.22	3.1
425000	4831	84.35	87.97	3.62	0.30	4.3
430000	4831	84.35	89.01	4.66	0.39	5.5
435000	4831	84.35	90.04	5.69	0.47	6.7
440000	4831	84.35	91.08	6.73	0.56	8.0
445000	4831	84.35	92.11	7.76	0.65	9.2
450000	4831	84.35	93.15	8.80	0.73	10.4
455000	4831	84.35	94.18	9.83	0.82	11.7
460000	4831	84.35	95.22	10.87	0.91	12.9
465000	4831	84.35	96.25	11.90	0.99	14.1
470000	4831	84.35	97.29	12.94	1.08	15.3
475000	4831	84.35	98.32	13.97	1.16	16.6
480000	4831	84.35	99.36	15.01	1.25	17.8
485000	4831	84.35	100.39	16.04	1.34	19.0
490000	4831	84.35	101.43	17.08	1.42	20.2
495000	4831	84.35	102.46	18.11	1.51	21.5
500000	4831	84.35	103.50	19.15	1.60	22.7
505000	4831	84.35	104.53	20.18	1.68	23.9
510000	4831	84.35	105.57	21.22	1.77	25.2
515000	4831	84.35	106.60	22.25	1.85	26.4
520000	4831	84.35	107.64	23.29	1.94	27.6
525000	4831	84.35	108.67	24.32	2.03	28.8
530000	4831	84.35	109.71	25.36	2.11	30.1