



ASSETS MANAGEMENT COMMITTEE

AGENDA

COUNCILLORS ARE SUMMONED TO ATTEND a meeting of the **ASSETTS MANAGEMENT COMMITTEE** to be held at the Fleur-De-Lys Meeting Room, Market Street, Hailsham, BN27 2AE on Wednesday 19th November 2025 at 7.00 p.m.

1. **Public Forum**
(No more than 15 Minutes)
2. **Apologies for Absence**
To receive apologies for absence of appointed members.
3. **Declarations of Interest**
To receive notice of declarations of personal or prejudicial interests in respect of items on this agenda.
4. **Minutes of Previous Meeting – Assets Management Committee**
To resolve that the Minutes of the Meetings of the Assets Management Committee held on Wednesday 17th September 2025 may be confirmed as a correct record and signed by the Chairman.
5. **Update on Current Projects and Resolutions**
To receive updates on current asset projects and resolutions.
6. **Finance Report**
To receive an update of the assets budgets
7. **O&F Condition 5 year plan**
To discuss the 5-year maintenance plan.
8. **Grovelands Barn**
Condition survey of Grovelands Barn
9. **James West Sign**
To discuss the new sign at James West
10. **Western Road Recreation Ground – Beacon**
To consider the specification for the Western Road Recreation Ground Beacon.
11. **Confidential Business**

To resolve that the press and public are excluded during the discussion on the next items on the agenda (12 to 18) as they concern: the terms of tenders for contracts or negotiations or matters that are otherwise not in the public interest (In accordance with the Council's Standing Orders No. 1E).

12. **Wellbury Land subgroup**
To consider funding for consultant.
13. **Inglenook Bollards**
To consider quote for the installation of bollards outside of Inglenook.
14. **Ersham Road Bus shelter**
To consider quote for repairs
15. **CCTV**
To consider a quote for replacement cctv.
16. **Bridge Orchard Park**
To consider a quote for replacement of bridge.
17. **Pump Track**
To consider the installation of a Pump Track in Hailsham
18. **Maurice Thornton Sub-Lease**
To receive an update
19. **The Station improvements**
To consider funding options for improvement works.

John Harrison, Town Clerk



12th November 2025

Committee Membership

Councillors:

A. Blake-Coggins

C. Bryant

B. Carpenter

M. Laxton (Chair)

C. Mitchell

G. White (Deputy Chair)



AGENDA ITEM NUMBER: 6

MEETING DATE: 19th November 2025

COUNCIL/COMMITTEE: Assets Management

TITLE: Finance Report

PURPOSE OF REPORT: 6.1 To **note** this committees current income and expenditure against budget
6.2 To **agree** the budget report for 2026/27 for **recommendation** to the Finance & Governance Committee

SUPPORTING DOCUMENTS: Appendix A – Income & Expenditure Report
Appendix B - Budget report for 2026/27

OFFICER CONTACT: RFO

OFFICER RECOMMENDATIONS:	
	The Committee is RECOMMENDED to: <ol style="list-style-type: none"> (1) Note the Committee’s current income and expenditure position. Appendix A (2) Agree the proposed 26/27 budget for recommendation to Finance and Governance Committee. Appendix B

5.1 Income and Expenditure

Attached as Appendix A is the Income & Expenditure report for this Committee for the financial year **2025/2026**. **Any recent significant variances are shown in bold**

The figures are correct up until the end of September.

Battle Road Allotment (105)

4510 General Maintenance – has exceeded budget due to new gates being installed (£1,730) and skip hire. Skip hire has been budgeted as a collective in code 130/4700

but moving forward this will be shown in each area so that we can monitor spend per area

Western Road Recreation Ground (115)

4550 Water & Sewage – An extremely large bill has been received from the water company which we believe is due to a leak. This is currently being investigated by the water company and a refund will be requested

4560 Site Drainage – covered by Earmarked Reserves

Common Pond (135)

4510 General Maintenance – has exceeded budget but includes an expense for a memorial bench. This expense has been covered by a member of the public with the money received being shown in income

Town Council Site (300)

4140 Insurance – the expense covers insurance for all areas. The budget is only for this site. Moving forward this expense will fall under corporate services as Full Council will look at this as a complete package

Grovelands Barn (310)

4510 General Maintenance – has exceeded budget mainly due skip hire of £670. Skip hire has been budgeted as a collective in code 130/4700

James West Community Hall (330)

4515 Cleaning/Maintenance – has exceeded budget whilst caretaking services was being outsourced whilst recruitment happened

Street Furniture (505)

5400 Bus Shelter Repairs - £1,099 has been spent on the removal of a bus shelter in Horsebridge which was not an expected cost

To round up, as at the end of September (half way through the financial year), 53.6% of the allocated budgets has been spent.

5.2 Budget Report for 2026/27

Attached as Appendix B to this report is the draft Committee Budget 2026/27 and the projected budgets to 2030. Explanations of changes are included in the information column. To support the Committees understanding of the budgets, last year's budgets,

last years actual spend, this year's budgets and this year's spend to date are included on the spread sheet.

Significant variances from the previous year's budget are shown at the bottom of the report with variances over 10% or £1,000 being reported.

The bottom line shows that overall this Committee's budget will increase by 1.5% on this years budget.

Budgets have been projected until 2030 to inform long term planning. All known future expenditure has been included in these projections.

This budget spreadsheet differs to how you have seen budgets previously and the aim is to provide greater transparency on what makes up the actual costs and budgeted expenditure. It also offers the future years budgets so that any effects on the precept can be monitored.

You will note that there is a recommendation to move some of the current budget lines to a different committee with other budget lines coming across from other committees. This is as part of the work to tidy up the number of nominal codes and make the current expenditure clear and transparent.

The Committee is required to **recommend** its budget requirement to the Finance & Governance Committee to consider as part of the whole Council budget

Acting RFO

Detailed Income & Expenditure by Budget Heading 01/10/2025

Month No: 7

Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Assets Committee								
<u>100 Common Pond Allotments</u>								
1000 Allotment Rent (Inc)	422	361	461	100			78.3%	
Common Pond Allotments :- Income	422	361	461	100			78.3%	0
4510 General Maintenance	2,624	1,196	2,060	864		864	58.1%	
4550 Water & Sewerage	0	(50)	676	726		726	(7.3%)	
4998 Allotment Refunds	68	50	0	(50)		(50)	0.0%	
Common Pond Allotments :- Indirect Expenditure	2,692	1,196	2,736	1,540	0	1,540	43.7%	0
Net Income over Expenditure	(2,270)	(835)	(2,275)	(1,440)				
6000 plus Transfer from EMR	68	0	0	0				
6001 less Transfer to EMR	100	0	0	0				
Movement to/(from) Gen Reserve	(2,303)	(835)	(2,275)	(1,440)				
<u>105 Battle Road Allotments</u>								
1000 Allotment Rent (Inc)	2,434	0	2,070	2,070			0.0%	
Battle Road Allotments :- Income	2,434	0	2,070	2,070			0.0%	0
4510 General Maintenance	6,429	1,730	170	(1,560)		(1,560)	1017.6%	
4550 Water & Sewerage	379	37	695	658		658	5.4%	
4998 Allotment Refunds	100	50	0	(50)		(50)	0.0%	
Battle Road Allotments :- Indirect Expenditure	6,907	1,817	865	(952)	0	(952)	210.1%	0
Net Income over Expenditure	(4,474)	(1,817)	1,205	3,022				
6000 plus Transfer from EMR	6,350	0	0	0				
6001 less Transfer to EMR	400	0	0	0				
Movement to/(from) Gen Reserve	1,476	(1,817)	1,205	3,022				
<u>110 Harold Ave Allotments</u>								
1000 Allotment Rent (Inc)	676	564	593	29			95.1%	
Harold Ave Allotments :- Income	676	564	593	29			95.1%	0
4510 General Maintenance	0	0	155	155		155	0.0%	
4998 Allotment Refunds	50	0	0	0		0	0.0%	
Harold Ave Allotments :- Indirect Expenditure	50	0	155	155	0	155	0.0%	0
Net Income over Expenditure	626	564	438	(126)				
6000 plus Transfer from EMR	50	0	0	0				
6001 less Transfer to EMR	50	0	0	0				
Movement to/(from) Gen Reserve	626	564	438	(126)				

Detailed Income & Expenditure by Budget Heading 01/10/2025

Month No: 7

Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
115 Western Road Recreation Ground								
1050 Rent Beaconsfield/Tennis/Pitch	430	30	1,093	1,063			2.7%	
Western Road Recreation Ground :- Income	430	30	1,093	1,063			2.7%	0
4130 Gas/Electricity	587	79	600	521		521	13.2%	
4510 General Maintenance	44,478	0	1,105	1,105		1,105	0.0%	
4550 Water & Sewerage	2,380	7,338	1,751	(5,587)		(5,587)	419.1%	
4560 Site Drainage	2,000	8,487	2,000	(6,487)		(6,487)	424.3%	8,407
Western Road Recreation Ground :- Indirect Expenditure	49,445	15,904	5,456	(10,448)	0	(10,448)	291.5%	8,407
Net Income over Expenditure	(49,015)	(15,874)	(4,363)	11,511				
6000 plus Transfer from EMR	43,305	8,407	0	(8,407)				
Movement to/(from) Gen Reserve	(5,710)	(7,467)	(4,363)	3,104				
120 Maurice Thornton Playing Field								
4510 General Maintenance	0	10,321	464	(9,857)		(9,857)	2224.4%	9,929
4550 Water & Sewerage	0	75	80	5		5	93.5%	
4560 Site Drainage	0	80	2,000	1,920		1,920	4.0%	
4600 Annual Rent	1,000	1,000	1,000	0		0	100.0%	
4605 Pitch Marking Paint	480	0	546	546		546	0.0%	
4610 Skate Park Maintenance	0	31,210	0	(31,210)		(31,210)	0.0%	9,363
Maurice Thornton Playing Field :- Indirect Expenditure	1,480	42,686	4,090	(38,596)	0	(38,596)	1043.7%	19,292
Net Expenditure	(1,480)	(42,686)	(4,090)	38,596				
6000 plus Transfer from EMR	0	19,292	0	(19,292)				
Movement to/(from) Gen Reserve	(1,480)	(23,394)	(4,090)	19,304				
125 Play Areas								
4140 Insurance	1,030	0	1,300	1,300		1,300	0.0%	
4510 General Maintenance	29,707	823	2,569	1,746		1,746	32.1%	
4650 Safety Gates	0	0	1,000	1,000		1,000	0.0%	
Play Areas :- Indirect Expenditure	30,738	823	4,869	4,046	0	4,046	16.9%	0
Net Expenditure	(30,738)	(823)	(4,869)	(4,046)				
6000 plus Transfer from EMR	29,049	0	0	0				
Movement to/(from) Gen Reserve	(1,688)	(823)	(4,869)	(4,046)				

Detailed Income & Expenditure by Budget Heading 01/10/2025

Month No: 7

Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
130 Public Open Spaces								
1100 Fishing Permits	688	120	850	730			14.1%	
Public Open Spaces :- Income	688	120	850	730			14.1%	0
4620 Teen Shelter	0	0	1,000	1,000		1,000	0.0%	
4690 POS - General Main	1,174	0	357	357		357	0.0%	
4695 Vermin Control	612	153	614	461		461	24.9%	
4700 Plant & Skip Hire	1,564	0	4,636	4,636		4,636	0.0%	
4705 Outside Maintenance Fund	8,454	0	20,000	20,000		20,000	0.0%	
4715 Country Park - General Maint	0	0	538	538		538	0.0%	
4720 Orchard Park - General Maint	0	0	787	787		787	0.0%	
4725 Graffiti Cleaning	980	0	3,000	3,000		3,000	0.0%	
4730 Ersham Road Common - Gen Maint	0	0	57	57		57	0.0%	
4735 Signage	11,097	0	500	500		500	0.0%	
Public Open Spaces :- Indirect Expenditure	23,881	153	31,489	31,336	0	31,336	0.5%	0
Net Income over Expenditure	(23,192)	(33)	(30,639)	(30,606)				
6000 plus Transfer from EMR	8,848	0	0	0				
Movement to/(from) Gen Reserve	(14,344)	(33)	(30,639)	(30,606)				
135 Common Pond								
4510 General Maintenance	19,026	929	1,000	71	95	(24)	102.4%	
Common Pond :- Indirect Expenditure	19,026	929	1,000	71	95	(24)	102.4%	0
Net Expenditure	(19,026)	(929)	(1,000)	(71)				
6000 plus Transfer from EMR	17,780	0	0	0				
Movement to/(from) Gen Reserve	(1,246)	(929)	(1,000)	(71)				
145 Horticultural & Ground Maint								
4750 Grass & Hedge Cutting	30,230	7,471	28,000	20,529		20,529	26.7%	
4755 Tree Surgery	19,680	18,165	20,000	1,835		1,835	90.8%	
Horticultural & Ground Maint :- Indirect Expenditure	49,910	25,636	48,000	22,364	0	22,364	53.4%	0
Net Expenditure	(49,910)	(25,636)	(48,000)	(22,364)				
160 Environment Services								
1090 ESCC - Urban Grass Sub	6,128	8,071	8,000	(71)			100.9%	
Environment Services :- Income	6,128	8,071	8,000	(71)			100.9%	0
4745 Urban Grass Cutting	11,500	10,000	12,000	2,000		2,000	83.3%	
Environment Services :- Indirect Expenditure	11,500	10,000	12,000	2,000	0	2,000	83.3%	0
Net Income over Expenditure	(5,372)	(1,929)	(4,000)	(2,071)				

Detailed Income & Expenditure by Budget Heading 01/10/2025

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Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
180 Cortlandt Stable Block								
4995 Rent/Rates/Utilities	488	0	0	0		0	0.0%	
Cortlandt Stable Block :- Indirect Expenditure	488	0	0	0	0	0		0
Net Expenditure	(488)	0	0	0				
300 Town Council Site								
1078 CIL Received	692,053	0	0	0			0.0%	
1200 Kemer Kebab	10,500	8,146	10,500	2,354			77.6%	
1205 4 Market Square (Inc)	7,540	7,400	7,200	(200)			102.8%	
1225 Miscellaneous rents	8,611	8,436	0	(8,436)			0.0%	
1275 Insurance Recharge	302	280	437	157			64.1%	
Town Council Site :- Income	719,006	24,262	18,137	(6,125)			133.8%	0
4115 Telephone & mobiles	6,005	4,225	5,000	775		775	84.5%	
4125 Rates	9,332	0	7,600	7,600		7,600	0.0%	
4130 Gas/Electricity	5,927	7,912	8,487	575		575	93.2%	
4140 Insurance	12,682	20,159	14,000	(6,159)		(6,159)	144.0%	
4200 Annual extinguisher etc., insp	474	261	0	(261)		(261)	0.0%	
4510 General Maintenance	1,175	11,676	0	(11,676)		(11,676)	0.0%	7,320
4515 Cleaning/Maintenance	0	622	0	(622)		(622)	0.0%	
4550 Water & Sewerage	4	676	0	(676)		(676)	0.0%	
5000 Internal Repairs/General Maint	3,787	0	515	515		515	0.0%	
5005 External Repairs/General Maint	0	14,671	709	(13,962)		(13,962)	2069.3%	14,671
5010 Electronic Gates	0	0	579	579		579	0.0%	
5015 Maintenance 4 Market Sq	673	0	1,000	1,000		1,000	0.0%	
5020 Gas Boiler - Annual Service	150	0	320	320		320	0.0%	
5025 Intruder & Smoke Alarm Service	483	40	400	360		360	10.1%	
5030 Office Rewire	61,053	143,580	0	(143,580)		(143,580)	0.0%	100,409
Town Council Site :- Indirect Expenditure	101,746	203,823	38,610	(165,213)	0	(165,213)	527.9%	122,400
Net Income over Expenditure	617,260	(179,561)	(20,473)	159,088				
6000 plus Transfer from EMR	64,394	122,400	0	(122,400)				
6001 less Transfer to EMR	692,053	0	0	0				
Movement to/(from) Gen Reserve	(10,399)	(57,161)	(20,473)	36,688				
305 Maurice Thornton Pavilion								
4130 Gas/Electricity	2,993	765	1,545	780		780	49.5%	
4200 Annual extinguisher etc., insp	61	0	0	0		0	0.0%	
4510 General Maintenance	214	22	562	540		540	3.9%	

Detailed Income & Expenditure by Budget Heading 01/10/2025

Month No: 7

Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4550 Water & Sewerage	396	74	330	256		256	22.4%	
Maurice Thornton Pavilion :- Indirect Expenditure	3,664	861	2,437	1,577	0	1,577	35.3%	0
Net Expenditure	(3,664)	(861)	(2,437)	(1,577)				
310 Grovelands Barn								
4125 Rates	0	3,144	0	(3,144)		(3,144)	0.0%	
4130 Gas/Electricity	31	153	0	(153)		(153)	0.0%	
4200 Annual extinguisher etc., insp	71	0	0	0		0	0.0%	
4510 General Maintenance	0	901	290	(611)		(611)	310.6%	
4550 Water & Sewerage	61	50	0	(50)		(50)	0.0%	
5100 MT Hut/Grovelands Barn Energy	387	0	562	562		562	0.0%	
5105 Grovelands Barn Rates	3,112	0	3,296	3,296		3,296	0.0%	
Grovelands Barn :- Indirect Expenditure	3,661	4,248	4,148	(100)	0	(100)	102.4%	0
Net Expenditure	(3,661)	(4,248)	(4,148)	100				
315 Union Corner Hall								
4510 General Maintenance	1,000	0	1,000	1,000		1,000	0.0%	
Union Corner Hall :- Indirect Expenditure	1,000	0	1,000	1,000	0	1,000	0.0%	0
Net Expenditure	(1,000)	0	(1,000)	(1,000)				
320 Public Toilets - Stable Block								
4515 Cleaning/Maintenance	3,390	1,355	0	(1,355)		(1,355)	0.0%	
Public Toilets - Stable Block :- Indirect Expenditure	3,390	1,355	0	(1,355)	0	(1,355)		0
Net Expenditure	(3,390)	(1,355)	0	1,355				
325 Changing Pod								
4510 General Maintenance	118	345	0	(345)		(345)	0.0%	
4515 Cleaning/Maintenance	32,341	10,420	19,000	8,580		8,580	54.8%	2,010
Changing Pod :- Indirect Expenditure	32,459	10,765	19,000	8,235	0	8,235	56.7%	2,010
Net Expenditure	(32,459)	(10,765)	(19,000)	(8,235)				
6000 plus Transfer from EMR	20,402	2,010	0	(2,010)				
Movement to/(from) Gen Reserve	(12,056)	(8,755)	(19,000)	(10,245)				
330 Welbury Farm/Jim West Com Hall								
1210 Meeting Room Lets/J West	33,358	17,025	35,000	17,975			48.6%	
Welbury Farm/Jim West Com Hall :- Income	33,358	17,025	35,000	17,975			48.6%	0

Detailed Income & Expenditure by Budget Heading 01/10/2025

Month No: 7

Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4115 Telephone & mobiles	987	99	1,250	1,151		1,151	7.9%	
4125 Rates	7,883	5,911	9,528	3,617	3,944	(327)	103.4%	
4130 Gas/Electricity	4,840	2,859	6,695	3,836		3,836	42.7%	
4510 General Maintenance	3,963	215	2,575	2,360		2,360	8.3%	
4515 Cleaning/Maintenance	6,389	5,854	5,202	(652)		(652)	112.5%	
4550 Water & Sewerage	930	1,031	2,060	1,029		1,029	50.1%	
5025 Intruder & Smoke Alarm Service	243	217	0	(217)		(217)	0.0%	
5150 Maintenance/Running Costs	8,147	186	515	329		329	36.1%	
5155 J West Refund	3,686	1,704	6,000	4,296		4,296	28.4%	
Welbury Farm/Jim West Com Hall :- Indirect Expenditure	37,068	18,076	33,825	15,749	3,944	11,805	65.1%	0
Net Income over Expenditure	(3,710)	(1,051)	1,175	2,226				
340 1 Market Square								
4125 Rates	0	6,362	6,900	538		538	92.2%	
4130 Gas/Electricity	290	299	1,000	701		701	29.9%	
4510 General Maintenance	0	0	500	500		500	0.0%	
4550 Water & Sewerage	0	36	0	(36)		(36)	0.0%	
1 Market Square :- Indirect Expenditure	290	6,697	8,400	1,703	0	1,703	79.7%	0
Net Expenditure	(290)	(6,697)	(8,400)	(1,703)				
350 The Station (HYS Complex)								
4130 Gas/Electricity	2,483	0	0	0		0	0.0%	
The Station (HYS Complex) :- Indirect Expenditure	2,483	0	0	0	0	0		0
Net Expenditure	(2,483)	0	0	0				
355 The Manse (HYS Complex)								
4125 Rates	0	3,274	0	(3,274)	1,638	(4,912)	0.0%	
The Manse (HYS Complex) :- Indirect Expenditure	0	3,274	0	(3,274)	1,638	(4,912)		0
Net Expenditure	0	(3,274)	0	3,274				
400 Cemetery Lodge								
1220 Cemetery Rent	7,686	3,652	8,100	4,448			45.1%	
Cemetery Lodge :- Income	7,686	3,652	8,100	4,448			45.1%	0
4510 General Maintenance	24	0	184	184		184	0.0%	
5175 Cemetery Lodge Repairs	459	0	492	492		492	0.0%	
Cemetery Lodge :- Indirect Expenditure	483	0	676	676	0	676	0.0%	0
Net Income over Expenditure	7,203	3,652	7,424	3,772				

Detailed Income & Expenditure by Budget Heading 01/10/2025

Month No: 7

Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
405 Cemetery Services & Overheads								
1500 Burial Fees	38,474	20,487	56,275	35,788			36.4%	
Cemetery Services & Overheads :- Income	38,474	20,487	56,275	35,788			36.4%	0
4125 Rates	5,739	2,393	6,300	3,908	2,868	1,040	83.5%	
4130 Gas/Electricity	1,731	759	3,500	2,741		2,741	21.7%	
4510 General Maintenance	825	1,056	0	(1,056)		(1,056)	0.0%	
4550 Water & Sewerage	276	(48)	500	548		548	(9.6%)	
4750 Grass & Hedge Cutting	13,350	674	8,000	7,326		7,326	8.4%	
5210 Telephone	535	51	800	749		749	6.4%	
5215 Fire Extinguisher/Boiler Servi	80	80	250	170		170	32.0%	
5220 Pest Control	143	0	338	338		338	0.0%	
5225 Repairs/Cleaning & Waste	4,589	(191)	2,274	2,465		2,465	(8.4%)	
5230 Burial Record IT-Licence	415	0	515	515		515	0.0%	
5300 Grave Digging	14,255	11,280	16,892	5,612		5,612	66.8%	
5305 Maintenance Flowers & Trees	3,299	45	3,686	3,641		3,641	1.2%	
5330 Cem WCs Refurb Project	14,262	43,715	0	(43,715)		(43,715)	0.0%	44,960
5350 Ditch Clearance	0	0	500	500		500	0.0%	
Cemetery Services & Overheads :- Indirect Expenditure	59,497	59,814	43,555	(16,259)	2,868	(19,127)	143.9%	44,960
Net Income over Expenditure	(21,023)	(39,326)	12,720	52,046				
6000 plus Transfer from EMR	13,074	44,960	0	(44,960)				
Movement to/(from) Gen Reserve	(7,949)	5,634	12,720	7,086				
500 Street Lighting								
4510 General Maintenance	13,940	16,357	17,389	1,032		1,032	94.1%	
5375 New Lighting	7,015	7,950	18,901	10,951		10,951	42.1%	
5380 Energy (145516 kwh per year)	13,203	0	17,266	17,266		17,266	0.0%	
5390 Annual Repairs	32,078	0	12,756	12,756		12,756	0.0%	
Street Lighting :- Indirect Expenditure	66,236	24,307	66,312	42,005	0	42,005	36.7%	0
Net Expenditure	(66,236)	(24,307)	(66,312)	(42,005)				
6000 plus Transfer from EMR	16,239	0	0	0				
Movement to/(from) Gen Reserve	(49,997)	(24,307)	(66,312)	(42,005)				
505 Street Furniture								
5400 Bus Shelter Repairs	481	1,471	298	(1,173)		(1,173)	493.5%	
5410 Defibulators	500	1,852	2,060	208		208	89.9%	
Street Furniture :- Indirect Expenditure	981	3,323	2,358	(965)	0	(965)	140.9%	0
Net Expenditure	(981)	(3,323)	(2,358)	965				

Detailed Income & Expenditure by Budget Heading 01/10/2025

Month No: 7

Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>630</u> <u>Twinning</u>								
4395 Civic Events	0	12	400	388		388	3.1%	
Twinning :- Indirect Expenditure	<u>0</u>	<u>12</u>	<u>400</u>	<u>388</u>	<u>0</u>	<u>388</u>	<u>3.1%</u>	<u>0</u>
Net Expenditure	<u>0</u>	<u>(12)</u>	<u>(400)</u>	<u>(388)</u>				
<u>660</u> <u>Mem Institute Trust Bldg</u>								
5340 MIT Roof Project	25,000	43,328	0	(43,328)	21,752	(65,080)	0.0%	66,656
Mem Institute Trust Bldg :- Indirect Expenditure	<u>25,000</u>	<u>43,328</u>	<u>0</u>	<u>(43,328)</u>	<u>21,752</u>	<u>(65,080)</u>		<u>66,656</u>
Net Expenditure	<u>(25,000)</u>	<u>(43,328)</u>	<u>0</u>	<u>43,328</u>				
6000 plus Transfer from EMR	0	66,656	0	(66,656)				
Movement to/(from) Gen Reserve	<u>(25,000)</u>	<u>23,328</u>	<u>0</u>	<u>(23,328)</u>				
Assets Committee :- Income	809,301	74,573	130,579	56,006			57.1%	
Expenditure	534,074	479,029	331,381	(147,648)	30,297	(177,945)	153.7%	
Net Income over Expenditure	<u>275,227</u>	<u>(404,456)</u>	<u>(200,802)</u>	<u>203,654</u>				
plus Transfer from EMR	219,560	263,725	0	(263,725)				
less Transfer to EMR	692,603	0	0	0				
Movement to/(from) Gen Reserve	<u>(197,816)</u>	<u>(140,731)</u>	<u>(200,802)</u>	<u>(60,071)</u>				
Grand Totals:- Income	809,301	74,573	130,579	56,006			57.1%	
Expenditure	534,074	479,029	331,381	(147,648)	30,297	(177,945)	153.7%	
Net Income over Expenditure	<u>275,227</u>	<u>(404,456)</u>	<u>(200,802)</u>	<u>203,654</u>				
plus Transfer from EMR	219,560	263,725	0	(263,725)				
less Transfer to EMR	692,603	0	0	0				
Movement to/(from) Gen Reserve	<u>(197,816)</u>	<u>(140,731)</u>	<u>(200,802)</u>	<u>(60,071)</u>				

Assets Budget

Code	Budget	Spend to date	Spend 2024/25	Approved Budget 2024/25	Approved Budget 2025/26	Projected Budget 2026/27	Projected Budget 2027/28	Projected Budget 2028/29	Projected Budget 2029/30	Projected Budget 2030 +	Change	Information
100	Common Pond Allotments											
1000	Allotment Rent	(361)	(422)	(448)	(461)	(475)	(489)	(504)	(519)	(534)	3.0%	
	Income	(361)	(422)	(448)	(461)	(475)	(489)	(504)	(519)	(534)	3.0%	
4510	General Maintenance	1,196	2,624	2,000	2,060	2,060	2,122	2,185	2,251	2,319	0.0%	
4550	Water & Sewage	-50	0	656	676	750	773	796	820	844	10.9%	
4998	Allotment Refunds	50	68	0	0	0	0	0	0	0	#DIV/0!	
	Expenditure	1,196	2,692	2,656	2,736	2,810	2,894	2,981	3,071	3,163	2.7%	
	Net Expenditure	835	2,270	2,208	2,275	2,335	2,405	2,477	2,552	2,628	2.6%	

Assets Budget

Code	Budget	Spend to date	Spend 2024/25	Approved Budget 2024/25	Approved Budget 2025/26	Projected Budget 2026/27	Projected Budget 2027/28	Projected Budget 2028/29	Projected Budget 2029/30	Projected Budget 2030 +	Change	Information
105	Battle Road Allotments											
1000	Allotment Rent	-	(2,434)	(2,010)	(2,070)	(2,132)	(2,196)	(2,262)	(2,330)	(2,400)	3.0%	
	Income	-	(2,434)	(2,010)	(2,070)	(2,132)	(2,196)	(2,262)	(2,330)	(2,400)	3.0%	
4510	General Maintenance	1,730	6,429	165	170	240	247	255	262	270	41.2%	Skip Hire
4550	Water & Sewage	37	379	675	695	750	773	796	820	844	7.9%	
4998	Allotment Refunds	50	100	0	0	0	0	0	0	0	#DIV/0!	
	Expenditure	1,817	6,908	840	865	990	1,020	1,050	1,082	1,114	14.5%	
	Net Expenditure	1,817	4,474	(1,170)	(1,205)	(1,142)	(1,176)	(1,212)	(1,248)	(1,285)	-5.2%	
110	Harold Ave Allotments											
1000	Allotment Rent	(564)	(676)	(576)	(593)	(611)	(629)	(648)	(667)	(687)	3.0%	
	Income	(564)	(676)	(576)	(593)	(611)	(629)	(648)	(667)	(687)	3.0%	
4510	General Maintenance	0	0	150	155	155	160	164	169	174	0.0%	
4998	Allotment Refunds	0	50	0	0	0	0	0	0	0	#DIV/0!	
	Expenditure	0	50	150	155	155	160	164	169	174	0.0%	
	Net Expenditure	(564)	(626)	(426)	(438)	(456)	(469)	(484)	(498)	(513)	4.1%	
115	Western Road Recreation Ground											
1050	Rent Beaconsfield/Tennis/Pitch	(30)	(430)	(1,061)	(1,093)	(30)	(31)	(32)	(33)	(34)	-97.3%	Lawn Tennis Club £30 annual rent?
	Income	(30)	(430)	(1,061)	(1,093)	(30)	(31)	(32)	(33)	(34)	-97.3%	
4130	Gas/Electricity	79	587	700	600	200	206	212	219	225	-66.7%	
4510	General Maintenance	0	44,478	673	1,105	1,105	1,138	1,172	1,207	1,244	0.0%	
4550	Water & Sewerage	7,338	2,380	1,700	1,751	600	618	637	656	675	-65.7%	Water Leak
4560	Site Drainage	8,487	2,000	2,000	2,000	2,000	2,060	2,122	2,185	2,251	0.0%	
	Expenditure	15,904	49,445	5,073	5,456	3,905	4,022	4,143	4,267	4,395	-28.4%	
	Net Expenditure	15,874	49,015	4,012	4,363	3,875	3,991	4,111	4,234	4,361	-11.2%	
120	Maurice Thornton Playing Field											
4510	General Maintenance	10,468	0	450	464	464	478	492	507	522	0.0%	Waste £5.47 per month plus section 171 annual license £385
4550	Water & Sewerage	115	0	78	80	80	82	85	87	90	0.0%	
4560	Site Drainage	80	0	2,000	2,000	2,000	2,060	2,122	2,185	2,251	0.0%	
4600	Annual Rent	1,000	1,000	1,000	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
4605	Pitch Marking Paint		480	530	546	550	567	583	601	619	0.7%	
4610	Skate Park Maintenance	31,210	0	0	0	500	515	530	546	563	#DIV/0!	

Assets Budget

Code	Budget	Spend to date	Spend 2024/25	Approved Budget 2024/25	Approved Budget 2025/26	Projected Budget 2026/27	Projected Budget 2027/28	Projected Budget 2028/29	Projected Budget 2029/30	Projected Budget 2030 +	Change	Information
	Expenditure	42,873	1,480	4,058	4,090	4,594	4,732	4,874	5,020	5,171	12.3%	
125	Play Areas x 5											
4140	Insurance		1,030	1,539	1,300	0	0	0	0	0	-100.0%	Included under all insurance costs code 4140/605
4510	General Maintenance	823	29,707	2,494	2,569	5,000	5,150	5,305	5,464	5,628	94.6%	Starts to build up a capital replacement budget
4650	Safety Gates		0	1,000	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
	Expenditure	823	30,737	5,033	4,869	6,000	6,180	6,365	6,556	6,753	23.2%	
130	Public Open Spaces											
1100	Fishing Permits		(688)	(850)	(850)	(120)	(120)	(120)	(120)	(120)	-85.9%	Now being managed by outside company
1105	Country Park Lake Management	(120)	-	-	-	-	-	-	-	-	#DIV/0!	
	Income	(120)	(688)	(850)	(850)	(120)	(120)	(120)	(120)	(120)	-85.9%	
4620	Teen Shelter		0	1,000	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
4690	POS - General Maintenance		1,174	357	357	500	515	530	546	563	40.1%	
4695	Vermin Control	153	612	596	614	614	632	651	671	691	0.0%	
4700	Plant & Skip Hire		1,564	4,501	4,636	0	0	0	0	0	-100.0%	To come from individual cost centre budgets under general maintenance
4705	Outside Maintenance Fund		8,454	28,100	20,000	20,000	20,000	25,000	30,000	35,000	0.0%	Starts to build up a capital replacement budget
4715	Country Park - General Maintenance		0	522	538	538	554	571	588	606	0.0%	
4720	Orchard Park - General Maintenance		0	787	787	787	811	835	860	886	0.0%	
4725	Graffiti Cleaning		980	3,000	3,000	3,000	3,090	3,183	3,278	3,377	0.0%	
4730	Ersham Road Common - General Maintenance		0	55	57	0	0	0	0	0	-100.0%	
4735	Signage		11,097	2,000	500	500	515	530	546	563	0.0%	
	Expenditure	153	23,881	40,918	31,489	26,939	27,147	32,362	37,582	42,810	-14.4%	
	Net Expenditure	33	23,193	40,068	30,639	26,819	27,027	32,242	37,462	42,690	-12.5%	
135	Common Pond											
4510	General Maintenance	929	19,026	765	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
	Expenditure	929	19,026	765	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
145	Horticultural & Ground Maintenance											
4750	Grass & Hedge Cutting	7,471	30,230	30,977	28,000	30,000	30,900	31,827	32,782	33,765	7.1%	
4755	Tree Surgery	18,165	19,680	28,000	20,000	30,000	30,900	31,827	32,782	33,765	50.0%	Tree surveys
	Expenditure	25,636	49,910	58,977	48,000	60,000	61,800	63,654	65,564	67,531	25.0%	
160	Environment Services											
1090	ESCC - Urban Grass Sub	(8,071)	(6,128)	-	(8,000)	(8,240)	(8,487)	(8,742)	(9,004)	(9,274)	3.0%	

Assets Budget

Code	Budget	Spend to date	Spend 2024/25	Approved Budget 2024/25	Approved Budget 2025/26	Projected Budget 2026/27	Projected Budget 2027/28	Projected Budget 2028/29	Projected Budget 2029/30	Projected Budget 2030 +	Change	Information
	Income	(8,071)	(6,128)	-	(8,000)	(8,240)	(8,487)	(8,742)	(9,004)	(9,274)	3.0%	
4745	Urban Grass Cutting	10,000	11,500	7,700	12,000	20,000	20,600	21,218	21,855	22,510	66.7%	
	Expenditure	10,000	11,500	7,700	12,000	20,000	20,600	21,218	21,855	22,510	66.7%	
	Net Expenditure	1,929	5,372	7,700	4,000	11,760	12,113	12,476	12,850	13,236	194.0%	
	180 Cortlandt Stable Block											
4995	Rent/Rates/Utilities		488	0	0	0	0	0	0	0	#DIV/0!	
	Expenditure	0	488	0	0	0	0	0	0	0	#DIV/0!	
	300 Town Council Site											
1078	CIL Received		(692,053)	-	-						#DIV/0!	
1200	Kemar Kebab	-8,146	(10,500)	(10,500)	(10,500)	(10,500)	(10,500)	(10,500)	(10,500)	(10,500)	0.0%	
1205	4 Market Square (Inc)	(7,400)	(7,540)	(6,500)	(7,200)	(7,400)	(7,400)	(7,400)	(7,400)	(7,400)	2.8%	Foodbank
1225	Miscellaneous Rents	(8,436)	(8,611)	-	-		-	-	-	-	#DIV/0!	
1275	Insurance Recharge	(280)	(302)	(424)	(437)	(420)	(433)	(446)	(459)	(473)	-3.9%	
	Income	(24,262)	(719,006)	(17,424)	(18,137)	(18,320)	(18,333)	(18,346)	(18,359)	(18,373)	1.0%	
4115	Telephone & Mobiles	4,225	6,005	3,698	5,000	0	0	0	0	0	-100.0%	To Finance cost code 605 - Town Council Site
4125	Rates		9,332	7,600	7,600	7,600	7,828	8,063	8,305	8,554	0.0%	
4130	Gas/Electricity	7,912	5,927	8,240	8,487	6,500	6,695	6,896	7,103	7,316	-23.4%	
4140	Insurance	20,159	12,682	13,792	14,000	0	0	0	0	0	-100.0%	To Finance cost code 605 - Town Council Site
4200	Annual extinguisher etc...insp	261	474	0	0	350	361	371	382	394	#DIV/0!	From Finance - cost code 605 Corporate Services
4510	General Maintenance	11,676	1,175	0	0	10,000	10,300	10,609	10,927	11,255	#DIV/0!	Includes waste removal
4515	Cleaning/Maintenance	622	0	0	0	0	0	0	0	0	#DIV/0!	To Finance cost code 605 - Town Council Site
4550	Water & Sewerage	676	4	0	0	1,400	1,442	1,485	1,530	1,576	#DIV/0!	From Finance - cost code 605 Corporate Services
5000	Internal Repairs/General Maint		3,787	500	515	0	0	0	0	0	-100.0%	
5005	External Repairs/General Maint	14,671		688	709	0	0	0	0	0	-100.0%	
5010	Electronic Gates			562	579	1,000	1,030	1,061	1,093	1,126	72.7%	
5015	Maintenance 4 Market Sq		673	1,688	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
5020	Gas Boiler - Annual Service		150	300	320	320	330	339	350	360	0.0%	
5025	Intruder & Smoke Alarm Service	40	483	350	400	200	206	212	219	225	-50.0%	
5030	Office Rewire	143,580	61,053	0	0	0	0	0	0	0	#DIV/0!	
	Expenditure	203,822	101,745	37,418	38,610	28,370	29,221	30,098	31,001	31,931	-26.5%	
	Net Expenditure	179,560	(617,261)	19,994	20,473	10,050	10,889	11,752	12,642	13,558	-50.9%	
	305 Maurice Thornton Pavilion											
4130	Gas/Electricity	618	2,993	1,500	1,545	1,545	1,591	1,639	1,688	1,739	0.0%	

Assets Budget

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4200	Annual extinguisher etc...insp		61	0	0	0	0	0	0	0	#DIV/0!	
4510	General Maintenance	22	214	446	562	560	577	594	612	630	-0.4%	Includes £65 sanitary bins
4550	Water & Sewerage	34	396	400	330	250	258	265	273	281	-24.2%	
	Expenditure	674	3,664	2,346	2,437	2,355	2,426	2,498	2,573	2,651	-3.4%	
	310 Grovelands Barn											
4125	Rates	3,144	0	0	3,296	3,237	3,334	3,434	3,537	3,644	-1.8%	
4130	Gas/Electricity	153	31	0	0	310	319	329	339	349	#DIV/0!	
4200	Annual extinguisher etc...insp		71	0	0	75	77	80	82	84	#DIV/0!	
4510	General Maintenance	321	0	282	290	1,000	1,030	1,061	1,093	1,126	244.8%	Mainly skip hire
4550	Water & Sewerage	50	61	0	200	206	212	219	225	225	#DIV/0!	
5100	MT Hut/Grovelands Barn Energy	27	387	546	562	0	0	0	0	0	-100.0%	In code 4130
5105	Grovelands Barn Rates		3,112	3,200	0	0	0	0	0	0	#DIV/0!	In code 4125
	Expenditure	3,695	3,662	4,028	4,148	4,822	4,967	5,116	5,269	5,428	16.3%	
	315 Union Corner Hall											
4510	General Maintenance		1,000	1,000	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	Up to £1,000 per year against expenses upon sightings of invoices
	Expenditure	0	1,000	1,000	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
	320 Public Toilets - Stable Block											
4515	Cleaning/Maintenance	1,355	3,390	5,100	0	0	0	0	0	0	#DIV/0!	
	Expenditure	1,355	3,390	5,100	0	0	0	0	0	0	#DIV/0!	
	325 Changing Pod											
4510	General Maintenance	345	118	0	0	500	515	530	546	563	#DIV/0!	
4515	Cleaning/Maintenance	4,105	32,341	15,000	19,000	19,000	19,570	20,157	20,762	21,385	0.0%	
	Expenditure	4,450	32,459	15,000	19,000	19,500	20,085	20,688	21,308	21,947	2.6%	
	330 Welbury Farm/Jim West Com Hall											
1210	Meeting Room Lets/J West	(17,025)	(33,358)	(33,000)	(35,000)	(35,000)	(36,050)	(37,132)	(38,245)	(39,393)	0.0%	
	Income	(17,025)	(33,358)	(33,000)	(35,000)	(35,000)	(36,050)	(37,132)	(38,245)	(39,393)	0.0%	
4115	Telephone & Mobiles	99	987	1,200	1,250	1,250	1,288	1,326	1,366	1,407	0.0%	
4125	Rates	5,911	7,883	9,250	9,528	10,156	10,460	10,774	11,098	11,430	6.6%	Currently £9860
4130	Gas/Electricity	2,859	4,840	6,500	6,695	6,000	6,180	6,365	6,556	6,753	-10.4%	
4510	General Maintenance	1,100	3,963	2,500	2,575	2,575	2,652	2,732	2,814	2,898	0.0%	
4515	Cleaning/Maintenance	6,148	6,389	5,050	5,202	6,000	6,180	6,365	6,556	6,753	15.3%	Includes £460 Business Waste Sanitary bins
4550	Water & Sewerage	1,031	930	2,000	2,060	2,386	2,458	2,532	2,608	2,686	15.8%	
5025	Intruder & Smoke Alarm	216	243	0	0	651	670	691	711	733	#DIV/0!	£52.70 monthly charge
5150	Maintenance/Running Costs	186	8,147	500	515	150	155	159	164	169	-70.9%	Extinguisher service
5155	J West Refund	1,704	3,686	6,000	6,000	4,500	4,635	4,774	4,917	5,065	-25.0%	

Assets Budget

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	Expenditure	19,254	37,068	33,000	33,825	33,668	34,678	35,719	36,790	37,894	-0.5%	
	Net Expenditure	2,229	3,710	-	(1,175)	(1,332)	(1,372)	(1,413)	(1,455)	(1,499)	13.3%	
340	1 Market Square											
4125	Rates	6,362	0	0	6,900	6,553	6,749	6,952	7,160	7,375	-5.0%	Currently £6364
4130	Gas/Electricity	299	290	0	1,000	1,000	1,030	1,061	1,093	1,126	0.0%	
4510	General Maintenance		0	0	500	500						
4550	Water & Sewerage	36	0	0	0							
	Expenditure	6,697	290	0	8,400	8,053	7,779	8,013	8,253	8,501	-4.1%	
350	The Station (HYS Complex)											
1115	Rental/Lease Income	(2,800)	-	-	-	-	-	-	-	-	#DIV/0!	
	Income	(2,800)	-	-	-	-	-	-	-	-	#DIV/0!	
4130	Gas/Electricity	1,397	2,483	0	0							
4510	General Maintenance	39	0	0	0							
4550	Water & Sewerage	63	0	0	0							
	Expenditure	1,499	2,483	0	0	0	0	0	0	0	#DIV/0!	
	Net Expenditure	(1,301)	2,483	-	-	-	-	-	-	-	#DIV/0!	
355	The Manse (HYS Complex)											
4125	Rates	4,090	0	0	0		0	0	0	0	#DIV/0!	
4130	Gas/Electricity	295	0	0	0	0	0	0	0	0	#DIV/0!	
4510	General Maintenance	195	0	0	0							
4550	Water & Sewerage	72	0	0	0							
	Expenditure	4,652	0	0	0	0	0	0	0	0	#DIV/0!	
400	Cemetery Lodge											
1200	Cemetery Rent	(1,782)	(7,686)	(6,900)	(8,100)	(8,844)	(10,104)	(11,304)	(11,952)	(12,000)	9.2%	
	Income	(1,782)	(7,686)	(6,900)	(8,100)	(8,844)	(10,104)	(11,304)	(11,952)	(12,000)	9.2%	
4510	General Maintenance		24	179	184	0					-100.0%	
5175	Cemetery Lodge Repairs		459	478	492	1,000	1,000	1,000	1,000	1,000	103.3%	
	Expenditure	0	483	657	676	1,000	1,000	1,000	1,000	1,000	47.9%	
	Net Expenditure	(1,782)	(7,203)	(6,243)	(7,424)	(7,844)	(9,104)	(10,304)	(10,952)	(11,000)	5.7%	
405	Cemetery Services & Overheads											

Assets Budget

Code	Budget	Spend to date	Spend 2024/25	Approved Budget 2024/25	Approved Budget 2025/26	Projected Budget 2026/27	Projected Budget 2027/28	Projected Budget 2028/29	Projected Budget 2029/30	Projected Budget 2030 +	Change	Information
1500	Burial Fees	(20,487)	(38,474)	(54,636)	(56,275)	(56,275)	(57,963)	(59,702)	(61,493)	(63,338)	0.0%	
	Income	(20,487)	(38,474)	(54,636)	(56,275)	(56,275)	(57,963)	(59,702)	(61,493)	(63,338)	0.0%	
4125	Rates	2,392	5,739	6,300	6,300	5,908	6,085	6,268	6,456	6,650	-6.2%	Currently £5736
4130	Gas/Electricity	759	1,731	3,533	3,500	2,500	2,575	2,652	2,732	2,814	-28.6%	
4210	Commercial Rubbish Disposal					1,968	2,027	2,088	2,151	2,215	#DIV/0!	£27.78 p/w rubbish collection
4510	General Maintenance	1,055	825	0	0	1,000	1,030	1,061	1,093	1,126	#DIV/0!	
4550	Water & Sewerage	87	275	500	500	250	258	265	273	281	-50.0%	
4750	Grass & Hedge Cutting	674	13,350	17,783	8,000	6,400	6,592	6,790	6,993	7,203	-20.0%	£4,400 (£200 per week for 22 weeks) for additional staff for hedge/grass cutting
5210	Telephone	51	535	557	800		0	0	0	0	-100.0%	
5215	Fire Extinguisher/Boiler Service	80	80	170	250	250	258	265	273	281	0.0%	
5220	Pest Control		143	328	338	0	0	0	0	0	-100.0%	
5225	Repairs/Cleaning & Waste	-191	4,589	2,208	2,274	2,000	2,060	2,122	2,185	2,251	-12.0%	
5230	Burial Record IT-License		415	500	515	0	0	0	0	0	-100.0%	Under IT Licenses
5300	Grave Digging	11,280	14,255	16,400	16,892	17,399	17,921	18,458	19,012	19,582	3.0%	
5305	Maintenance Flowers & Trees	45	3,299	3,579	3,686	3,000	3,090	3,183	3,278	3,377	-18.6%	
5330	Cem WCs Refurb Project	43,715	14,262	0	0	0	0	0	0	0	#DIV/0!	
5350	Ditch Clearance		0	1,093	500	0	0	0	0	0	-100.0%	Under general maintenance
	Expenditure	59,947	59,498	52,951	43,555	40,675	41,895	43,152	44,447	45,780	-6.6%	
	Net Expenditure	39,460	21,024	(1,685)	(12,720)	(15,600)	(16,068)	(16,550)	(17,046)	(17,558)	22.6%	
500	Street Lighting											
4510	General Maintenance	16,356	13,940	16,883	17,389	31,049	31,981	32,940	33,928	34,946	78.6%	
5375	New Lighting	7,950	7,015	18,350	18,901	19,468	20,052	20,654	21,273	21,911	3.0%	
5380	Energy		13,203	14,925	17,266	14,000	14,420	14,853	15,298	15,757	-18.9%	
5390	Annual Repairs		32,078	12,384	12,756							Included in general maintenance
	Expenditure	24,306	66,236	62,542	66,312	64,517	66,453	68,446	70,500	72,615	-2.7%	
505	Street Furniture											
5400	Bus Shelter Repairs	1,471	481	289	298	1,000	1,030	1,061	1,093	1,126	235.6%	
5410	Defibulators	1,852	500	2,000	2,060	2,122	2,185	2,251	2,319	2,388	3.0%	
	Expenditure	3,323	981	2,289	2,358	3,122	3,215	3,312	3,411	3,514	32.4%	
630	Twinning											
4395	Civic Events		0	400	400	400	400	400	400	400	0.0%	
	Expenditure	0	0	400	400	400	400	400	400	400	0.0%	
660	Mem Institute Trust Bldg											
5340	MIT Roof Project	43,328	25,000	0	0	0	0	0	0	0	#DIV/0!	
	Expenditure	43,328	25,000	0	0	0	0	0	0	0	#DIV/0!	

Assets Budget

Code	Budget	Spend to date	Spend 2024/25	Approved Budget 2024/25	Approved Budget 2025/26	Projected Budget 2026/27	Projected Budget 2027/28	Projected Budget 2028/29	Projected Budget 2029/30	Projected Budget 2030 +	Change	Information
	Assets Expenditure	476,333	534,076	342,901	331,381	333,876	342,735	357,375	372,304	387,531	0.8%	
	Assets Income	(75,502)	(809,302)	(116,905)	(130,579)	(130,047)	(134,402)	(138,791)	(142,723)	(146,153)	-0.4%	
	Assets Expenditure Over Income	400,831	-275,226	225,996	200,802	203,829	208,333	218,584	229,582	241,378	1.5%	

Significant changes to Budgets 2026/27

Code	Budget	Approved Budget 2025/26	Projected Budget 2026/27	Change >10%	Change >£1,000	Reason for change
100	Common Pond Allotments					
4550	Water & Sewage	676	750	10.9%	74	
105	Battle Road Allotments					
4510	General Maintenance	170	240	41.2%	70	
115	Western Road Recreation Ground					
1050	Rent Beaconsfield/Tennis/Pitch	(1,093)	(30)	-97.3%	1,063	
4550	Water & Sewage	1,751	600	-65.7%	-1,151	
125	Play Areas x 5					
4140	Insurance	1,300	0	-100.0%	-1,300	Included under all insurance costs code 4140/605
4510	General Maintenance	2,569	5,000	94.6%	2,431	Starts to build up a capital replacement budget
130	Public Open Spaces					
1100	Fishing Permits	(850)	(120)	-85.9%	730	Now being managed by outside company
4690	POS - General Maintenance	357	500	40.1%	143	
4700	Plant & Skip Hire	4,636	0	-100.0%	-4,636	To come from individual cost centre budgets under general maintenance
145	Horticultural & Ground Maintenance					
4750	Grass & Hedge Cutting	28,000	30,000	7.1%	2,000	
4755	Tree Surgery	20,000	30,000	50.0%	10,000	
160	Environment Services					
4745	Urban Grass Cutting	12,000	20,000	66.7%	8,000	
300	Town Council Site					
4115	Telephone & Mobiles	5,000	0	-100.0%	-5,000	To Finance cost code 605 - Town Council Site
4130	Gas/Electricity	8,487	6,500	-23.4%	-1,987	Based on historical costs
4140	Insurance	14,000	0	-100.0%	-14,000	To Finance cost code 605 - Town Council Site
4200	Annual extinguisher etc...insp	0	350	#DIV/0!	350	From Finance - cost code 605 Corporate Services
4510	General Maintenance	0	10,000	#DIV/0!	10,000	Includes waste removal
4515	Cleaning/Maintenance	0	0	#DIV/0!	0	To Finance cost code 605 - Town Council Site
4550	Water & Sewerage	0	1,400	#DIV/0!	1,400	From Finance - cost code 605 Corporate Services
5000	Internal Repairs/General Maint	515	0	-100.0%	-515	Under general maintenance
5005	External Repairs/General Maint	709	0	-100.0%	-709	Under general maintenance
5010	Electronic Gates	579	1,000	72.7%	421	
5025	Intruder & Smoke Alarm Service	400	200	-50.0%	-200	Based on historical costs
325	Changing Pod					

Assets Budget

Code	Budget	Spend to date	Spend 2024/25	Approved Budget 2024/25	Approved Budget 2025/26	Projected Budget 2026/27	Projected Budget 2027/28	Projected Budget 2028/29	Projected Budget 2029/30	Projected Budget 2030 +	Change	Information
4510	General Maintenance				0	500		#DIV/0!	500			Based on historical costs
330	Welbury Farm/Jim West Com Hall											
4515	Cleaning/Maintenance				5,202	6,000		15.3%	798			
4550	Water & Sewerage				2,060	2,386		15.8%	326			
5025	Intruder & Smoke Alarm				0	651		#DIV/0!	651			Based on historical costs
5150	Maintenance/Running Costs				515	150		-70.9%	-365			
5155	J West Refund				6,000	4,500		-25.0%	-1,500			Based on historical costs
400	Cemetery Lodge											
4510	General Maintenance				184	0		-100.0%	-184			Merged into one code
5175	Cemetery Lodge Repairs				492	1,000		103.3%	508			Merged into one code
405	Cemetery Services & Overheads											
4130	Gas/Electricity				3,500	2,500		-28.6%	-1,000			
4210	Commercial Rubbish Disposal					1,968		#DIV/0!	1,968			
4510	General Maintenance				0	1,000		#DIV/0!	1,000			
4550	Water & Sewerage				500	250		-50.0%	-250			
4750	Grass & Hedge Cutting				8,000	6,400		-20.0%	-1,600			
5210	Telephone				800			-100.0%	-800			
5215	Fire Extinguisher/Boiler Service				250	250		0.0%	0			
5220	Pest Control				338	0		-100.0%	-338			
5225	Repairs/Cleaning & Waste				2,274	2,000		-12.0%	-274			
5230	Burial Record IT-License				515	0		-100.0%	-515			
5300	Grave Digging				16,892	17,399		3.0%	507			
5305	Maintenance Flowers & Trees				3,686	3,000		-18.6%	-686			
5350	Ditch Clearance				500	0		-100.0%	-500			
500	Street Lighting											
4510	General Maintenance				17,389	31,049		78.6%	13,660			Merged into one code
5380	Energy				17,266	14,000		-18.9%	-3,266			
5390	Annual Repairs				12,756	0		-100.0%	-12,756			Merged into one code
505	Street Furniture											
5400	Bus Shelter Repairs				298	1,000		235.6%	702			

Condition report maintenance planner year 1 2025

Building	Condition report estimated cost of work	Actual Spend	Description of works			
1 Market Square (Upper levels), Hailsham, BN27 1AQ	£ -				Budget CIL	Overall Budget
1 Market Square, Hailsham BN27 1AQ (Lower levels)	£ 2,471.00		EICR report + repairs	£ 2,471.00	£ 80,000.00	£ 315,000.00
Cemetery Lodge, Ersham Road, Hailsham, BN27 3LJ			Toilet refurb		Cemetery Budget	Overall Spend
Cemetery Buildings and Cemetery Grounds, Ersham Road, Hailsham, BN27 3LJ	£ 33,565.00	£33,088.25	Roofline products		£ 35,000.00	£ 256,978.13
Keymer Kebab, 6a Market Street, Hailsham, BN27 2AE	£ -	£ -				
Inglenook, Market Street, Hailsham, BN27 2AE	£ 200,000.00	£ 200,000.00	Fire work and rewire	£ -	Inglenook Budget	£ 21,978.13
Fleur De Lys, Market Street, Hailsham, BN27 2AE	£ 25,583.00	£ 12,356.00	Re paint Inglenook exterior+Scaffold	£ 13,227.00	£ 200,000.00	
4 Market Square, Hailsham, BN27 1AG	£ 927.00	£ 387.00	EICR report	£ 540.00		
James West Community Hall, Brunel Drive, Hailsham, BN27 3FX	£ 1,373.00		Tiles and gutter repairs	£ 1,373.00		
Union Corner Hall & Car Park, Hawks Road, Hailsham, BN27 1ND	£ 6,315.00		EICR report,eaves,mech extract toilets,	£ 6,315.00	Remaining CIL Budget	CIL Spend
Grovelands Barn and adjacent land, including Orchard Park, Grovelands Road, Hailsham, BN27 3BZ	£ 2,508.00	£ 357.00	EICR report	£ 2,151.00	£ 58,021.87	£ 21,978.13
Maurice Thornton Pavilion, Orion Close, Hailsham, BN27 2JZ	£ 11,326.00	£ 605.88	EICR report	£ 10,720.12		
Southview, Western Road, Hailsham, BN27 3DN	£ 21,000.00	£ 10,184.00	Re paint exterior+Scaffold	£ 10,816.00		
The Station (free church) Western Road BN27 3DG			Damp to rear wall			
The Manse, Western Road BN27 3DG	£ 2,059.00	£ -		£ 2,059.00		
		£ -	Savings against RICS pricing			
RICS Value	£ 307,127.00	£ 256,978.13	£ 50,148.87	49672.12		

Code

4510 EMR 357

Report to:	Assets Committee
Date:	19th November 2025
By:	Tony Lee-Operations and Facilities Manager
Title of Report:	Grovelands Barn

PURPOSE

To consider the building survey for Grovelands Barn and its suitability to be used by the boxing club

Introduction

The boxing club have to vacate their current building and are looking for an alternative venue, Grovelands Barn was highlighted as a possible venue, a structural survey was completed (included) to ascertain its suitability.

Budget

The survey estimates the costs at £53k to get the building to a standard, this included a temporary changing and toilet facility which could not be long term. To fully maximise the building the left hand end would need to be re built as it has come away from the main structure, this was not included in the pricing, also the roof has been built over the existing roof and would need to be addressed, also not included, once rebuilt this could house changing and toilet facilities once the associated connections were obtained, also not included.

Estimated rebuild costs and re-roofing £120k approx.

Ground works for water and sewage £100k approx.

This would take the costs to approximately £270k

Conclusion

The survey says that the building is fit for purpose for its current use and in their opinion is not suitable for the intended use.

In addition to this there is an issue with where HTC will store the current contents of the barn as well as the use of the grounds as we will no longer be able to use for storage, this will incur additional costs for HTC.

Tony Lee
Operations and Facilities Manager

BUILDING SURVEY

**GROVELANDS BARN
GROVELANDS ROAD
HAILSHAM
EAST SUSSEX
BN27 3BZ**



**PREPARED FOR
HAILSHAM TOWN COUNCIL**

OCTOBER 2025

GJL/17028



1.0 Address

Grovelands Barn
Grovelands Road
Hailsham
East Sussex
BN27 3BZ

1.1 Client

Hailsham Town Council
Inglenook
Market Street
Hailsham
East Sussex
BN27 2AE

1.2 Instructions

Instructions were received from Hailsham Town Council on 18 September 2025 to provide a survey report relating to the central part of the main barn. The purpose of the report is to consider condition and safety in relation to potential use of the barn by Hailsham Boxing Club.

2.0 Date of inspection

The property was inspected on 24 September 2025.

2.1 Circumstances of inspection and limitations

The weather was cool, dry and breezy.

There was considerable storage within the barn, which hindered access and inspection. The extension to the left end was not accessible inside. It was not possible to closely inspect the left-hand flank wall or get to the rear of the building due to dense weed growth; these areas have been assessed from photographs taken by drone, flown at the time of inspection.

The inspection was conducted solely for the purpose of identifying construction, condition, attributes and suitability for a proposed change of use. It was not undertaken for any other purpose and was not a Fire Risk Assessment, Asbestos Inspection, access audit, energy assessment or any other type of assessment.



2.2 Context

The redundant farm buildings that formed part of the farmyard of the former Grovelands Farm are thought to have been purchased by the council in the 1990's. Since then, the subject barn has been used for general storage by the council's works department.

Hailsham Boxing Club has made a request to be allowed to occupy the barn for their club, as the building they have been renting is no longer suitable for their needs. The club is understood to provide training between 10 a.m. and 10 p.m. most days and have up to 300 members or participants, many of which are under 18 years old.

The Grovelands Barns compound is used by Hailsham Bonfire Society, which occupies the long, right-hand end of the main barn, and by Environment Hailsham, which uses a smaller barn and grows plants within polytunnels. The yard is mostly for access and for general storage by the council. The path that provides access to the site is generally quiet, apart from at the start and end of the school day, as there are a neighbouring pre-school and primary school.

For the boxing club to use the barn Planning Permission would be required for a change of use and certain aspects of the Building Regulations would apply. In addition, works would be required to make the property legally and physically suitable, with duties being borne by the council as Landlord and Hailsham Boxing Club as the tenant and organisation responsible for the safety of its members.

This report acknowledges that the council has a longstanding knowledge of the building and its broad condition and therefore does not require the same information that an uninformed client would require.

3.0 Summary description

The Grovelands Barns are former farm buildings that remain from Grovelands Farm, the land from which is now housing and a primary school. These buildings were originally behind the farmhouse, which is thought to have been demolished in the 1980's.

There are three detached buildings, situated within a fenced compound. The two main buildings were originally joined by a long cowshed, which collapsed but part of the rear wall from which remains linking the buildings. The smallest building has a hipped roof surmounted by a dovecote.

Alongside the compound is Grovelands Orchard Park. This is a small park with footpaths laid out to represent Hailsham's main town centre roads. The park allows pedestrian access from Grovelands Road through to the Gleneagles Drive estate.

This report only concerns the main, middle portion of the large barn and excludes the right-hand part occupied by Hailsham Bonfire Society (HBS).



3.1 Approximate age

Within the largest barn a roof timber is engraved 1839. The buildings are thought likely to originate from around that date but to have been altered and extended over a long period.

3.2 General construction

Concrete and stone flag ground floor. External walls of solid brickwork, with some modern blockwork infill to window openings. Wooden roof structure with plain tile covering. Wooden external joinery. Modern plastic rainwater fittings. Wooden mezzanine floor accessed by a wooden staircase.

3.3 Approximate size

The interior of the barn measures approximately 13 metres wide by 6.5 metres deep. The height to eaves is nominally 3.9 metres and to the ridge 6.1 metres. The approximate ground floor area is 84 square metres.

3.4 External aspects

The barns are within a fenced enclosure, within which are some horticultural polytunnels. Between the buildings is a paved courtyard.

4.0 CONSTRUCTION AND CONDITION

4.1 General description

The building is a traditional barn, assumed to be of early Victorian origin. It has a conventional arrangement, with a central stone threshing floor spanning between front and rear doorways. The front door is higher than the rear. To the left and right of the threshing floor are areas that would have been used to store harvested wheat and prepared corn.

The right side of the building, excluded from the inspection, was a separately accessed cowshed. To the left the building has been extended; the extension appears old, possibly Victorian.

The building is not Listed and is not situated in an area that has any Planning protection.

4.2 Walls and foundations

The main external walls measure approximately 230mm / 9 inches thick and are constructed of solid brickwork in a Flemish bond pattern. The walls have been painted inside the barn and to the exterior, but it appears that the brickwork has lime mortar jointing and pointing.



There are full height intermediate brick piers to the inside of the barn, which provide buttressing.

It is not known if the walls are built on foundations. As a farm building rather than a dwelling, standards would have been lower and no building regulations or byelaws applied. If there are foundations these are probably laid at a shallow depth; the walls might have been laid as stepped footings below ground level.

Despite there possibly being no foundations, or if the walls have formal foundations those being inadequate compared to modern standards, particularly in an area of clay soils, there are no significant visible signs of structural movement. This is no doubt helped by the lime mortar to the brickwork allowing a good degree of flexibility, in comparison to more modern cement mortar. The walls are not perfect and completely free from cracks and distortion, but in the context of the age and type of building, and its use, the walls appear generally satisfactory overall, within the limitations of the inspection.

The pointing remains in serviceable condition on the inside as well as what could be seen externally.

The thickness of the walls and lack of any exterior covering means that they cannot adequately resist rainwater penetration and will be damp. This could only be remedied by installing a comprehensive internal drylining system, rendering the exterior, or both.

There are numerous holes within the walls, ranging from narrow slits to wide doorways. The slits probably housed timbers relating to the original use of the barn and can be seen to parts of the interior and the exterior. Some openings have been bricked or blocked-up, whilst some have been covered over with wooden boards.

Openings are present, both free and boarded, within the wall that separates the space from the HBS storage barn. The fire separation between these two separately occupied spaces is therefore inadequate.

To the long rear wall, the doorway has been blocked up with woodwork, under a brick arch. The centre of the arch has dropped and if the doorway was to be reinstated remedial work would be required.

At the top of the left walls separating the barn from the extension there is wooden studwork and weatherboarding. Some of the wooden structure has general decay, probably due to historic infestation by woodboring beetle; otherwise, this stud wall appears in fair condition.

Similarly, there is a studwork and weatherboarding to the right separating wall. The weatherboarding is incomplete with several holes through to the roof void over the HBS space.

The left-hand extension has walls built in an English bond pattern, which suggests that they are 230mm thick solid brickwork. There is a wide vertical gap between the



extension walls and walls to the original barn and lateral displacement between the two parts. This suggests that the extension was simply built up against the original barn and not tied-in adequately, or at all. The movement appears likely to be longstanding and static and remedial action could be taken by inserting stainless steel ties.

Whilst photos were taken by drone, the rear wall was mostly concealed by vegetation, which should be removed.

4.3 Roof structure

From the inside it can be seen that the original roof was of Sussex hipped style. That roof is not visible on the outside because of the left-hand extension, and the roof is of conventional hipped style.

The roof structure has a mix of some original and many newer timbers. These consist of a substantial timber wall plate from which pitched rafters span up to a central ridge board. The rafter span is reduced by mid-span purlins. There are intermediate horizontal collars and ridge ties and several inclined struts. Diagonal bracing has been introduced, which appears relatively recent. At the corners of the roof are dragon ties above the wall plates. The structure appears free from notable distortion and to be well framed together.

To the front and rear eaves to the left-hand end of the roof are unusual arrangements of angled beams, each with short posts that provide support to a thicker rafter. One of these timbers has "1839" engraved and it appears that the arrangement provided for the roof to have a clear span, in the way that a modern portal frame does.

Most rafter ends at the eaves have short repair sections, the original rafter ends presumably having rotted.

There is widespread evidence of past infestation by woodboring beetle scattered across the roof timbers, which is common for any building of this type and age.

The eaves are open, allowing for significant ventilation to the inside of the barn. To parts of the eaves there is weed growth internally, particularly from the rear of the barn.

4.4 Roof covering

The roof covering is of clay tiles, with plain tiles to the slopes, bonnet hip tiles and half-round ridge tiles. The covering is of replacement origin, and its age is unknown but estimated to be perhaps 30 years old.

Characteristically for clay tiles, the roof covering has an irregular appearance. The tiling is generally straight, even and intact overall, but there are numerous slipped or missing individual tiles or small clusters of tiles to each roof slope.



Clay tiling is inherently fragile. Repairs to small areas often lead to more extensive repairs than first anticipated, as other tiles get damaged when the roof is accessed and worked on. There is evidence of some frost damage to the tiles, especially to the left hip slope.

Due to the risk of people being struck by falling tiles, it is recommended that a mesh snowguard be fixed to the roof eaves.

The tiling has been laid over a bitumen/hessian sarking felt, which provides a second line of defence to rainwater penetration. A few small areas of the sarking felt are torn or damaged, exposing the tile battens and undersides of the tiling. The roof might not therefore be fully weathertight, due to the damaged sarking felt.

The bedding and pointing mortar to the ridge and hip tiles appears generally satisfactory from a distant view, but if closely checked it is anticipated that some re-bedding and repointing will be necessary.

4.5 Rainwater disposal

The roof eaves have what appear to be quite new half round PVCu gutters supported on metal brackets. The brackets appear too widely spaced; a maximum spacing of one metre is considered good practice and a few extra brackets should be fitted to help prevent future sagging.

The rear guttering could not be fully assessed due to vegetation coverage, but a section appears dislodged, and the gutter contains several pieces of broken tile, which are evident from drone photos.

The front guttering contains a considerable amount of broken tile pieces, which will be heavy, inhibit drainage and should be cleared out.

At the front of the building the gutters drain into two circular downpipes. These pipes both abruptly stop halfway down the wall, rather than at the base of the wall.

Rainwater will therefore tend to wet the wall and could cause internal dampness. The pipes should be extended to dispose at suitable points.

4.6 Exterior joinery

The front entrance currently has a steel security gate and plywood faced wooden doors, which are below weatherboarded studwork up to roof eaves level. The doors are functional and appropriate for the building's current use for storage, but less desirable for more frequent use.

The rear door could not be accessed but has been boarded-up. The doorway is of double width, under a brick arch.

There are no windows or any other glazing to the barn and therefore no natural light.



The roofline has exposed rafter feet, which are modern repairs. Other exterior joinery has not been redecorated for a considerable time and requires attention.

4.7 Ground floor

Assessment of the floor was extremely limited, as much was concealed from view. It is not possible to confirm if the floor is level or free from significant defects.

The ground floor has a middle section of stone flags, which is assumed to be the original threshing floor. The visible flags appear in serviceable condition for an agricultural building or for general storage.

To both sides of the threshing floor are of in-situ mass concrete, probably of 20th century origin. The overall condition is unknown but appears reasonably serviceable. The floor is unlikely to have any form of damp proof membrane.

At the junction between the stone flags and concrete flooring there is significant unevenness and potential for tripping.

4.8 Mezzanine floor

The mezzanine floor had a large degree of storage, and its underside could not be fully accessed. The floor appears original or old, but to have mostly been renewed in recent years. It consists of timber joists spanning from front to rear and with end bearings on timber wall plates fixed to the front and rear walls, and intermediate wooden post supports.

The wall plates rest on narrow metal brackets inserted into the walls and the arrangement appears weak and in need of improvement.

The floor deck is of modern oriented strand board.

The wooden posts appear in generally good order.

Modern wooden balustrading has been constructed along the open edge to the mezzanine floor. The guarding is too low in height and may be too weak to provide adequate guarding if a person was to fall against it. The guarding should therefore be improved.

4.9 Staircase

The staircase consists of a single straight flight, which ascends from close to the front entrance door to a landing near to the rear wall. The staircase is evidently old but has had various repairs and alterations.

The flight is both narrow and steep, measuring approximately 680mm wide across the treads and with an angle of about 46 degrees. The treads are too short, and each stair rise is too high.



The left-hand side up is unguarded but modern guarding has been added to the right side. The handrail height to the balustrade is too low to satisfy modern Building Regulation standards and has wide gaps between uprights.

When reaching the top of the stairs you are immediately confronted by a horizontal roof collar and must duck underneath to reach the mezzanine floor.

If the staircase was to be changed to comply with current regulations it would start very close to the front entrance door. Alternatively, it could be repositioned, but to leave the ground floor clear could run alongside the back wall but might then hinder access through the back door.

5.0 Building services

The building has no plumbing or drainage and no gas supply. There is no heating.

There is a modern electrical installation with power and lighting. The distribution board is fairly young and has six fuseways and RCD protection. A re-test label was applied to the board showing a recent test on 17th September 2025, with re-test recommended for 2030.

The inside of the barn has a good coverage of recently installed LED lights.

6.0 Externals

Between the side access gateway and the front of the barn the yard has macadam surfacing. This is weathered and probably 20 or 30 years old, with weed growth along cracks. There are some uneven patches.

7.0 CHANGE OF USE

7.1 Essential improvements

7.1.1 The website of England Boxing (www.englishboxing.org) lists requirements for premises as follows:

- *A venue of adequate size (18ft x 18ft space)*
- *Adequate changing and toilet facilities*
- *Sufficient fire exits and extinguishers*
- *Heating and ventilation*
- *Adequate signage, security and a welcoming, well lit-entrance*

7.1.2 The barn would provide sufficient space, but changing space would need to be created.



7.1.3 There is no plumbing or drainage to the building. It is not known whether the site has a below-ground drainage and if so whether that connects to the public sewer. To provide permanent water and drainage a mains water connection would be required, as well as a drainage connection, or alternatively a packaged treatment plant (Klargester, or similar).

Planning and Building Control might allow a self-contained welfare unit to be sited in the yard and used for changing and toilets, although that would normally be subject to short-term temporary permission, rather than being a more permanent arrangement.

7.1.4 In relation to fire safety, there would need to be 60 minutes fire resisting construction separating the space from the adjoining parts of the barn. That could be achieved by a dry-lining with two layers of 12.5mm plasterboard.

On the assumption that there would always be less than 60 people present, the small size and simple arrangement of the building would mean that having one fire exit is permissible. There would need to be a fire detection and alarm system, as well as adequate emergency escape lighting. There is currently a single emergency light, so a few additional lights could simply be added.

7.1.5 Assuming that the entrance door is closed, the only ventilation is background ventilation around the roof eaves. It would therefore be necessary to provide additional means of rapid, background and mechanical extract ventilation. In particular, high humidity should be avoided within the building, due to the damage that could be done to its wooden structures.

7.1.6 There is no space heating within the building. Simple electric heaters could be installed, but ancillary improvements might be needed to the electrical installation.

7.1.7 The staircase and the mezzanine floor are both unsuitable for frequent use, especially by children. The mezzanine requires improved support at the front and rear walls and the roof collar at the top of the staircase is potentially hazardous for people. The staircase is both too narrow and too steep. The guarding to the staircase and to the edge of the mezzanine floor are unsatisfactory.

7.1.8 The ground floor to the barn is uneven and has potential trip hazards. The floor would need to be reconstructed or overlaid to provide a safe surface.

7.1.9 The external surfacing would need to be reasonably even and free from potential trip hazards.



7.2 Approximate costs

The cost of works will depend on extent, specification and quality. Broadly, the cost of works reasonably required to enable change of use are as follows:

Repair/alteration/improvement	Approximate range of cost
Reconstruct or overlay floor	£2,500 to £4,000
Upgrade separating walls for 60 min fire resistance	£3,000 to £5,000
Additional emergency lighting	£300 to £500
Fire detection/alarm system	£600 to £1,000
Staircase and guarding (prevent access or relocate)	£3,500 to £5,500
Repair decayed woodwork	£400 to £1,000
Woodworm treatment	£500 to £1,000
Ventilation improvements	£1,000 to £2,000
Space heating	£1,500 to £3,000
Renovate exterior doors	£2,000 to £7,000
Improve rainwater goods	£250 to £500
Fit eaves snowguards	£350 to £500
Clear vegetation from exterior walls, roofline etc	£250 to £350
General roof tiling repairs	£1,500 to £3,000
Surfacing repairs to yard	£2,500 to £4,500
Welfare unit (for water and toilets)	£10,000 to £15,000
Approximate total	£29,900 to £53,550

The estimated costs exclude VAT.

In addition to the cost of works, there would be costs and fees relating to Planning and Building Regulations applications.

8.0 Summary and recommendations

The subject property is a portion of a Victorian barn, which is used for general storage. The barn is historic but not Listed or covered by any other legal protection.

For its current use, the property is safe, reasonably weathertight and generally suitable.

If the property was to be used as a boxing club it would need to be safe for users and would need to be protected from any damage that could arise from such use.

To provide a suitable and safe environment for users, and to ensure the Council and Boxing Club met their minimum legal obligations, various repairs, alterations and improvements would be necessary.



The property would need upgrades relating to fire safety and ventilation. The most difficult issue would be the provision of suitable water and drainage. It might be possible that some form of temporary provision could be made, similar to construction site welfare facilities, but that would unlikely be suitable for the longer term.

The property is not considered suitable for use as a boxing club venue, without significant work and cost.

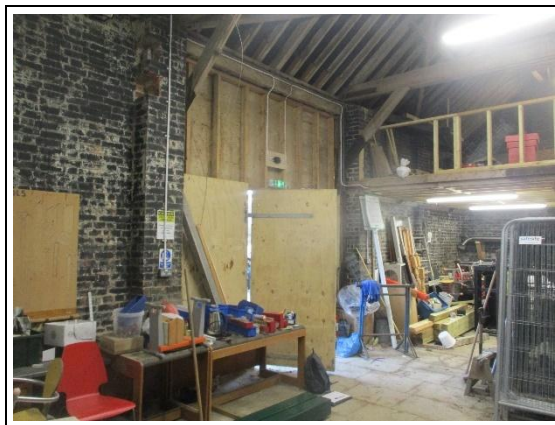
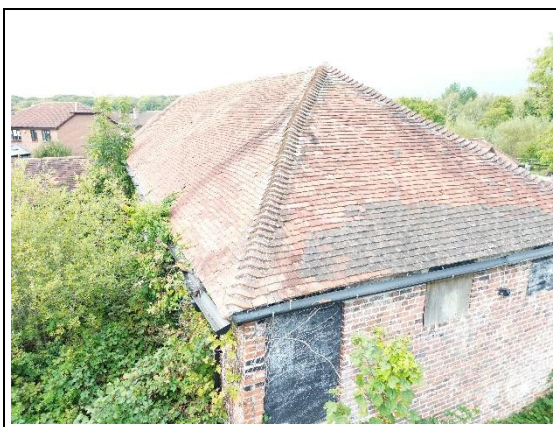
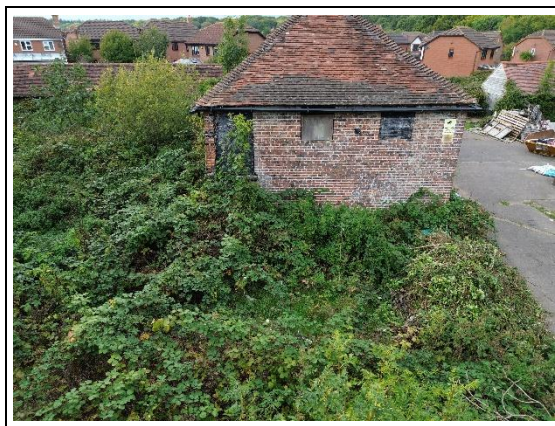
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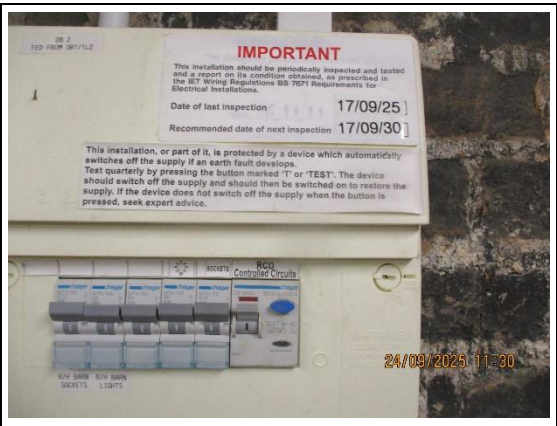
A handwritten signature in blue ink, appearing to read 'Gavin Lewis', with a horizontal line underneath.

Gavin Lewis DipSurv FRICS C. Build E MCABE
Chartered Surveyor and Chartered Building Engineer
Director

2 October 2025

Photographs







Report to:	Assets Committee
Date:	19th November 2025
By:	Tony Lee-Operations and Facilities Manager
Title of Report:	James West Sign

PURPOSE

To consider the sign that has been installed at the James West Community Centre

Introduction

Several residents visited JWCC when I was there and said they didn't know what the building was, this coupled with hirers who said they had trouble finding the building as the signage was not clear, we installed a sign on the front of the building.

Feedback

A number of residents on a Facebook group complained and 5 written complaints were received at HTC. Comments were the sign looks like EasyJet, too bright, and not in keeping with the local area.

Consideration

To replace the existing sign (below) with a sign more in keeping with the area, smaller and includes just the name.



Proposed new sign



Tony Lee
Operations and Facilities Manager

Report to:	Assets Committee
Date:	19th November 2025
By:	Tony Lee-Operations and Facilities Manager
Title of Report:	Western Road Beacon

Introduction

To install a hard standing area with a beacon in the middle on the Western Road recreational ground, the idea is the beacon can be removed to allow the bonfire society to have their annual bonfire on the hard standing, this will negate the need to remove turf each time.

Consideration

It was mentioned at full council that it would be a weighty item to remove each time and I was asked to find out the weight of the beacon. DATA from Timber research and development association (TRADA)

Findings

5 meters of 10” Oak post weight.

Volume

Cross-section: $0.254 \text{ m} \times 0.254 \text{ m} = 0.064516 \text{ m}^2$

Length: 5 m

Volume = $0.064516 \times 5 = 0.32258 \text{ m}^3$

Air-dried Weight

Typical air-dried oak density $\approx 700 \text{ kg/m}^3$

Weight = 0.32258×700

$0.32258 \times 7 = 2.25806$

$\times 100 = 225.8 \text{ kg}$

$\approx 226 \text{ kg}$ or 498 lbs

Green / Wet Weight

Green oak density can range $900\text{--}1100 \text{ kg/m}^3$, depending on species and moisture.

Let's compute both ends:

At 900 kg/m^3 (mildly green):

Weight = 0.32258×900

$= 0.32258 \times 9 \times 100$

$= 2.90322 \times 100$

$= 290.3 \text{ kg}$

At 1000 kg/m^3 (fully saturated):

Weight = 0.32258×1000
= 322.6 kg

Wet oak weight range: ~290–325 kg or 639-715 lbs

Summary

Condition Estimated Weight

Air-dried oak ≈ 226 kg or 498 lbs

Wet/green oak ≈ 290–325 kg or 639-715 lbs

Basket approximate weight based on specification supplied

- Height: 1,200 mm; top $\varnothing = 1,400$ mm; base ring $\varnothing \approx 920$ mm (to match base plate OD).
- Horizontal rings (60x5 mm flats) at diameters:
25% → 1,040 mm, 50% → 1,160 mm, 75% → 1,280 mm (linear taper).
- Vertical flats (12x pieces of 60x5 mm) follow the frustum side:
slant length = $\sqrt{1200^2 + [(1400 - 920)/2]^2} \approx 1,224$ mm.
- Base ring: one 150x5 mm flat rolled to $\varnothing \approx 920$ mm.
- Base plate: solid round, $\varnothing = 920$ mm, thickness = 5 mm (no big cut-outs).

Component weights (approx.)

- **12 x vertical 60x5 mm flats, 1,224 mm long: ≈ 34.6 kg**
- **3 x horizontal 60x5 mm rolled rings ($\varnothing \approx 1040, 1160, 1280$ mm): ≈ 25.7 kg**
- **1 x base ring 150x5 mm, $\varnothing \approx 920$ mm: ≈ 17.0 kg**
- **Base plate, $\varnothing 920 \times 5$ mm (solid): ≈ 26.1 kg**

Total ≈ 103 kg or 227lbs

Combined weight

Dry 329kg or 725lbs

Wet 393-428 kg or 866-943lbs (approx. depending on saturation)

To remove beacon for bonfire we would need to hire a crane to remove, this would also be needed to return the beacon. Total cost £4,000-£5,000 per time.

Crane hire £500 for Half day (minimum)

ESCC road closure £1500 for lane closure £2000 for road closure

Consideration

Install the beacon element at a different location where it can be a permanent feature and just have the hardstanding for the bonfire.

Tony Lee

Operations and Facilities Manager

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BEACON CONSTRUCTION

November 2025

Construction, manufacture and installation of Celebration Beacon at Western Road Recreation ground, Hailsham

Beacon basket 1200mm tall with a top diameter of 1400mm and base plate of 920mm.

12 x 60mm x 5mm flat vertical bars rolled to shape

3 x 60mm x 5mm flat horizontal bars rolled to shape

1 x 150mm x 5mm rolled base ring

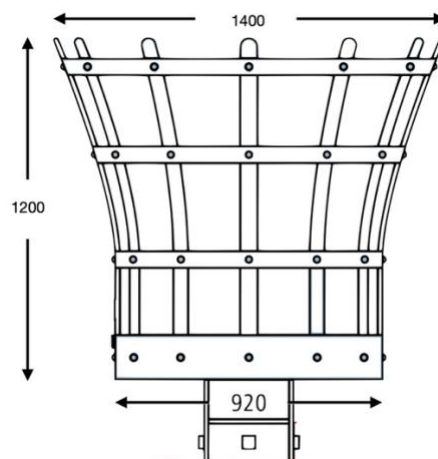
1 x 920mm o/d x 5mm base plate

All vertical bars to be riveted with solid rivets to horizontal bars

This is to be mounted on a 10" square Oak post 4m above ground and 1m inserted into a ground socket.

Between the post and the base plate of the basket there needs to be a 150mm air gap to reduce heat transfer to the wooden post. (Similar to picture below).

The square steel ground socket to be concreted into the ground for stability, allowing the post to be removable



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