



Ref: Agenda/PLOS – 21/10/25

16th October 2025

Dear Sir/Madam

All Members of the Public Land & Open Spaces Committee are hereby summoned to the Public Land & Open Spaces Committee Meeting of Biggleswade Town Council that will take place on **Tuesday 21st October 2025** at the **Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade** commencing at **7:00pm**, for the purpose of considering and recommending the business to be transacted as specified below.

Yours faithfully

A handwritten signature in black ink, appearing to read "Peter Tarrant".

Peter Tarrant
Town Clerk & Chief Executive

Distribution: All Town Councillors
Notice Boards
The Press

Committee Members:

Cllr. M Foster (Chairman)
Cllr. M Knight (Deputy Chairman)
Cllr. I Agnew
Cllr J. Jones
Cllr. M North
Cllr. C Thomas
Cllr A. Skilton
Cllr. D. Strachan
Cllr. J. Woodhead (ex-officio Member)
Cllr. D. Albone (ex-officio Member)

AGENDA

1. APOLOGIES FOR ABSENCE

Schedule 12 of the Local Government Act 1972 requires a record be kept of the Members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Town Clerk and the Committee Clerk.

2. DECLARATIONS OF INTEREST

To receive Statutory Declarations of Interests from Members in relation to:

- a. Disclosable Pecuniary interests in any agenda item.

If a Member has declared a Disclosable Pecuniary interest, they must withdraw from the meeting during consideration of the item to which the interest relates. If the Member has been granted a dispensation by the Council, they must still declare the interest but may take part in the discussion and vote.

- b. Non-Pecuniary interests in any agenda item.

This is an interest which is not pecuniary (as defined) but is nonetheless so significant that a member of the public with knowledge of the relevant facts, would reasonably regard to be so significant that it would materially impact upon your judgement of the public interest. Upon identification Members can take part in any vote.

3. CHAIRMAN'S ANNOUNCEMENTS

4. PUBLIC OPEN SESSION

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, pertaining to matters listed on the Agenda.

Please register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_3xQ9oFTSPm-znhSQp2-7Q

Each Speaker will give their name to the Chairman, prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

5. INVITED SPEAKER

None.

6. MEMBERS' QUESTIONS

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. The Minutes of the Public Land & Open Spaces Committee Meeting held on **Tuesday 17th June 2025** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

8. MATTERS ARISING

- a. The Minutes of the Public Land & Open Spaces Committee Meeting held on **Tuesday 17th June 2025**.

9. ITEMS FOR CONSIDERATION

a. Prioritisation of Road Works 2026/27

At the BJC meeting on Thursday 24th July 2025, Central Bedfordshire Council's (CBC) Service Director of Highways, informed Members that the financing and government grants for highways improvements for 2026/27 are currently under review.

The Highways team will publish the Highways improvements for the next year in April 2026.

Members of both the Town Council and BJC have been asked to discuss which roadworks within Biggleswade should be prioritised for 2026. The outcome of this discussion, and the subsequent discussion held at Joint Committee in November 2025, will be a combined list of suggestions for Highways improvement works in Biggleswade.

b. 2026/27 PLOS Budget

For Members to receive and consider a written report from the Head of Finance and the Town Clerk.

c. PLOS Presentation and Status Report

For Members to receive and consider a written report from the Head of Governance and the Public Realm Manager. This will be supplemented by an on-screen presentation of ongoing Public Realm work.

d. Play Areas PWLB Improvements Update Report

For Members to receive and consider a written report from the Head of Governance & the Public Realm Manager.

10. ITEMS FOR INFORMATION

- a. None.

11. PUBLIC OPEN SESSION

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, in respect of any other business of the Town Council.

Please register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_3xQ9oFTSPm-znhSQp2-7Q

Each Speaker will give their name to the Chairman prior to speaking, which will be recorded in the minutes unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

12. **EXEMPT ITEMS**

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

(Exempt minutes of the Public Land & Open Spaces Committee Meeting Tuesday 17th June 2025).

(Sports Provision Update).

(Outdoor Sport Update).

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolve** to exclude the public and press by reason of the confidential nature of the business about to be transacted.



**MINUTES OF THE BIGGLESWADE PUBLIC LAND AND OPEN SPACES MEETING
HELD TUESDAY 17TH JUNE 2025 AT 7.00PM AT BIGGLESWADE TOWN COUNCIL
OFFICES THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE, SG18 8DL**

PRESENT:

Cllr. M Foster (Chairman)
Cllr. J Jones
Cllr. C Thomas
Cllr. A Skilton
Cllr. D Strachan
Cllr. D Albone (Ex-officio voting Member)
Cllr. J Woodhead (Ex-officio voting Member)

Mr P Tarrant – Town Clerk & Chief Executive
Mr K Hosseini – Head of Governance & Strategic Partnerships
Miss A Green – Committee Clerk

Members of the Public – 0

Meeting Formalities:

Following a reminder to meeting attendees that this is a formal meeting, the Chairman advised that members of the public will be given an opportunity to speak during public open session but not at other times. The meeting is being filmed and by being present attendees are deemed to have agreed to be filmed and to the use of those images and sound recordings. The Chairman advised that attendees should not disclose any personal information of individuals as this would infringe the Data Protection Rights of that individual.

1. APOLOGIES FOR ABSENCE

- a. Cllr. I Agnew, Cllr. M Knight, Cllr. M North.

2. DECLARATIONS OF INTEREST

- a. **Disclosable Pecuniary interests in any agenda item:**

None.

- b. **Non-Pecuniary interests in any agenda item:**

None.

3. CHAIRMANS ANNOUNCEMENTS

- a. None.

4. PUBLIC OPEN SESSION

- a. No members of the public were present either in person or online.

5. INVITED SPEAKER

None.

6. MEMBERS' QUESTIONS

There were no Members' questions.

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. The minutes were **APPROVED** as an accurate record of the Public Land & Open Spaces Committee Meeting held on Tuesday 1st April 2025.
- b. The minutes were **APPROVED** as an accurate record of the Public Land & Open Spaces Committee Meeting held on Tuesday 22nd April 2025.

8. MATTERS ARISING

There were no matters arising.

9. ITEMS FOR CONSIDERATION

a. **PLOS Presentation**

A presentation was shared on screen reflecting the work and initiatives being carried out by the Public Realm team.

The Public Realm Manager shared the excellent work being conducted by the PR team and the positive feedback they received from the public.

Commenting on the presentation, Members noted that residents had shared positive feedback on social media, recognising the high standard of work carried out by the Public Realm team.

Members requested that the Public Realm team inform Councillors of any tree removals in advance, as a courtesy, so they remain informed.

Members also reflected on sustainability, noting the importance of the reuse of materials and the extension of equipment life. Officers were encouraged to continue these practices.

Members thanked and congratulated the Public Realm Manager and the Public Realm team for their hard work.

10. ITEMS FOR INFORMATION

a. **PLOS Status Report**

Members **NOTED** the report.

11. PUBLIC OPEN SESSION

No members of the public were present, either online or in person.

Members **RESOLVED** to go into the exempt session in view of the nature of the business to be discussed.

12. **EXEMPT**

a. **Exempt minutes of the PLOS meeting 01st April 2025**

The minutes were **APPROVED** as an accurate record of the Public Land & Open Spaces Committee Meeting held on Tuesday 1st April 2025.

b. **Exempt minutes of the PLOS meeting 22nd April 2025**

The minutes were **APPROVED** as an accurate record of the Public Land & Open Spaces Committee Meeting held on Tuesday 22nd April 2025.

c. **Sports Provision Update**

Members **RESOLVED** that Officers would return to the Committee with a revised proposal.

d. **Sports Club Update**

Members discussed the update and **AGREED** to bring the matter to a future meeting.

The Chairman closed the meeting at **9:20pm**

BIGGLESWADE TOWN COUNCIL
Public Lands & Open Spaces Committee 21st October 2025
Item 9b: 2026/2027 PLOS Budget

Implications of Recommendations

Corporate Strategy: FINANCIALS: Ensure that the Town Council continues to operate within legislation, regulation, ethical guidelines and best practice.

Finance: To be determined.

Equality: An equality impact assessment has not been completed.

Environment: Not applicable.

Community Safety: Not applicable.

Background

The Council agreed the budget planning cycle for 2026-27 (Appendix A) at the Council Meeting on 3rd April 2025 after it was discussed at the Finance & General Purposes Meeting on 18th March 2025. Members also resolved on 9th September 2025 that:

“Officers will revert to the current Budget Planning Cycle for 2026–27, and that an informal meeting be held for all Members to provide input prior to the commencement of public budget discussions.”

Officers will be proposing a standstill (no revenue expenditure growth) budget in general.

This is because there appears to be little political appetite for growth, recognising the significant increase in precept in the past years. This does not, however, detract from the application of ongoing good accounting practice.

Officers have conducted a zero-based budgetary assessment by:

- a) Recalculating every account code to determine the new year’s commitment after detailed consultation with operational managers.
- b) Recalculating all revenue streams.
- c) Making allowances for pay and price inflation where relevant.
- d) Identifying cost reduction and efficiency savings where relevant.

Assumptions

Tax Base

The tax base (number of eligible properties for precept calculation) for 2026-27 will be confirmed by CBC by the end of October 2025. CBC Financial Planning have confirmed that the figure will be final and BTC cannot appeal against the final figure.

Price Inflation

A CPI allowance of 3.80% (August 2025 CPI) is included where relevant. The CPI allowance for September 2025 will be known on 21st October 2025, and the draft budget will be adjusted accordingly.

Fees and Charges for 2026-27

The suggested fees (Appendix C) in this report have been incorporated into the new budget for 2026-27. The draft fees and charges will be discussed at the next Finance and General Purposes Meeting on 2nd December 2025. The new fees and charges have been calculated after due regard to benchmarking data with other similar Councils.

Cost Reduction & Efficiencies

The Council has delivered cost reductions amounting to £11,250 (Appendix E) as part of the zero-based recalculation of all budget headings for PLOS Committee only. The overall estimated cost reduction for the whole Council is £37,479. Efficiency savings will continue to be identified on non-salary accounts headings. This will include negotiation of a variety of contracts in the new financial year, for instance, the Council's ICT Contract where savings are anticipated. The Council has consistently identified efficiencies and cost reduction over the last five years, amounting to a figure of around £150,000.

Revenue Growth and Cost Pressures

Even though the budget for 2026-27 is a standstill budget in general, Officers have applied good accounting practice in understanding potential areas of revenue growth and, where relevant, have included estimated cost pressures within the draft budget. Other growth items which have not been included in the draft budget on Appendix C have been added to the papers so that Members can properly understand the forecasted cost pressures.

Capital Assumptions, Match Funding & S106

Officers will be sourcing any capital growth request for 2026-27 (Appendix F) from external grant funding. This strategy was agreed by Members during the budget setting process last year. Members agreed for Officers to source any match funding for the grant from the rolling capital reserve. The Council on 21st January 2025 resolved to increase the rolling capital reserves by £25,000 every year to build up funds to implement a future capital program.

Nevertheless, opportunities for external funding will continue to be actively pursued by Officers to mitigate any impact upon the budget. Officers will continue to engage with colleagues at CBC to access S106 funding.

Recommendation

Members to consider and offer some guidance for PLOS budget 2026-27. This information will then inform a report to F&GP and Council for proper resolution and is consistent with the 2026/2027 budgeting process.

Peter Tarrant
Town Clerk, Chief Executive & RFO

Ernest Bour
Head of Finance & Deputy RFO

Appendices:

Appendix A: Original Estimate Planning Cycle for 2026/27.

Appendix B: PLOS Growth Requests & Cost Pressures for 2026-27 (A3 Version Provided).

Appendix C: PLOS Proposed Annual Fees 2026/27.

Appendix D: Detailed PLOS Accounts Codes 2026-27 (A3 Version Provided).

Appendix E: PLOS Efficiencies and Cost Reductions 2026-27.

Appendix F: PLOS Capital Growth Request 2026-27 (A3 Version Provided).

2026 – 2027 ORIGINAL ESTIMATE PLANNING CYCLE (Appendix A)

Ref	Date	Description	Attendees/Officer Lead	Output	Stages	Status
1.	3 rd September 2025	Communicate with Central Bedfordshire Council to acquire deadlines for submission of precept request.	Ernest Bour	Clean CBC timetable.	Determine budget timeline with CBC	Completed-CBC has confirmed it is ok for the Council submit the precept request on 21 st Jan. 2026.
2.	5 th September 2025	Clean estimate of all payroll staffing costs, including projection of pay inflation.	Ernest Bour, Helen Calvert	Clean estimate of Staff costs for 26/27.	Produce draft budget	Completed.
3.	10 th September 2025	Review staff payroll costs.	Peter Tarrant, Ernest Bour and Helen Calvert	Staff costs reviewed in-depth.	Produce draft budget	Completed.
4.	12 th September 2025	Review latest projected outturn for 25/26 after half-year accounts finalised.	Peter Tarrant and Ernest Bour	Projected outturn 25/26.	Produce draft budget	Completed.
5.	17 th September 2025	Management Meetings to identify 26/27 growth requirements, revenue projections and price inflation.	Peter Tarrant, Ernest Bour, Karim Hosseini, Harry Henderson, Ian Campbell, Helen Calvert	Identification of 26/27 growth requirements, revenue projections and general reviews.	Produce draft budget	Completed.
6.	19 th September 2025	Management Meetings to identify 26/27 growth requirements, revenue projections and price inflation.	Peter Tarrant, Ernest Bour, Karim Hosseini, Harry Henderson, Ian Campbell, Helen Calvert	Identification of 26/27 growth requirements, revenue projections, identify cost reductions including efficiencies and general reviews.	Produce draft budget	Completed.
7.	30 th September 2025	Provide a thorough update to Mayor, Deputy Mayor F&GP Chair and Deputy Chair.	Peter Tarrant, Ernest Bour Mayor, Deputy Mayor F&GP Chair and Deputy Chair.	Internal progress update meeting	Incorporate Member commentary	Completed.
8.	14 th October 2025	Informal consultation with broader Members after Council.	All Members	Broad Members input.	Broad Members consultation	
9.	15 th October 2025	Thorough accuracy and sense-check review of suggested new Original Estimate for 26/27, after the estimated budget for 26/27 has been entered on Rialtas.	Peter Tarrant and Ernest Bour	26/27 original draft budget in Rialtas fully reviewed for accuracy.	Produce draft budget	
10.	21 st October 2025	Formal evening meeting with Public Lands & Open Spaces Committee members	All PLOS Committee Members, Peter Tarrant, Karim Hosseini, and Ernest Bour	To discuss and review PLOS Budget for 26/27.	Incorporate Member commentary	

11.	28th October 2025	Formal evening meeting with Town Centre Committee members.	All TCM Members, Peter Tarrant, Karim Hosseini, and Ernest Bour	To discuss and review TCM Budget for 26/27.	Incorporate Member commentary	
12.	4th November 2025	Formal evening meeting with Personnel Committee members.	All Personnel Committee Members, Peter Tarrant, Karim Hosseini, and Ernest Bour	To discuss and review Personnel Budget for 26/27.	Incorporate Member commentary	
13.	10th November 2025	Provide a thorough update to F&GP Chair and Deputy Chair.	Peter Tarrant, Ernest Bour, & Membres	Fully informed Chair and Deputy Chair of F&GP.	F & GP Chair & Deputy Chair Overview	
14.	25th November 2025	Formal consultation with broader Members at Council.	All Members	Broad Member sign off.	Broad Member consultation	
15.	2nd December 2025	Formal evening meeting with Finance & General Purposes Committee members.	All F&GP Members, Peter Tarrant, Karim Hosseini and Ernest Bour	To discuss and review F&GP Budget for 26/27	F & GP resolution	
16.	6th January 2025	Sign off at F&GP Committee.	All F&GP Members, Peter Tarrant, Karim Hosseini and Ernest Bour	Agree on a formal resolution ready to be presented to Town Council on 20st January.	Incorporate Member commentary	
17.	20st January 2026	Sign off at Town Council.	Town Council	Final precept agreed by Members.	Council consideration & resolution	
18.	23rd January 2026	Complete CBC forms with precept request.	Ernest Bour	To be signed by Peter Tarrant as RFO.	Communicate precept to CBC	

Appendix B (A3 Version Provided)

Revenue Growth Request/Cost Pressures 2026-27					
Nominal Code	Cost Centre	Increase	Reason	Included in Budget	Comment
Pest Control	Allotments	£1,200	Allow additional bait boxes, to bring to acceptable standard.	No	Cost Pressure
Property Maintenance	Burial Grounds	£6,000	Damage to burial plots or headstones.	No	Cost Pressure
Grounds Maintenance	Recreation Grounds	£3,000	Soak away at Kitelands needs work 3x a year.	No	Cost Pressure
Play Equipment Maintenance	Recreation Grounds	£2,000	To purchase additional equipment for playgrounds.	No	Cost Pressure
Property Maintenance	Public Realm	£1,000	Roller shutter door annual service.	No	Cost Pressure
Vehicle Maintenance	Public Realm	£2,000	Increase in servicing cost for leased vehicles.	No	Cost Pressure
Vehicle Fuel	Public Realm	£2,000	To cover mowers and vehicles fuel costs.	Yes	Cost Pressure
Mower Leasing	Public Realm	£1,500	To cover mower maintenance excess cost.	Yes	Cost Pressure
Mower Repairs	Public Realm	£4,000	To cover mower general maintenance additional cost.	No	Cost Pressure
Computer	Allotments	£1,088	New Allotment Software (Scribe).	Yes	Growth Request
Annual Baskets & Bedding	Public Realm	£2,000	To fill additional planters around the town.	No	Growth Request
		£25,788			
Total Included in budget		£4,588			

BIGGLESWADE TOWN COUNCIL (Appendix C)

SCALE OF CHARGES FOR ALLOTMENT HOLDERS

SUGGESTED FEES EFFECTIVE FROM 1st SEPTEMBER 2026

Discussions have taken place with the Town Clerk, Head of Finance, Head of Governance and Strategic Partnership, Community Development Manager, Public Realm Manager and Administration and HR Manager.

Officers have performed a benchmarking exercise. The results are at the bottom of this page.

ALLOTMENT RENT	2024/25 Approved fees 1 Sept 24	2025/26 Suggested fees 1 Sept 25	2026/27 Approved fees 1 Sept 26	Rationale behind suggested new rate
Half Plot (approx., 10m by 5m)	£40	£45	£45	2025/6 x August 25 CPI = £45 x 3.8%=£46.71, rounded with no increase.
Full Plot (approx., 20m by 5m)	£55	£60	£60	2025/6 x August 25 CPI = £60 x 3.8%=£62.28, rounded, with no increase.

Deposit for new tenants is £100 for both full and half plots. Deposit refundable subject to the Terms & Conditions of the Tenancy Agreement.

Fees are pro-rata'd for new holders with less than one year to renewal.

Allotment fees benchmarking exercise – 2025/26 prices for similar size Town Councils.

Town Council	Rent (Full/Half)	Notes
Flitwick	£27.70 for a 5 pole plot.*	Water and portable toilet on site.
Stotfold	£70/£35	Additional fees may apply for structures or tree planting.
St Ives	£46/£23	Increased last from £43/£21.50
Bury St Edmunds	£52 for a 5 pole plot.*	
Hertford Town Council	£35 for a 5 pole plot*	One off admin fee of £30 for new plot holders.
Dunstable Town Council	£38 for 5 pole plot*/Mini plot £25	Increased last year from ££36/£24
Leighton-Linslade Town Council	£48/£24	Additional £5 for new plot holders. 26/27 fees are £51/£25

*A 5 pole plot refers to the size of the plot. One plot is roughly 5.5 yards width by length. Therefore, a 5 pole plot is about 27.5 yards by 27.5 yards. This equates roughly to a Biggleswade full plot.

DROVE ROAD AND STRATTON WAY BURIAL GROUNDS

FEES EFFECTIVE FROM 1 APRIL 2026

A resident is classed as someone who is on the electoral roll or has been on the electoral roll for 5 years of the last 10 years for Biggleswade, and their minor children.

Discussions have taken place with the Town Clerk, Head of Finance, Head of Governance and Strategic Partnership, Community Development Manager, Public Realm Manager and Administration and HR Manager.

As requested in 2023 during Finance and General Purposes meeting which considered Annual Fees, Officers have performed an updated in-depth benchmarking exercise.

INTERMENT (excluding digging the grave)	2024/25 Residents	2024/25 Non Residents	2025/26 Residents	2025/26 Non Residents	2026/27 Residents	2026/27 Non Residents
BABY Still born or less than 1 month. Single depth.	Only pay for plot	Only pay for plot	Only pay for plot	Only pay for plot	Free	Free
CHILD One month to 18 years. Single depth.	£170	£925	£180	£720	£186	£744
ADULT Over 18 years. Single depth.	£565	£2,000	£650	£2,600	£670	£2,680
ADULT Over 18 years. Double depth.	£745	£2,700	£820	£3,280	£850	£3,400
CREMATED REMAINS For all except still born babies.	£210	£840	£225	£900	£230	£920
CREMATED REMAINS For still born babies into established plot.	Free	Free	Free	Free	Free	Free
WALLED GRAVES AND VAULTS Constructed at the expense of the family in consultation with the Funeral Director & BTC.	£2,000	£8,000	£2,100	£8,400	£2,170	£8,680
SCATTERING OF ASHES Into any existing plot.	£100	£400	£102	£408	£105	£420

PURCHASE OF PLOT	INFORMATION	2024/25 Residents	2024/25 Non Residents	2025/26 Residents	2025/26 Non Residents	2026/27 Residents	2026/27 Non Residents
ADULT Grave 7'6" x 3'6".	100 years	£765	£3,100	£790	£3,160	£815	£3,260
CHILD Grave 4' x 2'.	100 years	£200	£800	£280	£1,120	£290	£1,160
CREMATED REMAINS 2' x 2'.	100 years	£325	£1,300	£330	£1,320	£340	£1,360
Transfer Purchase of Plot to relative or Trustee (owner living).	100 years from date of the original grant.	£85	£135	£90	£360	£93	£372
Transfer exclusive Right of Burial to relative/Trustee (owner deceased).	100 years from date of the original grant.	£85	£135	£90	£360	£93	£372

MEMORIAL FEES EFFECTIVE FROM 1 APRIL 2026

GRANT FOR THE RIGHT TO ERECT OR PLACE MEMORIAL	INFORMATION	2024/25 Residents	2024/25 Non Residents	2025/26 Residents	2025/26 Non Residents	2026/27 Residents	2026/27 Non Residents
ADULT GRAVE Monument or headstone and/or kerb stones and/or flat stones and/or kerbs.	Not to exceed 4' in height and 7' in length or 3' in width (7' in width for double plot).	£250	£1,000	£350	£1,400	£360	£1,440
ADULT GRAVE – Flat plaque.	Not to exceed 2'6" x 2'6".	£125	£500	£130	£520	£135	£540
ADULT GRAVE Headstone.	Not to exceed 4' in height and 3' in width.	£250	£1,000	£270	£1080	£280	£1,120
CHILD GRAVE Monument or headstone and/or kerb stones and/or flat stones and/or kerbs.	Not to exceed 2' in height and 4' in length and 2' in width.	£190	£760	£200	£800	£205	£820
CREMATED REMAINS Old Sections. CREMATED REMAINS New Sections.	Not to exceed 24" x 18" flat plaque only not to exceed 18" x 18".	£170	£680	£180	£720	£185	£740
VASE ONLY	Not to exceed 18" in height.	£110	£440	£115	£460	£118	£472
ADDED INSCRIPTION	-	£85	£340	£90	£360	£93	£372
Adult Grave Kerb Stones Only	-	£250	£1,000	£420	£1680	£434	£1,736

BURIAL RECORD SEARCH FEES	2024/25	2025/26	2026/27
Each individual search covering period less than 5 years	£85	£90	£93+VAT=£111.60
Each individual search covering period over 5 years (charge per hour).	£75	£80	£93+VAT=£111.60
Every certified copy of an entry in burial Register	£75	£80	£93+VAT=£111.60

BENCH OR PLAQUE – new charges	2024/25	2025/26	2026/27
Brass plaque – up to 3 lines and 35 characters per line on existing bench.	£600	£615	£635+VAT=£762
Bench and plaque – New bench and brass plaque – up to 3 lines and 35 characters on each line.	£1,600	£1,640	£1,695+VAT = £2,034

SCALE OF CHARGES FOR HIRING OF SPORTS FACILITIES

FEES EFFECTIVE FROM 1 APRIL 2026

Discussions have taken place with the Town Clerk, Head of Finance, Community Development Manager, Public Realm Manager and Head of Governance.

The range of charges in previous years has not really been adequate for the full offer that the Council provides. The suggested fees for the New financial year seeks to correct this. Inflation has also been considered. Pitches are now booked on Acuity, our online booking system. From Jan 2024, The Council has been invoicing a month in advance, rather than at month-end.

FOOTBALL PITCHES Eagle Farm Road, The Lakes and Stratton Way Recreation Grounds	2024/25	2025/26	2026/27	Rationale behind suggested new rate
Juniors – full size pitch and changing rooms	£20	£25	£25	2025/6 x August CPI = £25 x 3.8% = £25.95, rounded, £5 increase for Electricity and Water.
Juniors – less than full size pitch and changing rooms	£15	£20	£20	2025/6 x August CPI = £20 x 3.8% = £20.76, rounded £5 increase for Electricity and Water.
Adults – full size pitch and changing rooms	£55	£61	£61	2025/6 x August CPI = £61 x 3.8% = £63.32, rounded, £5 increase for electricity and water.
Adults – less than full size pitch and changing rooms	£45	£51	£51	2025/6 x August CPI = £51 x 3.8% = £52.94, rounded, £5 increase for electricity and water

DROVE ROAD TENNIS COURTS	2024/25	2025/26	2026/27	Rationale behind suggested new rate
Monday to Sunday and Bank Holidays-per court per hour-over 18 up to OAP age	No charge	No charge	No charge	If the Council offers a better tennis option in the future, this may be the time to charge? Courts are beginning to fall apart.
Monday to Sunday and Bank Holidays-per court per hour-OAPs, children and unemployed	No charge	No charge	No charge	If the Council offers a better tennis option in the future, this may be the time to charge? Courts are beginning to fall apart.

DROVE ROAD BOWLING GREEN	2024/25	2025/26	2026/27	Rationale behind suggested new rate
Rink-per person per hour (one rink to remain available to public at all times)	Set by Bowls Club.	Set by Bowls Club.	Set by Bowls Club.	Increase of rent to Bowls Club offset by allowing them to keep any income from non-Members.
Rink season ticket - Adults	Set by Bowls Club.	Set by Bowls Club.	Set by Bowls Club.	Increase of rent to Bowls Club offset by allowing them to keep any income from non-Members.
Rink season ticket – OAPs, children and unemployed	Set by Bowls Club.	Set by Bowls Club.	Set by Bowls Club.	Increase of rent to Bowls Club offset by allowing them to keep any income from non-Members.

DROVE ROAD BOWLS CLUB Biggleswade Town Bowls Club Charges	2024/25	2025/26	2026/27	Rationale behind suggested new rate
Drove Road Recreation Ground and Bowls Pavilion	£3,600	£5,000	£7,000	2025/6 x August CPI = £5,000 x 3.8% = £5190. Suggesting a further increase as expenses of about £14K per year.

Appendix D (A3 Version Provided)

DETAILED PLOS ACCOUNTS CODES FOR 2026-27								
Code	Description	25/26	25/26	25/26	25/26	26/27	Variance	Reason for Growth or Cost Increase
		Budget	Actual YTD	Projected	Committed			
102 ALLOTMENTS								
1087	INC-ALLOTMENTS	£12,400	£9,492	£10,500	£0	£11,000	-£1,400	
	Total Income	£12,400	£9,492	£10,500	£0	£11,000	-£1,400	
4013	RENT	£500	£233	£500	£0	£500	£0	
4026	COMPUTER	£0	£0	£0	£0	£1,088	£1,088	New Allotment Software (Scribe).
4036	PROPERTY MAINTENANCE	£2,000	£153	£2,000	£1,306	£2,000	£0	
4047	MATERIALS/TOOLS	£500	£0	£500	£0	£500	£0	
4067	PEST CONTROL	£1,200	£308	£1,200	£0	£1,200	£0	
4104	REFUSE COLLECTION	£3,000	£893	£3,000	£128	£2,000	-£1,000	
	Overhead Expenditure	£7,200	£1,587	£7,200	£1,434	£7,288	£88	
	Movement to/(from) Gen Reserve	£5,200	£7,905	£3,300				
104 BURIAL GROUNDS								
1079	INC-DROVE RD CHAPEL LETTING	£8,518	£1,864	£6,114	£0	£8,755	£237	Rent to increase by CPI, estimated 4% for 9 months of 26/27.
1084	INC-BURIAL FEES	£61,500	£15,125	£50,000	£0	£55,000	-£6,500	Recent volumetrics for internments and memorials suggest a decrease compared last year figures.
1097	INC-MEMORIALS	£5,000	£1,420	£3,500	£0	£5,000	£0	
	Total Income	£75,018	£18,409	£59,614	£0	£68,755	-£6,263	
4011	RATES	£4,900	£4,426	£4,426	£0	£4,500	-£400	
4012	WATER RATES	£360	£96	£360	£0	£360	£0	
4014	ELECTRICITY	£1,000	£89	£1,000	£0	£1,800	£800	The usage of electricity is likely to increase because the contract will be renewed next Year June 26.
4026	COMPUTER	£1,400	£1,234	£1,400	£0	£1,400	£0	
4036	PROPERTY MAINTENANCE	£600	£488	£600	£0	£600	£0	
4067	PEST CONTROL	£200	£0	£200	£0	£200	£0	
4104	REFUSE COLLECTION	£1,000	£130	£1,000	£870	£0	-£1,000	Moved to 902.
4110	FIRE PRECAUTIONS	£200	£0	£200	£0	£200	£0	
4134	SECURITY	£240	£0	£240	£0	£747	£507	One off setup costs due to switching supplier.
	Overhead Expenditure	£9,900	£6,463	£9,426	£870	£9,807	-£93	
	Movement to/(from) Gen Reserve	£65,118	£11,946	£50,188				
902 PUBLIC REALM								
1081	INC-RENT	£7,600	£1,930	£7,600	£0	£6,000	-£1,600	
1092	INC-GRNDS MAINT	£11,000	£11,000	£11,000	£0	£3,000	-£8,000	
	Total Income	£18,600	£12,930	£18,600	£0	£9,000	-£9,600	
4007	HEALTH & SAFETY	£3,000	£3,317	£3,317	£0	£3,000	£0	
4011	RATES	£35,000	£35,520	£35,520	£0	£36,000	£1,000	
4012	WATER RATES	£358	£152	£358	£0	£358	£0	
4013	RENT	£64,000	£35,172	£58,000	£0	£58,000	-£6,000	
4014	ELECTRICITY	£3,000	£10,613	£3,000	£0	£3,000	£0	
4016	CLEANING COSTS	£2,800	£875	£2,800	£0	£2,800	£0	
4017	JANITORIAL MATERIALS	£100	£0	£100	£0	£100	£0	
4025	INSURANCE	£8,500	£8,195	£8,195	£0	£8,000	-£500	
4036	PROPERTY MAINTENANCE	£1,000	£295	£1,000	£100	£1,000	£0	
4041	EQUIPMENT HIRE	£1,000	£80	£1,000	£235	£1,000	£0	
4042	EQUIPT MAINT/REPAIR	£8,000	£377	£8,000	£2,713	£8,000	£0	
4044	TREES & PLANTS	£3,000	£0	£3,000	£0	£3,000	£0	
4046	VEHICLE LEASING	£33,000	£16,606	£33,000	£0	£32,000	-£1,000	
4047	MATERIALS/TOOLS	£8,000	£3,752	£8,000	£16	£8,000	£0	
4048	VEHICLE MAINT/REPAIR	£3,000	£2,200	£3,000	£346	£3,000	£0	
4049	VEHICLE FUEL	£8,000	£4,156	£8,000	£0	£10,000	£2,000	To cover fuel costs for vehiclles and mowers.
4050	VEHICLE TAX	£1,800	£695	£1,800	£0	£1,800	£0	
4064	ANNUAL BASKETS & BEDDING	£8,000	£4,600	£8,000	£3,121	£8,000	£0	
4093	SERVICE CHARGE	£4,300	£2,058	£4,300	£0	£4,300	£0	
4098	MOWER LEASING	£18,000	£7,328	£18,000	£0	£18,000	£0	
4100	FERT./SEEDS/WEEDKILL	£500	£0	£500	£0	£500	£0	
4101	MOWER REPAIRS	£2,000	£119	£2,000	£1,500	£2,000	£0	
4103	PROTECTIVE CLOTHING	£3,500	£1,244	£3,500	£67	£3,500	£0	
4104	REFUSE COLLECTION	£0	£2,326	£5,000	£0	£8,000	£8,000	Transferred from Rec Grounds Refuse collection
4110	FIRE PRECAUTIONS	£250	-£745	£250	£0	£1,000	£750	Increasing costs for compliance and precautionary repairs.
4119	SKIP HIRE	£1,000	£990	£1,000	£0	£0	-£1,000	Covered under refuse collection.
4128	EQUIPMENT	£4,500	£4,209	£4,500	£0	£4,500	£0	
4134	SECURITY	£0	£0	£0	£0	£200	£200	To cover installation cost for intruder alarm.
	Overhead Expenditure	£225,608	£144,134	£225,140	£8,096	£229,058	£3,450	
	Movement to/(from) Gen Reserve	-£207,008	-£131,204	-£206,540				
	Total Income	£106,018	£40,831	£88,714		£88,755		
	Total Expenditure	£242,708	£152,184	£241,766		£246,153		

PLOS Efficiencies and Cost Reductions(Appendix E)

			Budget	Budget	
Code	Description		25/26	26/27	Variance
104	BURIAL GROUNDS				
4011	RATES		£4,900	£4,500	-£400
	Overhead Expenditure		£4,900	£4,500	-£400
212	RECREATION GROUNDS				
4011	RATES		£4,800	£4,200	-£600
4043	FENCING & GATES		£250	£0	-£250
4044	TREES & PLANTS		£6,000	£4,000	-£2,000
4134	SECURITY		£4,000	£3,500	-£500
	Overhead Expenditure		£15,050	£11,700	-£3,350
902	PUBLIC REALM				
4013	RENT		£64,000	£58,000	-£6,000
4025	INSURANCE		£8,500	£8,000	-£500
4046	VEHICLE LEASING		£33,000	£32,000	-£1,000
	Overhead Expenditure		£105,500	£98,000	-£7,500
	Total Cost Reduction				-£11,250

Appendix F (A3 Version Provided)

Draft PLOS Capital Growth Request					
Description	Reason	Source of Funding	Amount	Matched Funding up to 20%	Comment
2 storage containers for football pitches at Lakes/Stratton Way/Eagle Farm Road.	Requested by football clubs.	External Grant	£10,000	£2,000	
Resurface tennis courts and add floodlights(Incl £5k for Car park Maintenance)-Drove Road	Health and Safety	External Grant	£185,000	£37,000	
Biggleswade United Football Maintenance -Fairfield Road	Health and Safety	External Grant	£0	£0	Awaiting Confirmation of cost from surveyor.
Cricket Club House Roof Maintenance-Fairfield Road	Health and Safety	External Grant	£0	£0	Awaiting Confirmation of cost from surveyor.
Bowls Club Building Maintenance -Drove Road	Health and Safety	External Grant	£0	£0	Awaiting Confirmation of cost from surveyor.
					To be confirmed early 2026 and It has been confirmed in the past that the maximum grant the
Kitelands(Tritax)-Play area phase 2	Complementary works	External Grant	£104,929	£20,986	Council could receive is about £93k.
			£299,929	£59,986	

NB:Where there are gaps, the details will be included after Officers have received report from RICS Qualified Surveyor.
The above detail is informed by the Capital programme paper discussed by Council on 22nd October 2024.

Item 9c: PLOS Status Report – 21st October

Key Milestones	Lead	Actual/ Forecasted Date	Comments	RAG
Franklins Recreation Ground	Peter & Karim	BAU	Routine maintenance taking place. Town centre benches refurbishment underway.	Green
Adoption of green spaces Kings Reach	Peter & Karim	December 2024	Phase 1 Football pitches condition experts' assurance received. Members' resolution to adopt. Officers are awaiting a solicitors' pack. Phase 2 drawing for remaining areas and inspection reports requested.	Yellow
Brunel Play Area	Peter & Karim	October 2024 BAU	All equipment now installed, new bin and bench installed, and play area opened to public.	Green
Adoption of Linear Wood/Pocket Park	Peter	December 2024 BAU	Both leases co-signed and legally sealed. The PR Team commenced maintenance 1 st April, funds received.	Green
Transformation of Stratton Cemetery	Karim & Harry	July 2025	Phase 1 landscaping work completed. Bins and benches installed. Site visit meeting tbc for phase two.	Green
Purchase of additional Cemetery land	Karim & Harry	2032	Current cemetery provision likely to be exhausted by 2042. Scoping project to begin 2030, including internal options, S106 priorities to be shared with partners.	Grey
Maintenance and/or transformation of all play areas	Karim & Harry	April 2025	Enhanced maintenance work underway across multiple play areas. Report to 21 st October PLOS committee on site visits and options for discussion.	Red
Maintenance and/or transformation of Drove Road site (Bowls Club/Tennis Courts/Old Depot)	Peter & Karim	October 2025/August 2026	Due to consultant's £4,000 estimate which is unbudgeted, Officers have moved the floodlighting technical work to align with the 2026 tennis courts resurfacing project.	Green
Biggleswade Community Benefit Fund – Kitelands specification & funding	Karim & Harry	Phase 1 August 2024 Phase 2 August 2026	Phase One- Project completed and area reopened to public. Additional benches installed. Phase Two- Undetermined funding may be available from January 2026.	Green
Jubilee Recreation Ground	Karim & Harry	July 2024 BAU	Project completed, benches concreted in, fencing section removed and bicycle barriers installed in September to slow down moving traffic. Tiny forest establishing with BTC ownership from April 2026.	Green
Football pitches	Harry	July 2024	Council Investment agreed and pitches improved. New online booking link placed on website for public use. New goalposts installed in June, pitches condition improvement works over summer.	Green
Fairfield Road- Football & Cricket	Karim, Harry & Ian	December 2025	Football club following four H&S compliance visits, compliant. Cricket club H&S compliance visits underway. Sport England Lindsell's Bequest grant spent on cricket pavilion new drainage, electrical safety, internal rendering and decoration, improvement works ending in autumn tbc.	Yellow
UKSPF – Signage at Capital Assets	Ian	March 2024	CBC approved £15k to procure signage, 22 green metal signs installed at all green spaces, boundary signs and planters installed at entries to town.	Green

BIGGLESWADE TOWN COUNCIL
PLOS Committee Meeting 21st October 2025
Item 9d: Play Areas PWLB Improvements Update Report

Implications of Recommendations

Corporate Strategy: GOOD GOVERNANCE: Ensure that the Town Council continues to operate within legislation, regulation, ethical guidelines and best practice.

Finance: Up to £79,528 PWLB or other funding options, once final specification is agreed, for essential upgrades to remaining play areas (Agreed RFO and Deputy RFO).

Equality: Not applicable.

Environment: Not applicable.

Community Safety: Not applicable.

Background

During the Town Council meeting on 21st January 2025 Members resolved to: *“Support Officers making an application to the Public Works Loan Board for an amount up to £79,528. The loan is particular to essential upgrades to the remaining play areas for a term of 15 years. Prior to making such an application, the Council will conduct a formal consultation exercise with the community and Bedfordshire Association of Town and Parish Councils (BATPC) will need to assess the submission”.*

To facilitate the PWLB application for 2025-26, Members reaffirmed an additional resolution during the Annual Statutory Meeting on 13th May 2025: *“It was RESOLVED to seek the approval of the Secretary of State for Housing, Communities & Local Government to apply for borrowing approval for a loan of £79,528 over the borrowing term of 15 years for the essential upgrade of the remaining play areas. The annual loan repayments will come to around £7,839. It is also intended to increase the Council tax precept for the purpose of the loan repayments by 0.48% which is the equivalent of an additional £0.99 a year. This will be subject to a precept increase consultation”.*

During the Town Council meeting on 8th July 2025 Members RESOLVED *“that Officers provide additional information outlining the specifics of each play area and defer the item to a future meeting”.*

During the Town Council meeting on 12th August 2025 Members resolved: *“No loan drawdown shall take place at this stage. Members are to conduct site visits to all relevant play areas prior to the October meeting of the PLOS Committee. Instructs Officers to explore the potential reclassification or alternative use of underutilised play areas. Following an update to the PLOS committee the matter be brought back to Full Council for decision in November. Should there be an external deadline for drawdown, the PLOS Committee will convene an Extraordinary Meeting to enable earlier consideration by Council if necessary.”*

Summary

Officers have not assumed by default that the PWLB allocation would be used for this work. External funding options, including section 106, and match funded grants from external organisations have been explored and exhausted. Officers will seek to identify suitable sponsorship opportunities for specific play areas.

Officers conducted two rounds of site visits (8th and 10th September) to six play areas with the PLOS Chairman and some PLOS Members. A range of four PLOS Members who attended one or both visits agreed changes to the pre-proposed play equipment specification. The PLOS Committee Chairman had proposed a Members' evening/weekend site visit to finalise the play equipment specification selection. Unfortunately, this site meeting did not take place, hence Officers have been unable to provide a fresh quotation.

Figure 1: Members' New Option

Summary of the played areas visited and the new option for reduced play equipment specification. The Stratton Way teenager-focused equipment is in bold italics and subject to new quote, within the estimated PWLB allocation. PLOS Members agreed a note of both site visits with Officers which overall, included some reductions of play equipment at certain play areas from the original specification.

Stratton Way:	Little Beetle Spring rocker with ground anchor
	Turnstile urban spinner with ground anchor
	Surfacing
	<i>Medium/large wood adventure trail for teenagers in the wider play area</i>
	<i>Surfacing</i>
Fairfield Road:	Beetle Quartet Spring rocker with ground anchor
	Reposition two play panels
	Surfacing
Berkeley Close:	Turnstile urban spinner with ground anchor
	Beetle Quartet Spring rocker with ground anchor
	Surfacing
Lilac Grove:	Play unit Kamet with add-on slides PH 60 cm Surfacing
	Turnstile urban spinner with ground anchor
	Surfacing
Poppyfield 1:	Play unit K2 and Add-on Slide PH 95 cm
	Surfacing
Watkin Walk:	Either do a public consultation to turn into enclosed green area at cost, or
	Leave the play area as it currently is and maintain

For the Stratton Way recreation ground visit, Members assessed that the wider area play space was acutely in need of new teenager-focused play equipment due to its proximity to Stratton school. Subject to a new quote being generated, it is feasible that the additional new teenager appropriate play equipment could be included in the option and still remain below the current estimated total provision.

For Watkins Walk play area, Members agreed that there was no demonstrable need for the play area to remain. Members suggested it could be brought back to an enclosed green space, although this would generate additional cost which could be funded by the Council's general reserve. Alternatively, the play area should remain in its current state with continued Public Realm Team maintenance. Officers have checked the historic transfer s106 agreement which contains a single condition that 'the land must be clear, open space and well maintained'. The documentation contains no reference to a play area. A public consultation exercise to convert the play area into an enclosed green space would take four to six weeks.

If PLOS Members agree with the figure one Members' new option specification or a further PLOS-derived option, Officers will detail the final specification, meet the supplier, obtain a current quote and present a new report to the January 2026 PLOS Committee.

Recommendation

That PLOS Members agree for Officers to provide a final specification to a supplier, obtain a fresh quote (including reduced play equipment, new Stratton Way equipment, and Watkins Walk reversion) for the new option set out in figure one, and to present an updated report to the 27th of January 2026 PLOS Committee meeting.

Harry Henderson
Public Realm Manager

Karim Hosseini
Head of Governance & Strategic Partnerships

Appendices:

Appendix A: HM Land Registry document- land transfer s106 conditions.

These are the notes referred to on the following official copy

Title Number BD249949

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

1. Stamp Duty

- ☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- ☐ It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £
- ☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred

BD226473

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

4. Property transferred

Property situate at Watkin Walk Biggleswade Bedfordshire as the same is shown edged in red on the plan attached

The Property is defined:

- ☐ on the attached plan and shown
- ☐ on the Transferor's title plan and shown

5. Date 14th July 2006

6. Transferor

STAMFORD HOMES LIMITED (Company Registration Number 409955)

7. Transferee for entry on the register

BIGGLESWADE TOWN COUNCIL

8. Transferee's intended address(es) for service (including postcode) for entry on the register

The Old Court House Saffron Road Biggleswade Bedfordshire

9. The Transferor transfers the Property to the Transferee

10. Consideration

☐ The Transferor has received from the Transferee for the Property the sum of

☒

See Panel 13.1 below

☐ The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with

☒

full title guarantee

☐

limited title guarantee

12. Declaration of trust

☐ The Transferees are to hold the Property on trust for themselves as joint tenants

☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

☐ The Transferees are to hold the Property

13. Additional provisions

Definitions

"the Estate Road" means the private roads on the estate shown shaded brown on the Plan

"the Perpetuity Period" means the period of eighty years from the 1st day of August 1998 which shall be the Perpetuity Period applicable to this Transfer

"the Act" means the Open Space Act 1906 or any statutory modification or enactment thereof

Rights granted for the benefit of the Property

A right of way at all times and for all lawful purposes on foot over the footpaths and with vehicles over the carriageways of the Estate Roads

Rights reserved for the benefit of other land

Restrictive covenants by the Transferee

The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof for the benefit of the land remaining in the estate and each and every part thereof and the Transferor to observe and perform the following restrictive covenants:-

1. Not to use or suffer or permit to be used the Property or any part or parts thereof otherwise as an open space in accordance with the provisions of Section 10 of the Act
2. At all times to keep the Property in a neat and tidy and well cultivated condition

Restrictive covenants by the Transferor

Additional Provisions

13.1 The Transferee acknowledges receipt from the Transferor the sum of Seven Thousand Pounds (£7,000.00) representing the commuted sum payable in respect of the exoneration of the Transferor from liability for maintenance of the Property with effect from the date of this Transfer

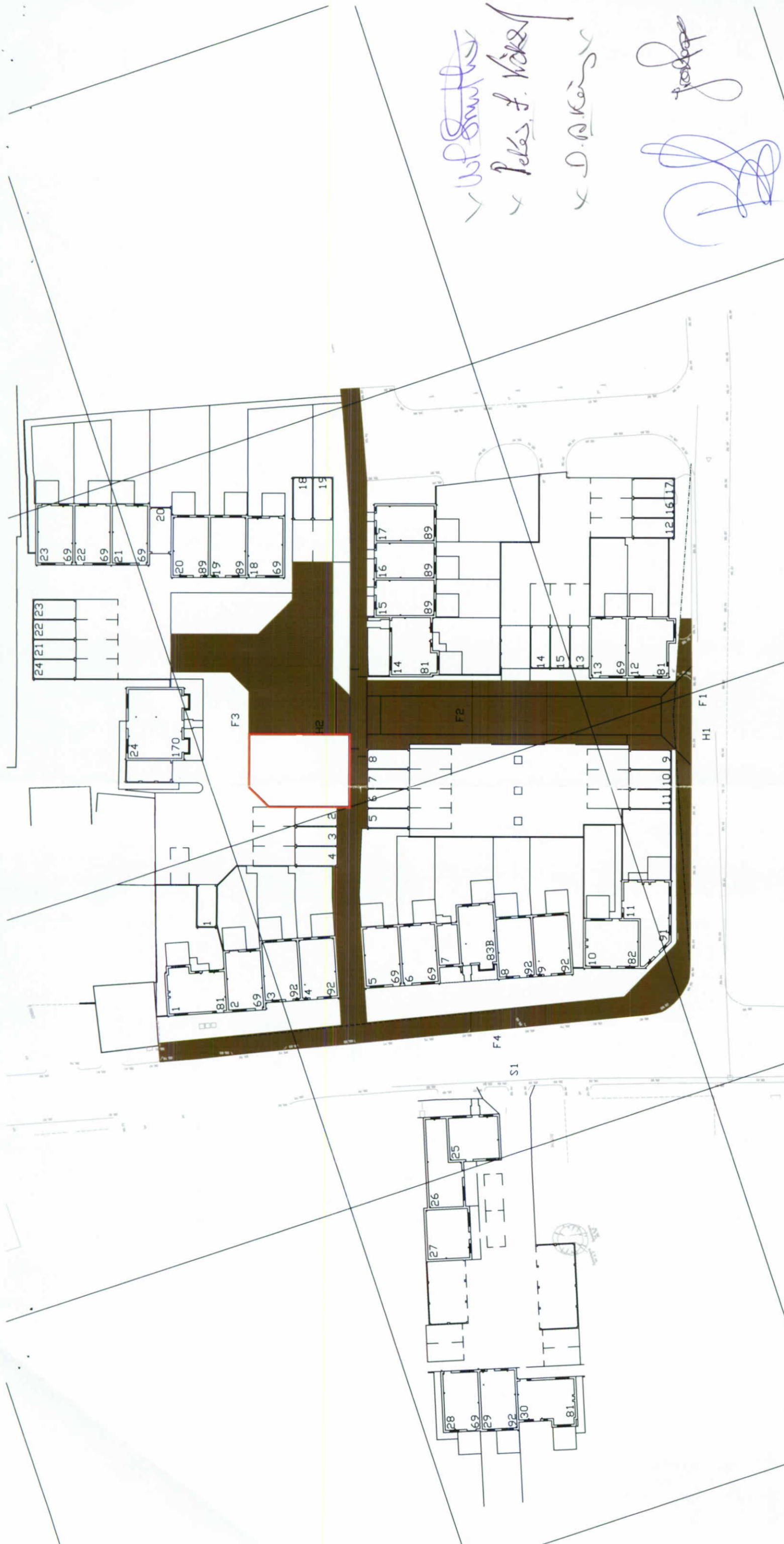
BD249949

SIGNED as a deed by STAMFORD HOMES
LIMITED acting by:

Secretary

SIGNED as a deed by BIGGLESWADE
TOWN COUNCIL acting by the Mayor
and Deputy Mayor in the presence of :-

Clerk to the Town Council



REVISION	DESCRIPTION	CONSTRUCTION	INFORMATION	DRAWN	CHECKED	DATE
PRELIMINARY	WOODSHARDWICK					
TITLE Watkins Garage, Shortsmead Street Brynts Lane, BIGGLESWADE.						
SCALE	1:500	CHECKED WJH				
DRAWN	TWB	DATE 8-8-2002				
DETAIL PLAY AREA ADOPTION LAYOUT						
CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DIMENSIONS TO BE CHECKED FROM THE EXISTING BUILDING TO THE PROPOSED PLAY AREA. BEFORE PROCEEDING TO THE PLAY AREA, THE DRAWING IS CORRECT.						
TEL. 01234 268862 ARCHITECTS & DEVELOPMENT CONSULTANTS FAX. 01234 353034 ma11@woodshardwick.com 17 GULDINGTON ROAD BEDFORD MK40 3NH WWW.WOODSHARDWICK.COM						
CAD FILE REFERENCE 1 P:ENGINEER/14395/10/15.dwg						
VIEW LEVELS 1 -						
REFERENCE FILE LEVELS 1 -						



14395/PLAYA

✓ W.P. Smith
✓ Peter J. Vixell
✓ D. A. King
✓ J. G. G. G.

