To all Members of the Finance & Scrutiny Committee

(Councillors:) Z Baker (Chair), J Taylor (Vice Chair), R Smith, S Scott, L Farnham, D Alexander

You are summoned to attend a Meeting of the Finance & Scrutiny committee on Monday 12th October 2026 at 7.00 pm for the transaction of the following business. The meeting will be held in Tetbury Library, Close Gardens, Tetbury. All members of the Public and Press are welcome to attend.

Tara Niblett
Chief Executive Officer
5th October 2026

1. To note apologies
2. Declarations of Interest
3. Public consultation (Note fifteen minutes is allowed for public questions or statements. Each person to state name and to be allowed three minutes maximum. Questions may be answered briefly but not debated. Issues may be referred for subsequent response if necessary)
4. To approve minutes of the meeting held on Monday 14th September 2026
5. To note action points from previous meetings
6. To note bank reconciliation and financial summary for September
7. To note income and expenditure for Month 6
8. To note October payments and estimate transfer of funds
9. To note the Reinstatement Assessment Valuation
10. To discuss and approve increasing the valuations on the insurance policy following the Reinstatement Assessment Valuation
11. To discuss and approve CIL application from Tetbury Area Youth and Community Trust
12. To discuss budget preparations for 2027/2028
13. Correspondence Received
14. To receive members reports
15. Items for next meeting
16. Date of next meeting – Monday 9th November 7pm, Tetbury Library, Close Gardens
17. Closed Session – Exclusion of Public and Press
    To consider the exclusion of public and press in accordance with the Public Bodies (Admission to meetings) Act 1960 due to the confidential nature of the business to be transacted
18. To approve Confidential minutes held on Monday 14th September 2026
19. To receive an update on staffing matters

Members are reminded that the Council has a general duty to consider the above matters in the exercise of any of its functions: Equality and Diversity, Crime and Disorder, Health & Safety and Human Rights.

Members are also reminded that they are required to comply with the ethical standards laid down in the seven 'Nolan' principles of public life in their conduct within Council meetings at all times when acting as a Councillor.

MINUTES OF A MEETING OF THE FINANCE & SCRUTINY COMMITTEE
Held at Tetbury Library, Close Gardens, Tetbury
Monday 14th September 2026 at 7pm

Present
Town Councillors: Z Baker (Chair), J Taylor (Vice Chair), R Smith, L Farnham, D Alexander
Officer T Niblett (CEO/RFO)
Public Cllr I Watson (ex-officio), 1 member of the public

FS01. 09/26 To note apologies:
Councillor S Scott – personal reasons

FS02. 09/26 Declarations of interest:
None

FS03. 09/26 Public Consultation:
A resident asked if the Town Council are spending funds to assist with finding additional burial ground. Advised that the Council are working with consultants and within the fee which has recently been paid we will receive a report and a representative to attend the town meeting which will be arranged early 2027.

FS04. 09/26 To approve minutes of the meeting held on Monday 13th July 2026:
It was proposed by Councillor Z Baker, seconded by Councillor R Smith to approve the minutes of the meeting held on Monday 13th July 2026.

Voting Record: For 3 , Against 0 , Absent 1, Abstentions 2

FS05. 09/26 To note action points from previous meetings:
FS12. 03/26 – New Vehicle Requirements – place on hold until we receive confirmation regarding Local Government Reorganisation and how this will affect the Town Council grounds team
FS18. 03/26 – Meeting with Police Museum Curator took place on Wednesday 26th August.

FS10. 07/26 - Reinstatement Cost Assessment (RCA) Survey took place on The Old Courthouse and Goods Shed 25th August, report to follow.

FS11. 07/26 – Internal Auditor – next meeting scheduled for 23rd October.

FS17. 07/26 – Budget Preparations – Telephone 3 quotations have been received.

FS06. 09/26 To note bank reconciliation and financial summary for July and August:
As of 31st July 2026, it was noted that TTC Current Account held £15,823.10, TTC Deposit Account £341,486.95, VIC Current Account £2,593.96, Police Museum £12,144.42, Contingency £100,198.91, CIL and Buildings Maintenance £124,530.01.

As of 31st August 2026, it was noted that TTC Current Account held £19,920.91, TTC Deposit Account £299,665.27, VIC Current Account £3,029.31, Police Museum £9,703.11, Contingency £100,198.91, CIL and Buildings Maintenance £124,595.52.

MINUTES OF A MEETING OF THE FINANCE & SCRUTINY COMMITTEE
Held at Tetbury Library, Close Gardens, Tetbury
Monday 14th September 2026 at 7pm

FS07. 09/26 To note Income and Expenditure for Month 4 and 5:
Noted.

FS08. 09/26 To note August payments and estimate transfer of funds:
It was noted that Tetbury Town Council August payments totalled £35,821.78, VIC July payments totalled £2,275.96, Credit Card July payments totalled £297.60 and Police Museum totalled £2,503.00.

Transfer of funds of £2,000.00 from TTC Deposit Account to the VIC Account and £40,000.00 transfer of funds from the TTC Deposit Account to the TTC Current Account.

FS09. 09/26 To approve September payments and estimate transfer of funds:
It was noted that Tetbury Town Council September payments totalled £25,326.60, VIC September payments totalled £2,481.96, Police Museum totalled £2,503.00.

Transfer of funds of £2,000.00 from TTC Deposit Account to the VIC Account and £25,000.00 transfer of funds from the TTC Deposit Account to the TTC Current Account.

It was proposed by Councillor L Farnham, seconded by Councillor R Smith to approve the September payments and estimate transfer of funds.

FS10. 09/26 To discuss and recommend to Full Council Equality and Diversity Policy:
A question was raised about training for Equality and Diversity for all staff following a Councillor's comments that their current workplace provides ongoing training in this area. It was noted that Tetbury Town Council has a limited training budget. Cllr Watson offered to explore whether Gloucestershire County Council or Cotswold District Council offer any training that may be accessible to Town Council staff. It was requested that a hyperlink be added to the policy. Policy to come back to a future Finance & Scrutiny meeting.

FS11. 09/26 To discuss and recommend to Full Council Dignity at Work Policy:
It was requested that the acronyms are written in full within this policy. It was requested that the word procedure is replaced with policy following the word grievance. Following these amendments the Civility & Respect Dignity at Work policy has been recommended to Full Council.

FS12. 09/26 To discuss and recommend to Full Council Service Level Agreement between Tetbury Town Council and The Rail Lands Regeneration Trust:
It was requested to include a map showing where these items can be found. Councillor advised that there are numerous items stored under and behind the Railway carriage, could we request these are removed due to the potential fire hazard. SLA to be sent to TRLRT advising of no changes following the agreement last year. The SLA has been recommended to Full Council.

FS13. 09/26 To discuss and recommend to Full Council Data Protection Complaints Policy:
Following a request that the acronyms are written in full, this policy has been recommended to Full Council.

MINUTES OF A MEETING OF THE FINANCE & SCRUTINY COMMITTEE
Held at Tetbury Library, Close Gardens, Tetbury
Monday 14th September 2026 at 7pm

FS14. 09/26 To discuss and recommend to Full Council Volunteer Policy:
Policy has been recommended to Full Council. It was requested that several recent risk assessments are sent to all committee members.

FS15. 09/26 To discuss budget preparations for 2027/2028:
It was debated and recommended that a budget line of £5,000 for future Local Government Reorganisation is added to the 2027/28 budget. To add £1500 for a strategic grant to the Citizens Advice Bureau following their requests this year and the number of residents they are assisting. Chair to provide a budget on a 5% increase in last year's precept.

FS16. 09/26 Correspondence Received:
None Received.

FS17. 09/26 To receive members report:
Cllr R Smith – Thanked County Cllr Ian Watson for assisting with the Northfield Road signs. Advised that the rent a car park space at Tetbury Tesco is not available.

FS18. 09/26 Items for next meeting:
Budget, TAYCT CIL Application, Staffing matters

FS19. 09/26 Date of next meeting – Monday 12th October 2026, 7pm, Tetbury Library, Close Gardens

Meeting closed 7.50pm

Chair ……. Dated ……

FS20. 09/26 Closed Session – Exclusion of Public and Press
To consider the exclusion of public and press in accordance with the Public Bodies (Admissions to meetings) Act 1960 due to the confidential nature of the business to be transacted.
It was proposed by Cllr Z Baker, seconded Cllr J Taylor that under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 the Public and Press be excluded from the Meeting for the following items of business on the grounds they involved the likely disclosure of confidential information (as defined in paragraphs (1) and (2) of Part I of Schedule 12A to Section 100A(4) of the Local Government Act 1972 [Information relating to an individual and Information relating to the financial or business affairs of any particular person]), and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information concerned.

FS21. 09/26 To approve Confidential minutes held on Monday 14th September 2026:
It was proposed by Cllr Z Baker, seconded by Cllr J Taylor to approve the confidential minutes held on Monday 14th September 2026.

MINUTES OF A MEETING OF THE FINANCE & SCRUTINY COMMITTEE
Held at Tetbury Library, Close Gardens, Tetbury
Monday 14th September 2026 at 7pm

Voting Record: For 3 , Against 0 , Absent 1, Abstentions 2

FS22. 09/26 To receive an update on staffing matters:

CEO advised the committee that the unions have come to a settlement for the 2026/2027 pay awards, the increase and backpay will be implemented in the October payroll.

CEO updated the committee on staff performances.

CEO provided the committee with an update following the meeting between the Mayor, Police Museum Curator and CEO.

Meeting closed 8.12pm

Report to a Meeting of
Tetbury Town Council's Finance and Scrutiny Committee
Monday 12th October 2026, 7pm

PROGRESS AGAINST ACTIONS ARISING FROM PREVIOUS MEETINGS

1. Purpose of Report
To note the actions taken on previous decisions of the Committee.

2. **Recommendation**
That the Action Points be noted.

Ref	ACTION	WHO	STATUS
FS10. 11/25 **FS12. 03/26**	To discuss new vehicle requirements for Grounds Team and ascertain whether a second vehicle is required.	CEO/Grounds Foreman	Place on hold until we receive confirmation regarding Local Government Reorganisation and how this will affect the Town Councils ground team
FS11. 07/26	Internal Auditor	CEO	Next meeting has been scheduled for Friday 23rd October.
FS17. 07/26	Budget Preparations – Telephone	CEO	Quotation 1 – monthly cost £548 – reducing to £350 at year 4. Year 5 onwards circa £230. Quotation 2 – no reduction in cost throughout the contract. Quotation 3 – no reduction in cost throughout the contract. Current contract cost - £595.16 per month – no reduction in cost.
FS10. 09/26	Equality and Diversity Policy	CEO/IW	On-going Awaiting information on GCC and CDC Training

3. Financial Implications
None arising directly from this item.
4. Legal Implications
None arising directly from this item

Tetbury Town Council

Summary of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 30/09/2026)

01TTC Income

		Receipts			Payments			Net Position	
Code	Title	Budgeted	Actual	Variance	Budgeted	Actual	Variance	+/- Under/over spend	
1110	Burials		7,545.00	7,545.00				7,545.00	(N/A)
1141	Christmas Market Income		240.00	240.00				240.00	(N/A)
1078	CIL Income		21,120.77	21,120.77				21,120.77	(N/A)
1120	Flat Rent	7,200.00	3,600.00	-3,600.00				-3,600.00	(-50%)
1200	Grants Received		1,075.00	1,075.00				1,075.00	(N/A)
1804	Highfield Allotment Rent		710.00	710.00				710.00	(N/A)
1090	Interest Received		2,106.32	2,106.32				2,106.32	(N/A)
1900	Miscellaneous Income		2,723.09	2,723.09				2,723.09	(N/A)
1076	Precept	532,946.00	532,946.00						(0%)
1121	Room Rental	1,000.00	500.00	-500.00				-500.00	(-50%)
5026	VAT Reclaim								(N/A)
	SUB TOTAL	**541,146.00**	**572,566.18**	**31,420.18**				**31,420.18**	**(5%)**

03 TTC Administration

		Receipts			Payments			Net Position	
Code	Title	Budgeted	Actual	Variance	Budgeted	Actual	Variance	+/- Under/over spend	
4170	Audit/ Professional Fees				5,000.00	2,081.00	2,919.00	2,919.00	(58%)
4492	Bank charges				102.00	52.50	49.50	49.50	(48%)
4240	Building Repairs/Maintenance					135.00	-135.00	-135.00	(N/A)
4070	Business Rates				9,000.00	4,254.50	4,745.50	4,745.50	(52%)
4063	CIL Grant Expenditure								(N/A)
4210	Civic Expenses				800.00	35.00	765.00	765.00	(95%)
4135	Defibrillators								(N/A)
4062	Election Costs				25,000.00		25,000.00	25,000.00	(100%)
4996	Grant Expenditure					1,737.00	-1,737.00	-1,737.00	(N/A)
5021	Grounds Team Mobile Phones				600.00	229.07	370.93	370.93	(61%)
4175	Health & Safety Monthly Contra				5,520.00	600.00	4,920.00	4,920.00	(89%)
4120	Insurance				7,000.00	8,929.09	-1,929.09	-1,929.09	(-27%)
4190	IT				15,000.00	5,566.57	9,433.43	9,433.43	(62%)
4180	Legal Fees				5,000.00		5,000.00	5,000.00	(100%)
4995	Locum Fees								(N/A)
4200	Member's Expenses				250.00		250.00	250.00	(100%)
4130	Office Supplies				3,500.00	1,478.55	2,021.45	2,021.45	(57%)
5023	Open Spaces: 4430								(N/A)
4030	Power of Gen. Competence				400.00	68.75	331.25	331.25	(82%)
4140	Publicity				3,500.00	630.00	2,870.00	2,870.00	(82%)
4290	PWLB Loan				19,639.00	9,819.09	9,819.91	9,819.91	(50%)
4160	Subscriptions				3,200.00	3,664.32	-464.32	-464.32	(-14%)
4080	Telephone				7,600.00	3,868.32	3,731.68	3,731.68	(49%)
4060	Training Costs				6,000.00	1,891.50	4,108.50	4,108.50	(68%)
4000	TTC Admin. Staff		1,121.16	1,121.16	250,864.00	110,677.50	140,186.50	141,307.66	(56%)
4001	TTC Pensions				37,210.00	18,441.29	18,768.71	18,768.71	(50%)
4002	TTC Staff Expenses				1,500.00	276.99	1,223.01	1,223.01	(81%)
4090	Utilities				7,500.00	1,813.21	5,686.79	5,686.79	(75%)
	SUB TOTAL		**1,121.16**	**1,121.16**	**414,185.00**	**176,249.25**	**237,935.75**	**239,056.91**	**(57%)**

Tetbury Town Council

Summary of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 30/09/2026)

04 HEC

Code	Title	Receipts			Payments			Net Position	
		Budgeted	Actual	Variance	Budgeted	Actual	Variance	+/- Under/over spend	
4085	Allotment S106				2,500.00		2,500.00	2,500.00	(100%)
4471	Awards				500.00		500.00	500.00	(100%)
5007	Bunting Installation				1,000.00		1,000.00	1,000.00	(100%)
4451	Christmas				6,000.00	21.00	5,979.00	5,979.00	(99%)
4420	Clothing		13.09	13.09	660.00	490.98	169.02	182.11	(27%)
4310	Current Youth Services				29,600.00	29,600.00			(0%)
4318	Emergency Fund				250.00		250.00	250.00	(100%)
4400	Equipment & Repairs				3,500.00	1,434.23	2,065.77	2,065.77	(59%)
4410	Fuel				2,000.00	945.39	1,054.61	1,054.61	(52%)
5025	Highfield Allotments 4475					308.94	-308.94	-308.94	(N/A)
4316	Holiday Youth Provision				2,500.00	2,500.00			(0%)
5006	New Bunting				1,500.00	567.45	932.55	932.55	(62%)
5002	New Van Payments				8,300.00		8,300.00	8,300.00	(100%)
4430	Open Spaces				6,050.00	2,681.17	3,368.83	3,368.83	(55%)
4317	Organisation Grants				3,000.00		3,000.00	3,000.00	(100%)
4440	Planting				1,900.00	1,446.00	454.00	454.00	(23%)
4460	Playground Inspection & Repair				2,000.00	443.00	1,557.00	1,557.00	(77%)
4470	Projects				1,500.00	576.62	923.38	923.38	(61%)
4095	St Saviours Water				115.00	56.33	58.67	58.67	(51%)
4476	Town Centre				3,000.00		3,000.00	3,000.00	(100%)
5005	Town Crier				650.00	650.00			(0%)
4435	Trees / Tree Work				13,000.00	682.00	12,318.00	12,318.00	(94%)
4220	Vehicle Costs & Repairs				3,520.00	55.00	3,465.00	3,465.00	(98%)
4230	Vehicle Tax/Insurance				1,100.00	362.50	737.50	737.50	(67%)
	SUB TOTAL		**13.09**	**13.09**	**94,145.00**	**42,820.61**	**51,324.39**	**51,337.48**	**(54%)**

05 Police Museum

Code	Title	Receipts			Payments			Net Position	
		Budgeted	Actual	Variance	Budgeted	Actual	Variance	+/- Under/over spend	
4491	Bank Charges				102.00	77.23	24.77	24.77	(24%)
5014	Honorarium				4,750.00	1,187.50	3,562.50	3,562.50	(75%)
5011	Misc Expenses				250.00		250.00	250.00	(100%)
1902	Miscellaneous Income	500.00	409.98	-90.02				-90.02	(-18%)
4482	PM Training and Expenses				300.00		300.00	300.00	(100%)
4481	Police Museum Collections Care				1,000.00	389.46	610.54	610.54	(61%)
1130	Police Museum Donations	1,000.00	1,278.36	278.36				278.36	(27%)
4483	Police Museum Education				500.00	729.51	-229.51	-229.51	(-45%)
4485	Police Museum Grant Expenditu					2,275.00	-2,275.00	-2,275.00	(N/A)
1135	Police Museum Grants Receivec	500.00	3,600.00	3,100.00				3,100.00	(620%)
4121	Police Museum Insurance				750.00		750.00	750.00	(100%)
4141	Police Museum Marketing				350.00	380.80	-30.80	-30.80	(-8%)
4161	Police Museum Memberships				250.00	12.00	238.00	238.00	(95%)
5012	Remedial Conservation				1,000.00		1,000.00	1,000.00	(100%)
5013	Shop				250.00		250.00	250.00	(100%)
	SUB TOTAL	**2,000.00**	**5,288.34**	**3,288.34**	**9,502.00**	**5,051.50**	**4,450.50**	**7,738.84**	**(67%)**

Tetbury Town Council

Summary of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 30/09/2026)

07 Visitor Information Centre

		Receipts			Payments			Net Position	
Code	Title	Budgeted	Actual	Variance	Budgeted	Actual	Variance	+/- Under/over spend	
5022	4985					1,259.40	-1,259.40	-1,259.40	(N/A)
4801	Banking charges				102.00	61.89	40.11	40.11	(39%)
5010	Card Processing Costs				250.00	48.91	201.09	201.09	(80%)
1897	Cards for Good Causes								(N/A)
1903	Miscellaneous Income								(N/A)
5009	Stock				5,400.00	1,327.35	4,072.65	4,072.65	(75%)
4935	Ticket Sales Good Shed Arts Ce					293.54	-293.54	-293.54	(N/A)
1840	Ticket Sales Goods Shed								(N/A)
4900	Ticket Sales Nat. Express								(N/A)
1830	Ticket Sales Nat. Express Inc								(N/A)
5008	Trading Income	6,000.00	3,039.71	-2,960.29		0.50	-0.50	-2,960.79	(-49%)
4970	VIC Repairs/IT				1,000.00	1,049.00	-49.00	-49.00	(-4%)
4940	VIC Staff Costs				24,954.00	12,142.19	12,811.81	12,811.81	(51%)
	SUB TOTAL	**6,000.00**	**3,039.71**	**-2,960.29**	**31,706.00**	**16,182.78**	**15,523.22**	**12,562.93**	**(33%)**

08 Earmarked Reserves

		Receipts			Payments			Net Position	
Code	Title	Budgeted	Actual	Variance	Budgeted	Actual	Variance	+/- Under/over spend	
5001	Building					815.90	-815.90	-815.90	(N/A)
4998	Burial Ground					4,400.00	-4,400.00	-4,400.00	(N/A)
4997	CIL					61.29	-61.29	-61.29	(N/A)
4999	Contingency								(N/A)
5000	Van Purchase								(N/A)
	SUB TOTAL					**5,277.19**	**-5,277.19**	**-5,277.19**	**(N/A)**

Summary

NET TOTAL	**549,146.00**	**582,028.48**	**32,882.48**	**549,538.00**	**245,581.33**	**303,956.67**	**336,839.15**
V.A.T.		8,380.53			6,616.19		
GROSS TOTAL		**590,409.01**			**252,197.52**		

Tetbury Town Council

Prepared by: _____ Date: _____

Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 30/09/2026			
	Cash in Hand 01/04/2026			328,606.02
	ADD			
	Receipts 01/04/2026 - 30/09/2026			590,409.01
				919,015.03
	SUBTRACT			
	Payments 01/04/2026 - 30/09/2026			252,197.52
A	**Cash in Hand 30/09/2026** (per Cash Book)			**666,817.51**
	Cash in hand per Bank Statements			
	Petty Cash	30/09/2026	1.10	
	Tetbury Town Council Current Accc	30/09/2026	55,268.63	
	VIC Current Account	30/09/2026	3,189.86	
	Police Museum and Courtroom	30/09/2026	10,196.52	
	Contingency	30/09/2026	0.00	
	Tetbury Town Council Deposit Accc	30/09/2026	372,813.05	
	CIL and Buildings Maintenance	30/09/2026	124,656.96	
	Credit Card	30/09/2026	0.00	
	TTC Contingency	30/09/2026	100,691.39	
				666,817.51
	Less unpresented payments			
				666,817.51
	Plus unpresented receipts			
B	**Adjusted Bank Balance**			**666,817.51**
	A = B Checks out OK			

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Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
PAYMENTS															
01TTC Income															
Burials															
Christmas Market Incor															
CIL Income															
Flat Rent															
Grants Received															
Highfield Allotment Rent															
Interest Received															
Miscellaneous Income															
Precept															
Room Rental															
VAT Reclaim															
03 TTC Administration															
Audit/ Professional Fees	5,000.00		1,826.00	230.00		25.00		2,865.00						4,946.00	54.00
Bank charges	102.00	8.50	8.50	17.00		8.50	10.00							52.50	49.50
Building Repairs/Mainte					135.00									135.00	-135.00
Business Rates	9,000.00	709.50	709.00	1,418.00		709.00	709.00	709.00						4,963.50	4,036.50
CIL Grant Expenditure															
Civic Expenses	800.00		35.00											35.00	765.00
Defibrillators															
Election Costs	25,000.00														25,000.00
Grant Expenditure				1,737.00										1,737.00	-1,737.00
Grounds Team Mobile F	600.00	51.45	14.53	49.52	49.52	49.52	14.53							229.07	370.93
Health & Safety Monthly	5,520.00	100.00	114.99	185.01		100.00	100.00	100.00						700.00	4,820.00
Insurance	7,000.00	2,607.81	601.04	148.03		5,572.21								8,929.09	-1,929.09
IT	15,000.00	1,414.88	1,185.94	1,130.26	141.80	1,117.42	576.27	598.45						6,165.02	8,834.98
Legal Fees	5,000.00														5,000.00
Locum Fees															
Member's Expenses	250.00														250.00

Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
Office Supplies	3,500.00	205.62	311.32	379.57	76.25	245.79	260.00	312.63						1,791.18	1,708.82
Open Spaces: 4430															
Power of Gen. Compete	400.00					68.75								68.75	331.25
Publicity	3,500.00		420.00	210.00										630.00	2,870.00
PWLB Loan	19,639.00			9,819.09										9,819.09	9,819.91
Subscriptions	3,200.00	1,069.00	2,091.49	493.00		10.83		111.00						3,775.32	-575.32
Telephone	7,600.00	632.91	667.90	632.91	632.91	632.91	668.78	492.75						4,361.07	3,238.93
Training Costs	6,000.00	1,678.00				175.00	38.50	1,485.00						3,376.50	2,623.50
TTC Admin. Staff	250,864.00	22,099.71	17,434.27	35,028.50		18,057.01	18,058.01							110,677.50	140,186.50
TTC Pensions	37,210.00	116.01	3,672.49	7,212.52	155.49	3,641.53	3,643.25							18,441.29	18,768.71
TTC Staff Expenses	1,500.00	67.10	111.34	98.55										276.99	1,223.01
Utilities	7,500.00	629.66	438.56	319.85	132.78	139.01	153.35	45.79						1,859.00	5,641.00
04 HEC															
Allotment S106	2,500.00														2,500.00
Awards	500.00														500.00
Bunting Installation	1,000.00														1,000.00
Christmas	6,000.00				21.00									21.00	5,979.00
Clothing	660.00	53.21	317.99	49.48	31.99	38.31		2.50						493.48	166.52
Current Youth Services	29,600.00		29,600.00											29,600.00	
Emergency Fund	250.00														250.00
Equipment & Repairs	3,500.00	323.58	257.69	552.93	9.37	83.99	206.67	32.50						1,466.73	2,033.27
Fuel	2,000.00	87.48	466.65	154.28	122.71	114.27		50.01						995.40	1,004.60
Highfield Allotments 447			152.24			156.70		314.43						623.37	-623.37
Holiday Youth Provision	2,500.00		2,500.00											2,500.00	
New Bunting	1,500.00		567.45											567.45	932.55
New Van Payments	8,300.00														8,300.00
Open Spaces	6,050.00	1,153.20	280.32	725.98		416.67	105.00	795.00						3,476.17	2,573.83
Organisation Grants	3,000.00														3,000.00
Planting	1,900.00		1,446.00											1,446.00	454.00
Playground Inspection &	2,000.00		443.00					238.00						681.00	1,319.00
Projects	1,500.00		526.62			50.00								576.62	923.38

Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
St Saviours Water	115.00					56.33								56.33	58.67
Town Centre	3,000.00														3,000.00
Town Crier	650.00			650.00										650.00	
Trees / Tree Work	13,000.00			682.00										682.00	12,318.00
Vehicle Costs & Repairs	3,520.00					55.00								55.00	3,465.00
Vehicle Tax/Insurance	1,100.00		362.50											362.50	737.50
05 Police Museum															
Bank Charges	102.00	22.42	8.50	8.50	8.50	19.31	10.00							77.23	24.77
Honorarium	4,750.00			1,187.50										1,187.50	3,562.50
Misc Expenses	250.00														250.00
Miscellaneous Income															
PM Training and Expens	300.00														300.00
Police Museum Collecti	1,000.00				132.00	190.00	67.46							389.46	610.54
Police Museum Donatio															
Police Museum Educati	500.00				729.51									729.51	-229.51
Police Museum Grant E						2,275.00								2,275.00	-2,275.00
Police Museum Grants I															
Police Museum Insuran	750.00														750.00
Police Museum Marketi	350.00		75.60		305.20									380.80	-30.80
Police Museum Membe	250.00		12.00											12.00	238.00
Remedial Conservation	1,000.00														1,000.00
Shop	250.00														250.00
07 Visitor Information															
4985		1,259.40												1,259.40	-1,259.40
Banking charges	102.00	8.70	20.10		11.06	10.62	11.41							61.89	40.11
Card Processing Costs	250.00	5.11	3.60	8.82	5.55	13.75	12.08							48.91	201.09
Cards for Good Causes															
Miscellaneous Income															
Stock	5,400.00	483.91	40.54	65.31	326.28	280.66	130.65	383.32						1,710.67	3,689.33
Ticket Sales Good Shec		48.90	24.94		44.99		174.71	24.30						317.84	-317.84
Ticket Sales Goods She															

Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
Ticket Sales Nat. Expres															
Ticket Sales Nat. Expres															
Trading Income			0.50											0.50	-0.50
VIC Repairs/IT	1,000.00		1,049.00											1,049.00	-49.00
VIC Staff Costs	24,954.00	1,995.30	1,995.30	1,995.30	1,995.30	1,995.30	2,165.69							12,142.19	12,811.81
08 Earmarked Reserve															
Building			330.90			485.00		215.38						1,031.28	-1,031.28
Burial Ground						4,400.00								4,400.00	-4,400.00
CIL			61.29											61.29	-61.29
Contingency															
Van Purchase															
	549,538.00	**36,831.36**	**70,185.10**	**65,188.91**	**5,067.21**	**41,193.39**	**27,115.36**	**8,775.06**							

Total: **254,356.39**

Variance: **295,181.61**

Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
RECEIPTS															
01TTC Income															
Burials		1,300.00	1,675.00		1,730.00	265.00	2,575.00							7,545.00	7,545.00
Christmas Market Incor							240.00							240.00	240.00
CIL Income			21,120.77											21,120.77	21,120.77
Flat Rent	7,200.00	600.00	600.00	600.00	600.00	600.00	600.00							3,600.00	-3,600.00
Grants Received				1,000.00		75.00								1,075.00	1,075.00
Highfield Allotment Rent				510.00	155.00		45.00							710.00	710.00
Interest Received		150.30	303.91	460.86	245.72	243.83	701.70							2,106.32	2,106.32
Miscellaneous Income		2,660.53	29.60	23.20	3.66		6.10							2,723.09	2,723.09
Precept	532,946.00	399,710.00					133,236.00							532,946.00	
Room Rental	1,000.00			500.00										500.00	-500.00
VAT Reclaim															
03 TTC Administration															
Audit/ Professional Fees															
Bank charges															
Building Repairs/Mainte															
Business Rates															
CIL Grant Expenditure															
Civic Expenses															
Defibrillators															
Election Costs															
Grant Expenditure															
Grounds Team Mobile F															
Health & Safety Monthly															
Insurance															
IT															
Legal Fees															
Locum Fees															
Member's Expenses															

Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
Office Supplies															
Open Spaces: 4430															
Power of Gen. Compete															
Publicity															
PWLB Loan															
Subscriptions															
Telephone															
Training Costs															
TTC Admin. Staff		1,121.16												1,121.16	1,121.16
TTC Pensions															
TTC Staff Expenses															
Utilities															
04 HEC															
Allotment S106															
Awards															
Bunting Installation															
Christmas															
Clothing		13.09												13.09	13.09
Current Youth Services															
Emergency Fund															
Equipment & Repairs															
Fuel															
Highfield Allotments 447															
Holiday Youth Provision															
New Bunting															
New Van Payments															
Open Spaces															
Organisation Grants															
Planting															
Playground Inspection &															
Projects															

Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
St Saviours Water															
Town Centre															
Town Crier															
Trees / Tree Work															
Vehicle Costs & Repairs															
Vehicle Tax/Insurance															
05 Police Museum															
Bank Charges															
Honorarium															
Misc Expenses															
Miscellaneous Income	500.00			309.98			100.00							409.98	-90.02
PM Training and Expens															
Police Museum Collecti															
Police Museum Donatio	1,000.00		130.00		583.00	81.00	484.36							1,278.36	278.36
Police Museum Educati															
Police Museum Grant E															
Police Museum Grants I	500.00			3,600.00										3,600.00	3,100.00
Police Museum Insuran															
Police Museum Marketi															
Police Museum Membe															
Remedial Conservation															
Shop															
07 Visitor Information															
4985															
Banking charges															
Card Processing Costs															
Cards for Good Causes															
Miscellaneous Income															
Stock															
Ticket Sales Good Shec															
Ticket Sales Goods She															

Tetbury Town Council

Monthly breakdown of Receipts and Payments

All Cost Centres and Codes (Between 01/04/2026 and 31/03/2027)

	Budget	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Variance
Ticket Sales Nat. Expres															
Ticket Sales Nat. Expres															
Trading Income	6,000.00	369.74	350.34	560.62	368.24	735.68	655.09							3,039.71	-2,960.29
VIC Repairs/IT															
VIC Staff Costs															
08 Earmarked Reserve															
Building															
Burial Ground															
CIL															
Contingency															
Van Purchase															
	549,146.00	**405,924.82**	**24,209.62**	**7,564.66**	**3,685.62**	**2,000.51**	**138,643.25**								

Total: **582,028.48**

Variance: **32,882.48**

Tetbury Town Council

PAYMENTS LIST

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
518	Office Supplies	04/09/2026		Credit Card		Shredding Service	Shred-it Limited	S	144.12	28.82	172.94
563	Office Supplies	04/09/2026		Credit Card		Toiletries	Amazon Business EU	S	7.50	1.50	9.00
564	Subscriptions	07/09/2026		Credit Card		Adobe	Adobe	X	19.97		19.97
572	Office Supplies	07/09/2026		Credit Card		Refreshments	Tesco	X	22.05		22.05
571	Office Supplies	11/09/2026		Credit Card		Refreshments	Tesco	X	14.00		14.00
574	Fuel	14/09/2026		Credit Card		Fuel	Tesco Pay at Pump	S	75.01	15.00	90.01
569	Office Supplies	15/09/2026		Credit Card		Cards	Visit Tetbury	X	2.99		2.99
565	Office Supplies	16/09/2026		Credit Card		Sign Stand	Amazon Business EU	S	21.24	4.25	25.49
566	Office Supplies	18/09/2026		Credit Card		Toiletries	Orange Packaging Ltd	S	14.68	2.94	17.62
567	Clothing	18/09/2026		Credit Card		Footwear	Amazon Business EU	X	10.67		10.67
568	Office Supplies	19/09/2026		Credit Card		Office Supplies	Amazon Business EU	S	12.07	2.41	14.48
570	Office Supplies	23/09/2026		Credit Card		Office Supplies	Tesco	X	5.55		5.55
575	Subscriptions	27/09/2026		Credit Card		Canva Subscription	Canva	X	10.83		10.83
573	Office Supplies	28/09/2026		Credit Card		Greetings Card	Visit Tetbury	X	4.65		4.65
							Total		**365.33**	**54.92**	**420.25**

Tetbury Town Council

PAYMENTS (AWAITING AUTHORISATION) LIST

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
559	Honorarium	16/10/2026		Police Museum and C		Curator Charges	Maria Marsh	X	1,187.50		1,187.50
560	Police Museum Education	16/10/2026		Police Museum and C		Education Charges	Museum Learning	X	80.00		80.00
							Total		**1,267.50**		**1,267.50**

Prepared by: _____ Date: _____

Name and Role

Approved by: _____ Date: _____

Name and Role

Approved by: _____ Date: _____

Name and Role

Tetbury Town Council

PAYMENTS (AWAITING AUTHORISATION) LIST

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
525	Business Rates	05/10/2026		Tetbury Town Counc		Business Rates	Cotswold District Council	X	709.00		709.00
562	TTC Pensions	09/10/2026		Tetbury Town Counc		Pension - NEST	NEST	X	186.59		186.59
516	Utilities	13/10/2026		Tetbury Town Counc		Electricity	British Gas - Electricity	L	466.98	23.35	490.33
516	Utilities	13/10/2026		Tetbury Town Counc		Electricity	British Gas - Electricity	X	-421.19		-421.19
510	Subscriptions	15/10/2026		Tetbury Town Counc		Scribe Monthly Subscription	Starboard Systems Ltd	S	111.00	22.20	133.20
485	Highfield Allotments 4475	16/10/2026		Tetbury Town Counc		Highfield Allotments	Water Plus	X	38.48		38.48
485	Highfield Allotments 4475	16/10/2026		Tetbury Town Counc		Highfield Allotments	Water Plus	S	32.07	6.41	38.48
486	Audit/ Professional Fees	16/10/2026		Tetbury Town Counc		EXTERNAL AUDIT FEES	PKF Accountants	S	1,365.00	273.00	1,638.00
509	IT	16/10/2026		Tetbury Town Counc		Photocopier	Procurement Services Digit	S	140.20	28.04	168.24
511	Playground Inspection & Repai	16/10/2026		Tetbury Town Counc		Playground Equipment	Eagle Plant	S	120.00	24.00	144.00
517	Office Supplies	16/10/2026		Tetbury Town Counc		Shredding Service	Shred-it Limited	S	123.17	24.63	147.80
512	Open Spaces	16/10/2026		Tetbury Town Counc		Storage Container	Eagle Plant	S	110.00	22.00	132.00
513	Playground Inspection & Repai	16/10/2026		Tetbury Town Counc		Toilet Unit - Suffolk Close Play	Eagle Plant	S	50.00	10.00	60.00
514	Clothing	16/10/2026		Tetbury Town Counc		Gloves	Eagle Plant	S	2.50	0.50	3.00
515	Equipment & Repairs	16/10/2026		Tetbury Town Counc		Postmix	Eagle Plant	S	32.50	6.50	39.00
526	Training Costs	16/10/2026		Tetbury Town Counc		Councillor Training 2027/28	Breakthrough Communicat	S	1,485.00	297.00	1,782.00
524	Audit/ Professional Fees	16/10/2026	FS10.07/26	Tetbury Town Counc		Reinstatement Cost Assessmen	Cardinus Risk Management	S	1,500.00	300.00	1,800.00
533	Health & Safety Monthly Contra	16/10/2026		Tetbury Town Counc		Health & Safety Contract	Sureteam Limited	S	100.00	20.00	120.00
536	Office Supplies	16/10/2026		Tetbury Town Counc		Cleaning Products	Tetbury Hardware Store	S	45.34	9.07	54.41
548	IT	16/10/2026		Tetbury Town Counc		Monthly IT Support	Jireh Solutions Ltd	S	458.25	91.65	549.90
520	Building	16/10/2026		Tetbury Town Counc		Boiler Service	Sam Price	S	215.38	43.08	258.46
527	Playground Inspection & Repai	16/10/2026		Tetbury Town Counc		Swing Chains	GB Sport & Leisure UK Ltd	S	68.00	13.60	81.60
557	Equipment & Repairs	16/10/2026		Tetbury Town Counc		Mending trolly	GLC & R Williams	S	60.00	12.00	72.00
561	Equipment & Repairs	16/10/2026		Tetbury Town Counc		Hedgecutter Repairs	Ratcliffe & Son	S	116.00	23.20	139.20
535	Open Spaces	16/10/2026		Tetbury Town Counc		Cleaning War Memorial	Abbey Cleaning Services	S	685.00	137.00	822.00
534	Highfield Allotments 4475	16/10/2026		Tetbury Town Counc		Highfield Allotments	Water Plus	Z	243.88		243.88
558	Bank charges	18/10/2026		Tetbury Town Counc		Bank Charges - TTC	Lloyds Bank	X	10.00		10.00
581	Telephone	19/10/2026		Tetbury Town Counc		Telephone charges	Circle Cloud Communicatio	S	140.16	28.03	168.19
577	TTC Pensions	20/10/2026		Tetbury Town Counc		Pension - LGPS	LGPS	X	4,259.63		4,259.63
578	TTC Admin. Staff	20/10/2026		Tetbury Town Counc		Tax and NI	HMRC	X	6,037.98		6,037.98
580	Office Supplies	20/10/2026		Tetbury Town Counc		Office Supplies	Proactive Business Supplies	S	49.00	9.80	58.80
582	TTC Staff Expenses	20/10/2026		Tetbury Town Counc		Staff expenses - Mileage	Tara Niblett	X	33.00		33.00
579	Christmas	20/10/2026		Tetbury Town Counc		Hire of St Saviours Christmas T	Churches Conservation Tru	X	300.00		300.00
576	TTC Admin. Staff	28/10/2026		Tetbury Town Counc		Salaries - TTC	Salaries - TTC	X	15,895.07		15,895.07

Tetbury Town Council

PAYMENTS (AWAITING AUTHORISATION) LIST

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
519	Telephone	31/10/2026		Tetbury Town Counc		Telephone charges	PEAC (UK) Limited	S	492.75	98.55	591.30
								Total	**35,260.74**	**1,523.61**	**36,784.35**

Prepared by: _____ Date: _____

Name and Role

Approved by: _____ Date: _____

Name and Role

Approved by: _____ Date: _____

Name and Role

Tetbury Town Council

PAYMENTS (AWAITING AUTHORISATION) LIST

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
521	Stock	16/10/2026		VIC Current Account		Maps	Global Communications	X	28.73		28.73
522	Stock	16/10/2026		VIC Current Account		Maps	David Whyman Map Sales	X	231.24		231.24
549	Ticket Sales Good Shed Arts Ce	16/10/2026		VIC Current Account		Various Ticket Sales	Goods Shed Art Centre	X	24.30		24.30
550	Stock	16/10/2026		VIC Current Account		Stock Expenditure	Tetbury Linocut	X	5.40		5.40
553	Stock	16/10/2026		VIC Current Account		Stock Expenditure	Joseph Lynch	X	11.28		11.28
556	VIC Staff Costs	16/10/2026		VIC Current Account		Tax and NI	HMRC - VIC	X	672.90		672.90
552	Stock	16/10/2026		VIC Current Account		Stock Expenditure	Cotswold Days Ltd	X	87.97		87.97
555	VIC Staff Costs	28/10/2026		VIC Current Account		Salaries - VIC	Salaries - VIC	X	1,823.97		1,823.97
								Total	**2,885.79**		**2,885.79**

Prepared by: _____ Date: _____

Name and Role

Approved by: _____ Date: _____

Name and Role

Approved by: _____ Date: _____

Name and Role

Cardinus Risk Management

Reinstatement Cost Assessment

Site / Development: The Old Court House and The Goods Shed, 63 Long Street, Tetbury, Gloucestershire, GL8 8AA

Client Name: Tetbury Town Council

Survey Date: 26 Aug 2026





Details

Client name:	Tetbury Town Council
Site / Development:	The Old Court House and The Goods Shed 63 Long Street Tetbury Gloucestershire GL8 8AA Combined report for both properties, block split below: The Old Court House , 63 Long Street, Tetbury, GL8 8AA (Grade II) The Goods Shed, Old Station Yard, Cirencester Road, Tetbury, GL8 8EY
Survey Date:	26 Aug 2026
Report Date:	28 Aug 2026
Site Reference:	
Surveyor	Kurt Thomas
Next Review Date:	26 Aug 2027
Next Assessment Date:	26 Aug 2029

Contents

> Reinstatement Cost Assessment

> General Comment

> Frequently Asked Questions

Survey Details

Property Description

2. General description of the property?

This report refers to both The Old Court House And The Goods Shed. The Old Court House is a Grade II listed terraced property situated in the historic town of Tetbury. The building, a former police station and petty sessional court has since been converted, partly to a museum and partly for municipal purposes. The Goods Shed, historically built as a railway lineside building has since been converted to a communal hall space with attached cafe.

3. Number of residential units?

0

4. Number of residential units - additional detail.

Not applicable.

5. Number of commercial units?

2

6. What is the listed status of the property?

Part listed.

Details: The Old Court House is grade II listed. Historic England listing entry : 1415897
Both properties fall within Tetbury conservation area.

7. Is the property purpose-built or a conversion?

Conversion.

Details: The Old Court House converted 1960.
The latest conversion and restoration of The Goods Shed took place 2016-17.

8. What is the approximate date of construction?

1883 & 1889

Details: The Old Court House 1883
The Goods Shed 1889

9. What is the approximate date of construction - additional detail.

This date has been verified via planning portal research.

10. What is the height of the building[s] in storeys including ground level?

The Old Court House is arranged over 2 & 3 storeys with a single storey section to the rear. The Goods Shed is arranged over a single storey with a raised section in the office area..



The Goods Shed - external aspect 4



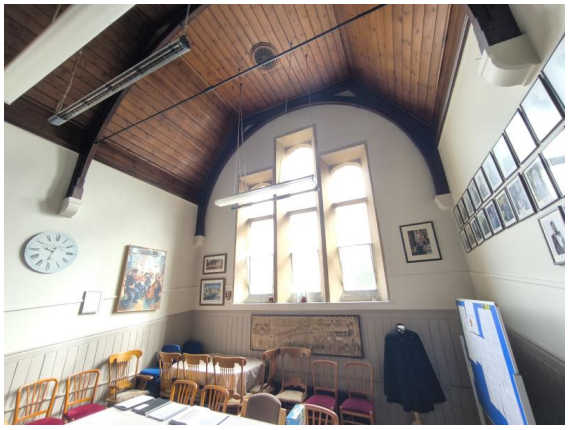
The Goods Shed - internal



The Old Court House - rear extension



The Old Court House - Typical external masonry



The Old Court House - first floor of the old court internal



The Goods Shed - external aspect 1



The Goods Shed - external aspect 2



The Goods Shed - external aspect 3



The Old Court House - West elevation



The Old Court House - East elevation

11. What is the height of the building[s] in storeys including ground level - additional detail.

No further detail required.

12. How many basement levels are there in the building?

1

13. How many basement levels are there in the building - additional detail.

Other.

Details: There is a basement storage room within The Old Court House.

Reinstatement Cost Assessment

14. What is the floor area in square metres?

675

15. What is the floor area in square metres - additional detail.

This figure is the approximate gross internal floor area.

Details: The provided figure is a reasonable representation of the overall square metreage for both properties.
Of this total:
The Old Court House = 360
The Goods Shed = 315

16. What is the estimated build rate per square metre?

£4,442.00

Details: The rate shown is a blended rate including an allowance for demolition and professional fees for both properties.
The estimated build rate for The Old Court House = £5,476.00

The estimated build rate for The Goods Shed = £3,261.00

17. What is the estimated build rate per square metre - additional detail.

Other.

Details: The Old Court House is Grade II listed and as such the rate applied has been factored to include additional costs associated with its listed status.
We have used blended BCIS average cost rates for The Goods Shed which have been factored to allow for demolition and professional fees.

18. What is the Building Cost Information Service (BCIS) regional variation?

93

19. What is the Building Cost Information Service (BCIS) regional variation - additional detail.

The BCIS regional variation shown has been used in our calculations, the benchmark index being 100.

20. Has VAT been added to the reinstatement cost?

No

21. Has VAT been added to the reinstatement cost - additional detail.

No further detail required.

22. Where VAT has been added, what percentage of VAT has been applied?

0.00%

23. What is the estimated reinstatement period for the property (months)?

36

24. What is the estimated reinstatement cost of the property?

£2,998,535.00

25. What is the estimated reinstatement cost including additions, such as, outbuildings, car parks and other peripheral features?

£3,138,535.00

26. What is the estimated reinstatement cost including additions, such as, outbuildings, car parks and other peripheral features - additional detail.

Other.

Details: We have made an allowance for the Grade Listed front boundary wall attached to The Old Court House and further boundary wall to the rear including gravelled driveway. Allowances for The Goods shed include block paving, soft landscaping, and the raised landscaped area with surrounding wall to the southern elevation. The following split includes the allowance for the peripheral items identified to be attached to the properties:-
The Old Court House - £2,021,360.00
The Goods Shed - £1,117,175.00

Existing Insurance Details

27. What is the existing declared value?

£0.00

28. What is the existing declared value - additional detail.

The existing declared value was not available at the time of report.

29. What is the difference between this reinstatement cost and the existing declared value (+/-)?

£0.00

30. What is the reinstatement cost as a percentage of the existing declared value?

0.00%

Construction Details

31. Is the property built using traditional methods of construction?

Yes.

Details: Both properties are of traditional construction comprising: Brick, stone, concrete & timber.

32. What is the general construction of the walls?

Masonry.

Details: The Old Court House - coursed, rock faced, Cotswold limestone with ashlar dressings.
The Goods shed - solid brick, flemish bond.

33. What is the general construction of the floors?

Concrete and timber.

Details: This is based on a non-destructive inspection and is a presumption based on the type of property. If a definitive answer is needed then an elemental breakdown or intrusive survey will be required.

34. What is the general construction of the roof?

Pitched.

Details: Pitched & hipped roofing systems across both properties.
Timber framed with slate tile over The Goods Shed.
Combination of Cotswold stone slate & Welsh slate over The Old Court House.

35. Is any area of flat roof in excess of 10%?

No.

Details: No significant areas of flat roof were identified as part of the assessment.

Additional Information

36. Is the general state of repair satisfactory?

Yes.

Details: The property appears to be in a satisfactory state of repair.

37. Are there any communal facilities?

Yes.

Details: There are communal facilities. This refers to: toilets and communal spaces within both properties.

38. Is there any scope for future site development?

No.

Details: Not reported.

39. Are there other buildings within 15 metres of this property?

Yes.

Details: There are other buildings within 15 metres of The Old Court House.

40. Is there a jetty or mooring?

No.

Details: No items of this nature identified at the property.

41. Is there any evidence of vandalism?

No.

Details: No evidence of vandalism identified at the property.

42. Are there any further comments?

No.

Details: No further comment required.

About this Reinstatement Cost Assessment

1. Reinstatement cost assessment parameters

1.1 This assessment of reinstatement cost has been carried out in accordance with RICS current edition of The Reinstatement Cost Assessment of buildings and Code of Measuring Practice.

1.2 The reinstatement cost is calculated using the Gross Internal Area (GIA) of the property. The GIA has been calculated from a selection of methods including a desktop review of the property using digital mapping tools, site measurements recorded during an on-site inspection and drawings.

1.3 This reinstatement cost is our assessment of the cost of reconstructing the property at the date of the assessment. Unless otherwise stated, our reinstatement cost assessment has been prepared on the basis of a 'Day One reinstatement' figure commonly known in insurance contracts as the Declared Value. This means that our assessment of the reinstatement cost has been calculated assuming that a loss occurs at the date of our assessment. Allowances have therefore not been made for anticipated inflation during the insurance policy, planning, demolition or re-construction periods.

1.4 Our reinstatement cost has taken into consideration demolition, debris removal, temporary shoring and professional fees likely to be incurred in reconstruction.

1.5 The reinstatement cost is calculated on the basis of estimated building costs and may not, in all circumstances, reflect the lowest tender price available.

1.6 In estimating the cost of reinstatement, it has been assumed that the building and its use will be similar to those existing, and the rebuilding will be to the original design using similar materials and using techniques to a standard appropriate to the existing property, while complying in all aspects with current legislation and statutory requirements.

1.7 We have made no investigations into local or structure plans.

1.8 We have made allowance in our assessment for the reinstatement of, for example, external paving, services and the like, which are assumed will be damaged as a result of a fire or similar loss.

1.9 We have not included within our assessment allowances for tenant's fitting-out works, fixtures, fittings, or furnishings. However, in assessing the extent of the building structure, services, and fittings, we have made reasonable assumptions in respect of the inclusion of items that may have been installed by tenants but which, with reference to the lease and their degree of permanence and annexation to the structure, are now deemed to be of benefit to the owner. In the case of residential properties and in the absence of internal inspection, we
make provision for fixtures and fittings of good quality in our assessment of the overall reinstatement cost of the property.

1.10 Our assessment is made on the basis of total loss or of such substantial damage that the entire property at the address noted in this report will require demolition and rebuilding. Where buildings meet one or more of the following criteria, we have used RICS guidelines to fully research and take account of all variables in arriving at a reinstatement cost.

1.10.1 Properties with special/unusual design features

1.10.2 Properties with significant defects or containing hazardous materials e.g. asbestos

1.10.3 Properties in unusual locations and/or with unusual site features

1.10.4 Historic or listed buildings

1.11 No allowance has been made for any remediation works that may be required under legislation relating to contaminated land, which may arise in the event of reinstatement of the property, since the extent and costs of such cannot be reasonably determined without separate detailed and costly investigation. You may wish to draw this to your insurer's attention.

1.12 This assessment does not include allowances for providing alternative accommodation from the date of damage to the date of re-occupation.

1.13 This assessment makes no allowance for loss of rent or other pecuniary loss that may arise from the destruction of the building.

1.14 No allowance has been made for; credits for salvaged materials; Water and sewerage infrastructure charges which are not applicable to one-for-one assessment.

1.15 Attention is drawn to the need to reassess the sum insured on a regular basis, with an annual adjustment to reflect inflationary effects, and a major review and reassessment every three years, or earlier should significant alterations be made to the insured property (in accordance with RICS professional standards and guidance, UK 'Reinstatement cost assessment of buildings')

2 Declaration

2.1 This report is provided for insurance reinstatement purposes only and does not contain any detailed advice concerning the condition of the property or possible defects therein.

2.2 The scope of this assessment is based upon an overview of the building and approximate evaluating methods. It is not intended to be a detailed tender document for individual quantities pricing for contractors. This level of detail would render this to be an extremely costly exercise beyond the parameters of this instruction for insurances valuation purposes.

2.3 It should be noted that there is no direct relationship between the reinstatement assessment and the market value of the property.

Additional information

The additional information provided has been requested by the client and gathered during an on-site visit and/or by further enquiry (planning portals, lease information, managing agent referral etc.). It is based upon observations and enquiries made by our surveyor, which may require validation.

Important

This reinstatement cost assessment has been conducted to enable the property asset(s) shown above to be fully covered for insurance purposes. **PLEASE ENSURE THAT YOU IMMEDIATELY INFORM YOUR INSURANCE BROKER/INSURANCE COMPANY OF THE CHANGES IN VALUE(S) PROVIDED IN THIS REPORT. FAILURE TO DO SO MAY PREJUDICE YOUR POSITION IN THE EVENT OF A CLAIM.**

Frequently Asked Questions

We recognise that, following a Reinstatement Cost Assessment, queries may arise, so we have taken the time to provide answers to frequently asked questions. Click on the link below:

Frequently asked questions

This Reinstatement Cost Assessment has been undertaken by or under the supervision of a member of the Royal Institution of Chartered Surveyors.

Stephen Brimfield BSc.(Est.Man.) FRICS
Director
For Cardinus Risk Management Limited

Finance & Scrutiny – Monday 12th October 2026
Agenda 10. Increase valuations on insurance policy following RSA

Accountable Members:
All members

Accountable Officer:
CEO/RFO

Summary/Purpose:
Following the completion of the Reinstatement Assessment Valuation for The Old Courthouse, it has been identified that the building is currently underinsured. The valuation recommends increasing the sum insured from £1,603,478 to £2,021,360 to ensure that the property is adequately covered in the event of a total loss.

The insurer has advised that the increase in cover would result in a pro-rata cost of £380.60 for the remainder of the current policy period, together with an additional annual premium of £528.21 going forward.

The valuation of The Goods Shed has also been reviewed. No amendment to the current level of cover is required, as the existing policy sum insured of £1,218,491 remains sufficient and is in line with the valuation assessment.

Financial Implications:
£380.60

Biodiversity Impact:
n/a

Business Plan reference:
n/a

Governance and Legislation:
The Council's asset and maintenance duties are handled under Local Government Act 1972 – related property powers

Recommendation:
To increase the sum insured on the insurance policy in line with the Reinstatement Assessment Valuation.

Report written by:
CEO/RFO

Data Date: 07-Oct-2026

United Kingdom Debt Management Office

PWLB FIXED RATE LOANS
ESTIMATED REPAYMENT COSTS

Amount of Advance: 1,675,000.00

Period	Annuity			EIP			
(years)	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
1 year	-	0.00	0.00	-	0.00	0.00	0.00
Over 1 not over 1½	-	0.00	0.00	-	0.00	0.00	0.00
Over 1½ not over 2	5.51	447,983.24	1,791,932.96	5.50	464,812.50	11,515.63	1,790,156.25
Over 2 not over 2½	5.56	363,449.57	1,817,247.85	5.56	381,565.00	9,313.00	1,814,695.00
Over 2½ not over 3	5.61	307,205.38	1,843,232.28	5.60	326,066.67	7,816.67	1,839,150.00
Over 3 not over 3½	5.65	267,077.78	1,869,544.46	5.64	286,520.71	6,747.86	1,863,940.00
Over 3½ not over 4	5.69	237,056.78	1,896,454.24	5.68	256,945.00	5,946.25	1,889,065.00
Over 4 not over 4½	5.73	213,774.55	1,923,970.95	5.72	234,016.11	5,322.78	1,914,525.00
Over 4½ not over 5	5.76	195,160.46	1,951,604.60	5.75	215,656.25	4,815.63	1,939,859.38
Over 5 not over 5½	5.80	180,028.49	1,980,313.39	5.78	200,680.23	4,400.68	1,965,445.00
Over 5½ not over 6	5.83	167,421.31	2,009,055.72	5.81	188,242.08	4,054.90	1,991,281.88
Over 6 not over 6½	5.86	156,795.24	2,038,338.12	5.84	177,756.15	3,762.31	2,017,370.00
Over 6½ not over 7	5.88	147,675.82	2,067,461.48	5.86	168,720.36	3,505.54	2,043,081.25
Over 7 not over 7½	5.91	139,852.73	2,097,790.95	5.89	160,995.42	3,288.58	2,069,630.00
Over 7½ not over 8	5.94	133,042.53	2,128,680.48	5.91	154,183.75	3,093.52	2,095,718.13
Over 8 not over 8½	5.96	127,015.70	2,159,266.90	5.94	148,276.91	2,926.32	2,122,727.50
Over 8½ not over 9	5.99	121,735.59	2,191,240.62	5.96	142,970.56	2,773.06	2,149,192.50
Over 9 not over 9½	6.02	117,041.79	2,223,794.01	5.98	138,240.39	2,635.92	2,175,825.00
Over 9½ not over 10	6.04	112,794.60	2,255,892.00	6.01	134,083.75	2,516.69	2,203,504.38
Over 10 not over 10½	6.07	109,026.95	2,289,565.95	6.03	130,263.15	2,404.82	2,230,513.75
Over 10½ not over 11	6.09	105,576.27	2,322,677.94	6.05	126,805.11	2,303.13	2,257,690.63
Over 11 not over 11½	6.12	102,499.81	2,357,495.63	6.07	123,662.34	2,210.27	2,285,035.00
Over 11½ not over 12	6.15	99,705.20	2,392,924.80	6.09	120,795.42	2,125.16	2,312,546.88
Over 12 not over 12½	6.17	97,105.00	2,427,625.00	6.11	118,171.25	2,046.85	2,340,226.25
Over 12½ not over 13	6.20	94,778.18	2,464,232.68	6.14	115,845.58	1,977.79	2,369,203.75
Over 13 not over 13½	6.22	92,592.42	2,499,995.34	6.16	113,627.04	1,910.74	2,397,260.00
Over 13½ not over 14	6.25	90,635.84	2,537,803.52	6.18	111,578.93	1,848.48	2,425,483.75
Over 14 not over 14½	6.27	88,780.91	2,574,646.39	6.20	109,683.62	1,790.52	2,453,875.00
Over 14½ not over 15	6.30	87,122.53	2,613,675.90	6.22	107,925.83	1,736.42	2,482,433.75
Over 15 not over 15½	6.33	85,592.19	2,653,357.89	6.24	106,292.26	1,685.81	2,511,160.00
Over 15½ not over 16	6.35	84,121.49	2,691,887.68	6.26	104,771.25	1,638.36	2,540,053.75
Over 16 not over 16½	6.38	82,812.80	2,732,822.40	6.28	103,352.58	1,593.79	2,569,115.00
Over 16½ not over 17	6.40	81,543.39	2,772,475.26	6.30	102,027.21	1,551.84	2,598,343.75
Over 17 not over 17½	6.42	80,361.70	2,812,659.50	6.32	100,787.14	1,512.29	2,627,740.00
Over 17½ not over 18	6.45	79,318.69	2,855,472.84	6.34	99,625.28	1,474.93	2,657,303.75
Over 18 not over 18½	6.47	78,291.93	2,896,801.41	6.36	98,535.27	1,439.59	2,687,035.00
Over 18½ not over 19	6.49	77,333.45	2,938,671.10	6.38	97,511.45	1,406.12	2,716,933.75

Period	Annuity			EIP			
(years)	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 19 not over 19½	6.52	76,497.44	2,983,400.16	6.40	96,548.72	1,374.36	2,747,000.00
Over 19½ not over 20	6.54	75,660.85	3,026,434.00	6.42	95,642.50	1,344.19	2,777,233.75
Over 20 not over 20½	6.56	74,878.45	3,070,016.45	6.44	94,788.66	1,315.49	2,807,635.00
Over 20½ not over 21	6.58	74,146.43	3,114,150.06	6.45	93,899.70	1,286.16	2,836,403.13
Over 21 not over 21½	6.60	73,461.32	3,158,836.76	6.47	93,139.74	1,260.15	2,867,097.50
Over 21½ not over 22	6.62	72,819.97	3,204,078.68	6.49	92,421.93	1,235.31	2,897,959.38
Over 22 not over 22½	6.64	72,219.50	3,249,877.50	6.50	91,659.72	1,209.72	2,927,062.50
Over 22½ not over 23	6.66	71,657.28	3,296,234.88	6.52	91,018.04	1,187.07	2,958,217.50
Over 23 not over 23½	6.67	71,068.35	3,340,212.45	6.54	90,410.80	1,165.37	2,989,540.00
Over 23½ not over 24	6.69	70,575.22	3,387,610.56	6.55	89,752.08	1,142.84	3,018,978.13
Over 24 not over 24½	6.70	70,050.39	3,432,469.11	6.57	89,207.42	1,122.93	3,050,593.75
Over 24½ not over 25	6.72	69,618.22	3,480,911.00	6.58	88,607.50	1,102.15	3,080,241.25
Over 25 not over 25½	6.73	69,150.00	3,526,650.00	6.60	88,118.14	1,083.82	3,112,150.00
Over 25½ not over 26	6.75	68,771.88	3,576,137.76	6.61	87,570.29	1,064.59	3,142,006.88
Over 26 not over 26½	6.76	68,353.90	3,622,756.70	6.62	87,046.27	1,046.08	3,171,947.50
Over 26½ not over 27	6.77	67,958.76	3,669,773.04	6.64	86,628.52	1,029.81	3,204,275.00
Over 27 not over 27½	6.78	67,585.20	3,717,186.00	6.65	86,148.30	1,012.61	3,234,425.00
Over 27½ not over 28	6.80	67,297.88	3,768,681.28	6.66	85,688.21	996.03	3,264,658.75
Over 28 not over 28½	6.81	66,964.36	3,816,968.52	6.67	85,247.21	980.02	3,294,976.25
Over 28½ not over 29	6.81	66,582.61	3,861,791.38	6.68	84,824.31	964.57	3,325,377.50
Over 29 not over 29½	6.82	66,284.38	3,910,778.42	6.70	84,502.33	951.06	3,358,375.00
Over 29½ not over 30	6.83	66,002.59	3,960,155.40	6.71	84,112.92	936.60	3,388,985.63
Over 30 not over 30½	6.84	65,736.42	4,009,921.62	6.72	83,739.02	922.62	3,419,680.00
Over 30½ not over 31	6.85	65,485.08	4,060,074.96	6.73	83,379.88	909.09	3,450,458.13
Over 31 not over 31½	6.85	65,179.70	4,106,321.10	6.74	83,034.80	895.99	3,481,320.00
Over 31½ not over 32	6.86	64,955.57	4,157,156.48	6.74	82,619.38	881.99	3,509,543.75
Over 32 not over 32½	6.87	64,744.21	4,208,373.65	6.75	82,300.48	869.71	3,540,531.25
Over 32½ not over 33	6.87	64,475.96	4,255,413.36	6.76	81,993.79	857.80	3,571,602.50
Over 33 not over 33½	6.88	64,288.07	4,307,300.69	6.77	81,698.75	846.25	3,602,757.50
Over 33½ not over 34	6.88	64,041.60	4,354,828.80	6.78	81,414.85	835.04	3,633,996.25
Over 34 not over 34½	6.88	63,805.12	4,402,553.28	6.79	81,141.61	824.15	3,665,318.75
Over 34½ not over 35	6.89	63,648.34	4,455,383.80	6.79	80,794.82	812.38	3,693,751.88
Over 35 not over 35½	6.89	63,430.72	4,503,581.12	6.80	80,541.55	802.11	3,725,200.00
Over 35½ not over 36	6.89	63,221.76	4,551,966.72	6.81	80,297.64	792.14	3,756,731.88
Over 36 not over 36½	6.90	63,092.05	4,605,719.65	6.81	79,978.96	781.28	3,785,248.75
Over 36½ not over 37	6.90	62,899.50	4,654,563.00	6.82	79,752.64	771.86	3,816,906.25
Over 37 not over 37½	6.90	62,714.48	4,703,586.00	6.82	79,450.83	761.57	3,845,465.00
Over 37½ not over 38	6.90	62,536.66	4,752,786.16	6.83	79,240.72	752.65	3,877,248.13
Over 38 not over 38½	6.90	62,365.73	4,802,161.21	6.84	79,038.25	743.96	3,909,115.00
Over 38½ not over 39	6.90	62,201.39	4,851,708.42	6.84	78,759.36	734.42	3,937,757.50
Over 39 not over 39½	6.91	62,115.83	4,907,150.57	6.84	78,487.53	725.13	3,966,400.00
Over 39½ not over 40	6.91	61,964.05	4,957,124.00	6.85	78,306.25	717.11	3,998,434.38
Over 40 not over 40½	6.91	61,818.05	5,007,262.05	6.85	78,047.76	708.26	4,027,118.75
Over 40½ not over 41	6.91	61,677.57	5,057,560.74	6.86	77,879.33	700.64	4,059,278.75
Over 41 not over 41½	6.90	61,469.00	5,101,927.00	6.86	77,633.22	692.20	4,088,005.00

Period	Annuity			EIP			
(years)	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 41½ not over 42	6.90	61,338.68	5,152,449.12	6.87	77,476.73	684.96	4,120,290.63
Over 42 not over 42½	6.90	61,213.23	5,203,124.55	6.87	77,242.13	676.90	4,149,058.75
Over 42½ not over 43	6.90	61,092.45	5,253,950.70	6.87	77,012.99	669.03	4,177,826.88
Over 43 not over 43½	6.90	60,976.15	5,304,925.05	6.88	76,872.87	662.30	4,210,280.00
Over 43½ not over 44	6.90	60,864.15	5,356,045.20	6.88	76,654.09	654.77	4,239,090.00
Over 44 not over 44½	6.90	60,756.27	5,407,308.03	6.88	76,440.22	647.42	4,267,900.00
Over 44½ not over 45	6.89	60,577.55	5,451,979.50	6.88	76,231.11	640.22	4,296,710.00
Over 45 not over 45½	6.89	60,477.24	5,503,428.84	6.89	76,110.34	634.11	4,329,372.50
Over 45½ not over 46	6.89	60,380.59	5,555,014.28	6.89	75,910.27	627.21	4,358,224.38
Over 46 not over 46½	6.88	60,212.10	5,599,725.30	6.89	75,714.50	620.47	4,387,076.25
Over 46½ not over 47	6.88	60,122.16	5,651,483.04	6.89	75,522.90	613.87	4,415,928.13
Over 47 not over 47½	6.88	60,035.46	5,703,368.70	6.89	75,335.33	607.41	4,444,780.00
Over 47½ not over 48	6.87	59,876.01	5,748,096.96	6.90	75,235.42	601.95	4,477,693.75
Over 48 not over 48½	6.87	59,795.26	5,800,140.22	6.90	75,055.54	595.75	4,506,587.50
Over 48½ not over 49	6.87	59,717.39	5,852,304.22	6.90	74,879.34	589.67	4,535,481.25
Over 49 not over 49½	6.86	59,565.95	5,897,029.05	6.90	74,706.69	583.71	4,564,375.00
Over 49½ not over 50	6.86	59,493.37	5,949,337.00	6.90	74,537.50	577.88	4,593,268.75

Note: 1. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current rate applying to the premature repayment of a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current rate applying to the premature repayment, a discount will be allowed.

Data Date: 07-Oct-2026

United Kingdom Debt Management Office

PWLB FIXED RATE LOANS
ESTIMATED REPAYMENT COSTS

Amount of Advance: 690,000.00

Period	Annuity			EIP			
(years)	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
1 year	-	0.00	0.00	-	0.00	0.00	0.00
Over 1 not over 1½	-	0.00	0.00	-	0.00	0.00	0.00
Over 1½ not over 2	5.51	184,542.35	738,169.40	5.50	191,475.00	4,743.75	737,437.50
Over 2 not over 2½	5.56	149,719.52	748,597.60	5.56	157,182.00	3,836.40	747,546.00
Over 2½ not over 3	5.61	126,550.28	759,301.68	5.60	134,320.00	3,220.00	757,620.00
Over 3 not over 3½	5.65	110,020.10	770,140.70	5.64	118,029.43	2,779.71	767,832.00
Over 3½ not over 4	5.69	97,653.24	781,225.92	5.68	105,846.00	2,449.50	778,182.00
Over 4 not over 4½	5.73	88,062.35	792,561.15	5.72	96,400.67	2,192.67	788,670.00
Over 4½ not over 5	5.76	80,394.46	803,944.60	5.75	88,837.50	1,983.75	799,106.25
Over 5 not over 5½	5.80	74,160.99	815,770.89	5.78	82,668.27	1,812.82	809,646.00
Over 5½ not over 6	5.83	68,967.58	827,610.96	5.81	77,544.50	1,670.38	820,289.25
Over 6 not over 6½	5.86	64,590.28	839,673.64	5.84	73,224.92	1,549.85	831,036.00
Over 6½ not over 7	5.88	60,833.62	851,670.68	5.86	69,502.71	1,444.07	841,627.50
Over 7 not over 7½	5.91	57,610.98	864,164.70	5.89	66,320.50	1,354.70	852,564.00
Over 7½ not over 8	5.94	54,805.58	876,889.28	5.91	63,514.50	1,274.34	863,310.75
Over 8 not over 8½	5.96	52,322.88	889,488.96	5.94	61,081.24	1,205.47	874,437.00
Over 8½ not over 9	5.99	50,147.79	902,660.22	5.96	58,895.33	1,142.33	885,339.00
Over 9 not over 9½	6.02	48,214.23	916,070.37	5.98	56,946.79	1,085.84	896,310.00
Over 9½ not over 10	6.04	46,464.64	929,292.80	6.01	55,234.50	1,036.73	907,712.25
Over 10 not over 10½	6.07	44,912.59	943,164.39	6.03	53,660.64	990.64	918,838.50
Over 10½ not over 11	6.09	43,491.12	956,804.64	6.05	52,236.14	948.75	930,033.75
Over 11 not over 11½	6.12	42,223.80	971,147.40	6.07	50,941.50	910.50	941,298.00
Over 11½ not over 12	6.15	41,072.59	985,742.16	6.09	49,760.50	875.44	952,631.25
Over 12 not over 12½	6.17	40,001.46	1,000,036.50	6.11	48,679.50	843.18	964,033.50
Over 12½ not over 13	6.20	39,042.95	1,015,116.70	6.14	47,721.46	814.73	975,970.50
Over 13 not over 13½	6.22	38,142.55	1,029,848.85	6.16	46,807.56	787.11	987,528.00
Over 13½ not over 14	6.25	37,336.55	1,045,423.40	6.18	45,963.86	761.46	999,154.50
Over 14 not over 14½	6.27	36,572.43	1,060,600.47	6.20	45,183.10	737.59	1,010,850.00
Over 14½ not over 15	6.30	35,889.28	1,076,678.40	6.22	44,459.00	715.30	1,022,614.50
Over 15 not over 15½	6.33	35,258.87	1,093,024.97	6.24	43,786.06	694.45	1,034,448.00
Over 15½ not over 16	6.35	34,653.03	1,108,896.96	6.26	43,159.50	674.91	1,046,350.50
Over 16 not over 16½	6.38	34,113.93	1,125,759.69	6.28	42,575.09	656.55	1,058,322.00
Over 16½ not over 17	6.40	33,591.01	1,142,094.34	6.30	42,029.12	639.26	1,070,362.50
Over 17 not over 17½	6.42	33,104.22	1,158,647.70	6.32	41,518.29	622.97	1,082,472.00
Over 17½ not over 18	6.45	32,674.56	1,176,284.16	6.34	41,039.67	607.58	1,094,650.50
Over 18 not over 18½	6.47	32,251.60	1,193,309.20	6.36	40,590.65	593.03	1,106,898.00
Over 18½ not over 19	6.49	31,856.76	1,210,556.88	6.38	40,168.89	579.24	1,119,214.50

Period	Annuity			EIP			
(years)	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 19 not over 19½	6.52	31,512.38	1,228,982.82	6.40	39,772.31	566.15	1,131,600.00
Over 19½ not over 20	6.54	31,167.75	1,246,710.00	6.42	39,399.00	553.73	1,144,054.50
Over 20 not over 20½	6.56	30,845.45	1,264,663.45	6.44	39,047.27	541.90	1,156,578.00
Over 20½ not over 21	6.58	30,543.90	1,282,843.80	6.45	38,681.07	529.82	1,168,428.75
Over 21 not over 21½	6.60	30,261.68	1,301,252.24	6.47	38,368.01	519.10	1,181,073.00
Over 21½ not over 22	6.62	29,997.48	1,319,889.12	6.49	38,072.32	508.88	1,193,786.25
Over 22 not over 22½	6.64	29,750.12	1,338,755.40	6.50	37,758.33	498.33	1,205,775.00
Over 22½ not over 23	6.66	29,518.52	1,357,851.92	6.52	37,494.00	489.00	1,218,609.00
Over 23 not over 23½	6.67	29,275.92	1,375,968.24	6.54	37,243.85	480.06	1,231,512.00
Over 23½ not over 24	6.69	29,072.78	1,395,493.44	6.55	36,972.50	470.78	1,243,638.75
Over 24 not over 24½	6.70	28,856.58	1,413,972.42	6.57	36,748.13	462.58	1,256,662.50
Over 24½ not over 25	6.72	28,678.55	1,433,927.50	6.58	36,501.00	454.02	1,268,875.50
Over 25 not over 25½	6.73	28,485.67	1,452,769.17	6.60	36,299.41	446.47	1,282,020.00
Over 25½ not over 26	6.75	28,329.91	1,473,155.32	6.61	36,073.73	438.55	1,294,319.25
Over 26 not over 26½	6.76	28,157.72	1,492,359.16	6.62	35,857.87	430.92	1,306,653.00
Over 26½ not over 27	6.77	27,994.95	1,511,727.30	6.64	35,685.78	424.22	1,319,970.00
Over 27 not over 27½	6.78	27,841.07	1,531,258.85	6.65	35,487.95	417.14	1,332,390.00
Over 27½ not over 28	6.80	27,722.71	1,552,471.76	6.66	35,298.43	410.30	1,344,844.50
Over 28 not over 28½	6.81	27,585.32	1,572,363.24	6.67	35,116.76	403.71	1,357,333.50
Over 28½ not over 29	6.81	27,428.06	1,590,827.48	6.68	34,942.55	397.34	1,369,857.00
Over 29 not over 29½	6.82	27,305.21	1,611,007.39	6.70	34,809.92	391.78	1,383,450.00
Over 29½ not over 30	6.83	27,189.13	1,631,347.80	6.71	34,649.50	385.83	1,396,059.75
Over 30 not over 30½	6.84	27,079.48	1,651,848.28	6.72	34,495.48	380.07	1,408,704.00
Over 30½ not over 31	6.85	26,975.94	1,672,508.28	6.73	34,347.53	374.49	1,421,382.75
Over 31 not over 31½	6.85	26,850.15	1,691,559.45	6.74	34,205.38	369.10	1,434,096.00
Over 31½ not over 32	6.86	26,757.82	1,712,500.48	6.74	34,034.25	363.33	1,445,722.50
Over 32 not over 32½	6.87	26,670.75	1,733,598.75	6.75	33,902.88	358.27	1,458,487.50
Over 32½ not over 33	6.87	26,560.25	1,752,976.50	6.76	33,776.55	353.36	1,471,287.00
Over 33 not over 33½	6.88	26,482.85	1,774,350.95	6.77	33,655.01	348.60	1,484,121.00
Over 33½ not over 34	6.88	26,381.32	1,793,929.76	6.78	33,538.06	343.99	1,496,989.50
Over 34 not over 34½	6.88	26,283.90	1,813,589.10	6.79	33,425.50	339.50	1,509,892.50
Over 34½ not over 35	6.89	26,219.32	1,835,352.40	6.79	33,282.64	334.65	1,521,605.25
Over 35 not over 35½	6.89	26,129.67	1,855,206.57	6.80	33,178.31	330.42	1,534,560.00
Over 35½ not over 36	6.89	26,043.59	1,875,138.48	6.81	33,077.83	326.31	1,547,549.25
Over 36 not over 36½	6.90	25,990.16	1,897,281.68	6.81	32,946.55	321.84	1,559,296.50
Over 36½ not over 37	6.90	25,910.84	1,917,402.16	6.82	32,853.32	317.96	1,572,337.50
Over 37 not over 37½	6.90	25,834.62	1,937,596.50	6.82	32,729.00	313.72	1,584,102.00
Over 37½ not over 38	6.90	25,761.37	1,957,864.12	6.83	32,642.45	310.05	1,597,194.75
Over 38 not over 38½	6.90	25,690.96	1,978,203.92	6.84	32,559.04	306.47	1,610,322.00
Over 38½ not over 39	6.90	25,623.26	1,998,614.28	6.84	32,444.15	302.54	1,622,121.00
Over 39 not over 39½	6.91	25,588.01	2,021,452.79	6.84	32,332.18	298.71	1,633,920.00
Over 39½ not over 40	6.91	25,525.49	2,042,039.20	6.85	32,257.50	295.41	1,647,116.25
Over 40 not over 40½	6.91	25,465.35	2,062,693.35	6.85	32,151.02	291.76	1,658,932.50
Over 40½ not over 41	6.91	25,407.48	2,083,413.36	6.86	32,081.63	288.62	1,672,180.50
Over 41 not over 41½	6.90	25,321.56	2,101,689.48	6.86	31,980.25	285.14	1,684,014.00

Period	Annuity			EIP			
(years)	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 41½ not over 42	6.90	25,267.87	2,122,501.08	6.87	31,915.79	282.16	1,697,313.75
Over 42 not over 42½	6.90	25,216.20	2,143,377.00	6.87	31,819.15	278.84	1,709,164.50
Over 42½ not over 43	6.90	25,166.44	2,164,313.84	6.87	31,724.76	275.60	1,721,015.25
Over 43 not over 43½	6.90	25,118.53	2,185,312.11	6.88	31,667.03	272.83	1,734,384.00
Over 43½ not over 44	6.90	25,072.40	2,206,371.20	6.88	31,576.91	269.73	1,746,252.00
Over 44 not over 44½	6.90	25,027.96	2,227,488.44	6.88	31,488.81	266.70	1,758,120.00
Over 44½ not over 45	6.89	24,954.33	2,245,889.70	6.88	31,402.67	263.73	1,769,988.00
Over 45 not over 45½	6.89	24,913.01	2,267,083.91	6.89	31,352.92	261.21	1,783,443.00
Over 45½ not over 46	6.89	24,873.20	2,288,334.40	6.89	31,270.50	258.38	1,795,328.25
Over 46 not over 46½	6.88	24,803.79	2,306,752.47	6.89	31,189.85	255.60	1,807,213.50
Over 46½ not over 47	6.88	24,766.74	2,328,073.56	6.89	31,110.93	252.88	1,819,098.75
Over 47 not over 47½	6.88	24,731.02	2,349,446.90	6.89	31,033.66	250.22	1,830,984.00
Over 47½ not over 48	6.87	24,665.34	2,367,872.64	6.90	30,992.50	247.97	1,844,542.50
Over 48 not over 48½	6.87	24,632.08	2,389,311.76	6.90	30,918.40	245.41	1,856,445.00
Over 48½ not over 49	6.87	24,600.00	2,410,800.00	6.90	30,845.82	242.91	1,868,347.50
Over 49 not over 49½	6.86	24,537.62	2,429,224.38	6.90	30,774.70	240.45	1,880,250.00
Over 49½ not over 50	6.86	24,507.72	2,450,772.00	6.90	30,705.00	238.05	1,892,152.50

Note: 1. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current rate applying to the premature repayment of a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current rate applying to the premature repayment, a discount will be allowed.

Tetbury Town Council Budget 2027/2028- Summary

	27-28	26-27	Difference	%	Month 12 2025-26
Income	**£568,094**	**£541,146**	**£26,948**	**5.0**	
Expenses					
General Running Costs	£465,000	£442,371	£22,629	5.1	£357,050.00
Building Costs	£10,000	£9,000	£1,000	11.1	£10,463.00
H.E.C Budget	£78,065	£82,545	-£4,480	-5.4	£52,364.00
Borrowing	£19,639	£19,639	£0	0.0	£19,639.00
VIC Budget	£24,400	-£6,000	£30,400	-506.7	
Police Museum Budget	£10,752	-£2,000	£12,752	-637.6	
Total	**£607,856**	**£545,555**	**£62,301**	**11.4**	
Budget Surplus / Deficit	**-£39,762**	**-£4,409**	**-£35,353**	**801.9**	
2025/26 Reserves	**£0**				
Estimated Reserves at end of 24/25	**-£39,762**				
Contingency %	**-6.54**				
This summary is based on an increase in the precept of:	**8.30%**				
This would mean a change of cost to a band D home of:	**£14.00**	**Per Year**			

Income

	27-28	26-27	Difference	%	Month 12 2025-26
Precept					
No Of Paying Homes**	2.853.8	2,803.8			£2,753.80
Precept (D)	£204.08	£190.08	£14.00	8.3	£176.00
Total Precept	**£559,594**	**£532,946**	**£26,648**	5.0	**£484,669.00**
Other Income					
Rent from Flat *	£7,500	£7,200	£300	4.2	£6,900.00
Office Rental	£1,000	£1,000	£0		£1,000.00
Total Other Income	**£8,500**	**£8,200**	**£300**	**3.7**	
Total	**£568,094**	**£541,146**	**£27,248**	**5.0**	**£492,569.00**

***Increase rental by £25 per month**

**These figures will not be confirmed until the end of the year from CDC

General Running

	27-28	26-27	Difference	%		Month 12 2025-26	
All Staff Costs *	310,000	299,723	10,277		3% increase	£227,051.00	
Staff Pensions	50,000	48,728	1,272	3		£48,728.00	
Staff Expenses	1,500	1,500	0	0		£1,480.00	
Training Costs	6,000	6,000	0	0		£3,132.00	
Telephone	7,000	4,750	2,250	47		£8,670.00	
Utilities	8,500	7,500	1,000	13		£6,844.00	
Insurance	7,500	7,000	500	7		£9,222.00	TTC and TRLRT
Office Supplies	3,500	3,500	0	0		£3,047.00	
Subscriptions	4,000	3,200	800	25		£3,072.00	
Audit Fees/Professional Fees	6,000	5,000	1,000	20		£14,772.00	
Legal Fees	5,000	5,000	0	0		£0.00	
IT	20,000	15,000	5,000	33		£18,639.00	
CIVIC Expenses	500	800	-300	-38		£272.00	
Election Costs	25,000	25,000	0	0		£7,972.00	
Publicity	1,500	3,500	-2,000	-57		£2,402.00	
Members Expenses	250	250	0	0		£0.00	
Power of General Competence	750	400	350	88		£547.00	
Heath and Safety Contract	3,000	5,520	-2,520	-46		£1,200.00	
Local Government Reorganisation	5,000	0	5,000	0		£0.00	
Budget Impact	**465,000**	**442,371**	**22,629**	**5**		**£357,050.00**	

* Increase set nationally

All Staff costs and pension costs includes - Administration and Grounds team

Building Costs

	27-28	26-27	Difference	%	Month 12 2025-26	
Building Repairs & Maintenance	£0	£0	£0		£1,855.00	Removed from EMR
Council Tax and Business Rates	£10,000	£9,000	£1,000	3.0	£8,608.00	
Budget Impact	**£10,000**	**£9,000**	**£1,000**	**11.1**	**£10,463.00**	

Heritage Environment & Community

	27-28	26-27	Difference	%	Month 12 2025-26	
Income						
Allotment Grant (S106)	£2,500.00	£2,500.00	£0.00	0	£2,500.00	
Allotment Income	£830.00	£700.00	£0.00	0	£830.00	
Town Centre Grant (S106)	£3,000.00	£3,000.00			£3,000.00	
Total	**£6,330.00**	**£6,200.00**	**£0.00**	**0**	**£6,330.00**	
Expenses						
Youth Services	£29,600.00	£29,600.00	£0.00		£29,600.00	
Defibrilators	£0.00	£0.00	£0.00	0.0	£2,375.00	Removed from CIL
Emergency Fund	£150.00	£250.00	-£100.00	-40.0	£57.00	
Holiday Youth Provision	£2,500.00	£2,500.00	£0.00	0.0	£2,704.00	
Citizens Advice Bureau	£1,500.00	£0.00	£1,500.00	0.0	£1,394.00	
Organisation Grants	£3,000.00	£3,000.00	£0.00	0.0	£0.00	
Christmas	£6,000.00	£6,000.00	£0.00	0	£64.00	
Open Spaces	£6,050.00	£6,050.00	£0.00	0	£4,439.00	
Allotments (SLA)	£2,500.00	£2,500.00	£0.00	0	£280.00	
Awards	£0.00	£500.00	-£500.00	0	£0.00	
St Saviours Water	£115.00	£115.00	£0.00	0.0	£98.00	
Projects	£1,500.00	£1,500.00	£0.00		£3,767.00	
Town Crier	£650.00	£650.00	£0.00	0.0	£650.00	
New Bunting	£0.00	£1,500.00	-£1,500.00		£0.00	
Bunting Installation	£500.00	£1,000.00	-£500.00		£1,000.00	
Vehicle Payments & Repairs	£3,520.00	£3,520.00	£0.00	0.0	£2,078.00	
Vehicle Tax and Insurance	£1,100.00	£1,100.00	£0.00	0.0	£483.00	
Equipment & Repairs	£3,500.00	£3,500.00	£0.00	0.0	£1,879.00	
Fuel	£3,000.00	£2,000.00	£1,000.00	50.0	£1,095.00	
Planting	£1,900.00	£1,900.00	£0.00	0.0	£1,257.00	
Tree Maintenance**	£14,000.00	£10,000.00	£4,000.00	40.0	£5,251.00	
Clothing	£660.00	£660.00	£0.00	0.0	£636.00	
Playground Inspection and Repair*	£2,000.00	£2,000.00	£0.00	0.0	£981.00	
Van		£8,300.00	-£8,300.00		£0.00	
Staff Mobile Phones	£650.00	£600.00	£50.00			Part of telephones
Total Expenses	**£84,395.00**	**£88,745.00**	**-£4,350.00**	**-4.9**		
Budget Impact	**£78,065.00**	**£82,545.00**	**-£4,480.00**		£60,088.00	

*Underspends will be carried forward

** Increased due to Tree Survey being carried out in 2027

Borrowing

	27-28	26-27	Difference	%	Month 12 2025-26
PWLB Repayments (Goods Shed)	£19,639	£19,639	£0	0	£19,638.00
Budget Impact	**£19,639**	**£19,639**	**£0**		

Expires 20th June 2041

This will increase considerably should a new burial ground be sought and built

Potential annual costs between £70,000 - £142,993

These figures will need to be factored into the precept request

VIC

	27-28	26-27	Difference	%	Notes	Month 12 2025-26
Income						
Trading Income	6,000	6,000	0	0.0		
Totals	**6,000**	**6,000**	**0**	**0.0**		
Expenditure						
Staff Costs	26,500	24,954	1,546		4% increase	£23,944.00
Stock*	3,500	5,400	-1,900	-35.2		
IT	400	1,000	-600	-60.0		
Total Expenditure	**30,400**	**31,354**	**-954**	**-3.0**		
Budget Impact	**24,400**	**25,354**	**-954**	**-3.8**		

*Some items are sale or return

Police Museum

	27-28	26-27	Difference	%	Month 12 2025-26
Income					
Donations	0	1,000	-1,000		£2,229.00
Grants	0	500	-500		£3,690.00
Other	0	500	-500		£0.00
Totals	**0**	**2,000**	-2,000		**£5,919.00**
Expenditure					
Collections Care / Packaging	1,000	1,000	0	0.0	£0.00
Misc Expenses	750	250	500	200.0	£0.00
Insurance	750	750	0	0.0	£1,281.00
Training	300	300	0	0.0	£169.00
Publicity	350	350	0	0.0	£1,206.00
Outreach / Education	500	500	0	0.0	£1,728.00
Remedial Conservation	1,000	1,000	0	0.0	
Shop	0	250	-250	0.0	
Memberships	250	250	0	0.0	£408.00
Projects	1,000	0	1,000		
Honorarium	4,750	4,750	0	0.0	£4,853.00
Bank charges*	102	102	0		£111.00
Grant Expenditure		7,317			
Total Expenditure	**10,752**	**16,819**	**-6,067**	**-36.1**	
Budget Impact	**10,752**	**14,819**	**-4,067**	**-27.4**	**£9,756.00**

Reserves

Current Emergency Reserves	**100,691**
Actual % Emergency Reserves	**17**
Expected % Emergency Reserve	**20**
Estimated Free Reserves 04/2027	
Proposed Reserve Transfers	
Building Fund	0
Increase Emergency Reserves	0
Total Transfers	**0**
Excess Reserves Carried into 2027/28	**0**
Optional Reserves	
Burial Fund	
Total Optional Reserves	**0**
Reserves Including Optional Reserves	**0**
Emergency Reserves for 2027/28	**100,691**