



Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
Tel: 01938 553142 Email: office@welshpooltowncouncil.gov.uk

Agenda & Summons

Operations & Development Committee - 13/05/2026 6:30pm

7th May 2026

To: Councillor(s) Dr Ben Gwalchmai, David France, Estelle Bleivas, Nick Howells, Phil Owen, Phil Pritchard (Chair), Sally Fitzgerald (Vice Chair)

Dear Councillor,

You are hereby summoned to attend a meeting of the Operations & Development Committee of Welshpool Town Council which will be held on Wednesday 13th May 2026 in the Council Chamber, Welshpool Town Hall at 6:30pm to transact the business outlined below.

Yours sincerely,

Richard T Williams LLB (Hons)
Town Clerk, RFO & Proper Officer

In accordance with the [Local Government and Elections \(Wales\) Act 2021](#), this meeting is available by remote means. Please visit <https://us02web.zoom.us/j/83476819838?pwd=5gtVGfxjYgILdDbh0mc7O5h5fw0UE9.1> to join online or use Zoom Meeting ID 834 7681 9838 and passcode 707104.

Agenda

1. WELCOME, CODE OF CONDUCT AND APOLOGIES FOR ABSENCE

To welcome Councillors and members of the public, to remind attendees to show respect for all throughout the meeting in line with the obligations of the Code of Conduct, and to receive and, if appropriate, approve apologies for absence. [Section 4(b), Code of Conduct; Section 85(1), Local Government Act 1972]

2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

To receive declarations of interest and, if appropriate, consider any relevant dispensations. [Part III, Local Government Act 2000]

[Appendix A]

3. PUBLIC PARTICIPATION

To receive members of the public who wish to address the meeting, in respect of any item of business included in the agenda. No resolutions may be made under this item and should relate only to matters of Council policy or practice, and not individual affairs of the questioner or any other named person. [Para. 27A, Sch 12, Local Government Act 1972]

4. MINUTES AND MATTERS ARISING

4.1. Previous Minutes

To approve and sign as a correct record, the minutes from the meeting of the Operations & Development Committee on 08/04/2026. [Para. 35(1), Sch 12, Local Government Act 1972]

[Appendix B]

4.2. Matters Arising

To report for information purposes only matters arising from the Operations & Development Committee on 08/04/2026.

5. LAND AND BUILDINGS

5.1. STRI Report

To note the contents of the recent STRI Report for Maes y Dre.

[Appendix C]

5.2. General Update

To receive, and resolve if desired, an update from the Operations Manager in respect of Council land and buildings.

5.3. Biodiversity Action Plan

To consider the draft Biodiversity Action Plan for 2026-2028 and recommend adoption. [Section 6, Environment (Wales) Act 2016]

[Appendix D]

5.4. Trees

To consider obtaining a tree survey for all Council land and to authorise officers to obtain quotations for works to trees at Vicarage Gardens.

6. SERVICES

6.1. Bookings Q4

To consider the report from the Town Clerk in respect of bookings in Q4 2025/2026 and;
To consider the request from Dyfed Powys Police to allow the Corn Exchange free of charge on the 25th June 2026 for an information day.

[Appendix E]

6.2. Markets

To receive an update in respect of the indoor and outdoor market from the Events and Market Manager.

6.3. The Hub - April 2026

To receive an update from the Community Services Manager in respect of the Hub.

[Appendix F]

6.4. Allotments

To receive an update from the Community Services Manager in respect of allotments.

6.5. Community Fridge

To receive an update from the Town Clerk in respect of the Community Fridge.

[Appendix H]

7. BUSINESS PLANNING & FINANCIAL MATTERS

7.1. Interim Strategic Plan Action Plan

To consider the approved committee Interim Strategic Plan action plan.

[Appendix I]

7.2. Budget and Committee Finance (Month 1)

To consider the current spending position against the budget for the committee for April 2026 (Month 1).

[Appendix J]

8. PROJECTS & NEW DEVELOPMENTS

8.1. Town Hall Transformation

To receive an update in respect of the Town Hall Transformation project.

8.2. Welshpool Town Centre Improvement

To receive a verbal update in respect of the Welshpool Town Centre Improvement Project.

8.3. Changing Places

To receive a verbal update in respect of the changing places project

8.4. Maes y Dre Alternative Premises

To receive a verbal update in respect of the Maes y Dre Alternative Premises project.

8.5. Oldford Estate - Play Provision

To receive a verbal update in respect of play provision at Oldford Estate.

9. OTHER MATTERS

9.1. Asset Register

To note the summary of the Council's Asset Register as of 31st March 2026.

[Appendix K]

10. ITEMS FOR FUTURE AGENDA & DATE OF NEXT MEETING

To receive items for consideration by the Town Clerk for future agendas and to note that the next meeting of Operations & Development Committee will be held on 10th June 2026 at 6:30pm.

11. CONFIDENTIAL SESSION - EXCLUSION

To resolve, if required, that members of the public and press be requested to leave the meeting by reason of the confidential nature of the business about to be transacted. [Section 1(2), Public Bodies (Admission to Meetings) Act 1960]

12. BERRIEW ST TOILETS [CONFIDENTIAL]

To consider the report from the Town Clerk in respect of Berriew St Toilets. [Confidential - information related to the financial or business affairs of a person and/or the authority.]

Confidential Document [Appendix L]

Appendix A



Cyngor Tref y Trallwng | Welshpool Town Council Declaration of Interests Flowchart

What matters are being discussed at the meeting?

Do any relate to my interests?

- A Does it affect my entries in the Register of Interests?
- OR**
- B Does it affect the well being or financial position of me, my partner, my relatives or my friends or my, my partner's, my relatives' or my friends':
- jobs, employers or businesses;
 - companies in which I or they are a director or where I or they have a shareholding of more than £5,000 (nominal/face value);
 - business partnerships; and
 - the following organisations where I or they hold a position of general control or management:
 - other bodies where I or they represent the authority;
 - other public authorities;
 - companies, industrial and provident societies and charitable bodies;
 - bodies whose main purpose is to influence public opinion or policy; and
 - trade unions or professional associations

More than other people in the authority's area?

NO

YES

**Disclose the
existence & nature
of your interest**

You may have a
personal interest in
the matter

Would a member of the public – If he or she knew all the facts – reasonably think that personal interest was so significant that my decision on the matter would be affected by it?

NO

**You can
participate in
the meeting
and vote**

YES

You may have a
prejudicial interest

This matter relates to:

- another authority of which I am a member;
- another public authority in which I hold a position of general control or management;
- other bodies where I represent the authority;
- statutory sick pay where I am in receipt of, or are entitled to, such pay from my authority; or
- allowances or payments made under sections 141-160 of the Local Government (Wales) Measure 2011

NO

**Also, withdraw from
the meeting by
leaving the room or
chamber. Do not try
to improperly
influence the decision**

**And, considering whether or not it is
appropriate I participate in the decision
making, do I regard myself as not
having a prejudicial interest?**

YES

Personal Interest

Prejudicial Interest

LOCAL GOVERNMENT ACT 2000

MEMBERS' CODE OF CONDUCT –PARAGRAPH 11 (4)
PARAGRAPH 14 (3) (b) (ii)

NOTIFICATION IN RESPECT OF:-

(1) PERSONAL INTEREST ORALLY DISCLOSED AT MEETING

[(2) DISPENSATION RELIED UPON AT MEETING]

1.	NAME OF MEMBER:	
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2. DATE AND DETAILS OF MEETING AT WHICH ORAL DISCLOSURE OF PERSONAL INTEREST MADE:

DATE:	
MEETING:	

3. AGENDA ITEM NUMBER AND BUSINESS TO WHICH THE PERSONAL INTEREST RELATES :

AGENDA ITEM:	
BUSINESS CONSIDERED:	

4. DETAILS OF PERSONAL INTEREST

(Insert ALL category number(s) referred to in the accompanying guidance notes that apply together with any Additional Detail): If this involves SENSITIVE information give details of the agreement of the Monitoring Officer allowing you to simply disclose the EXISTENCE of the interest

--

5. PREJUDICIAL INTEREST

Complete sections (a), (b), (c) and (d) in the box below by deleting those sections and words in square brackets as appropriate.

The personal interest detailed in Section 4 above:-

[(a) Is NOT a prejudicial interest because the business concerned relates to [another relevant authority of which I am also a member] [another public authority or body exercising functions of a public nature in which I hold a position of general control or management] [a body to which I have been elected, appointed or nominated by my Council] [my role as a non LEA School Governor and the business does not relate to my school] [my role as a member of the Local Health Board] AND the business does not relate to the determination of any approval, consent, licence, permission or registration]

[(b) Is NOT a prejudicial interest because (under the objective, public perception test in Paragraph 12 (1) of the Members' Code of Conduct) it WOULD NOT be regarded as so significant that it is likely to prejudice my judgement of the public interest].

[(c) Is NOT a prejudicial interest because the business relates to a grant, loan or other form of financial assistance to community or voluntary organisations up to £500].

[(d) IS ALSO A PREJUDICIAL INTEREST because (under the objective, public perception test in Paragraph 12 (1) of the Members' Code of Conduct) it WOULD BE regarded as so significant that it is likely to prejudice my judgement of the public interest].

6. IF YOU HAVE A PREJUDICIAL INTEREST IN RESPECT OF WHICH YOU HAVE THE BENEFIT OF A DISPENSATION GRANTED BY THE STANDARDS COMMITTEE/SUB-COMMITTEE YOU MUST ALSO COMPLETE THE BOX BELOW.

DATE OF MEETING OF THE STANDARDS COMMITTEE/SUB-COMMITTEE	
EXACT WORDING OF DISPENSATION [As an alternative you may simply attach the letter (or a copy) from the Standards Committee/Sub-Committee notifying you of the grant of dispensation]	

7. DATE AND SIGNATURE:

DATE:	
SIGNATURE:	

This written notification, fully completed, dated and signed must be given BEFORE or IMMEDIATELY AFTER the close of the meeting to the Clerk.

V:\WLEGAL\CLARENCE\STANDARDS\TOWN AND COMMUNITY COUNCILS – DECLARATION OF INTEREST (VERSION 2)

Appendix B



Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
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DRAFT

Minutes of the Operations & Development Committee held on 08/04/2026 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor David France
Councillor Nick Howells
Councillor Phil Owen
Councillor Phil Pritchard (Chair)

Apologies for absence:

Councillor Dr Ben Gwalchmai
Councillor Sally Fitzgerald

Absent:

Councillor Estelle Bleivas

Also in attendance:

Councillor Revd William Rowell
Richard Williams - Town Clerk & Responsible Finance Officer
2 member(s) of the public / press

OD080426/1. WELCOME, CODE OF CONDUCT AND APOLOGIES FOR ABSENCE

The Chair welcomed all to the meeting. Apologies for absence were received from Cllr Sally Fitzgerald and Cllr Ben Gwalchmai.

OD080426/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

OD080426/3. PUBLIC PARTICIPATION

None.

OD080426/4. MINUTES AND MATTERS ARISING

OD080426/4.1 Previous Minutes

The Chair raised a query regarding OD110326/8.4 and proposed an amendment to change out the minute wording however this was not seconded.

RESOLVED

To approve the minutes from the meeting of the Operations & Development Committee on 11/03/2026.

WTCM617 - Proposed by Cllr Phil Owen, seconded by Cllr Nick Howells

OD080426/4.2 Matters Arising

The Town Clerk updated that most items had been completed however some were still left to be actioned.

OD080426/5. LAND AND BUILDINGS

OD080426/5.1 General Update

The Operations Manager updated councillors on general activities, including:

- Town Hall - lots of bookings had taken place over the last month but all went well. Market Door service booked in for 15th April. Market WiFi being installed this week. Lighting protection serviced along with visit from Vodaphone scheduled for 8th April.
- Outdoor Spaces - grass cutting had now commenced and all areas had received a first cut however a lot of areas were already due another cut due to the weather - the new mower has helped tremendously.
- Day Centre - all remedial electrical work now taken place.
- Van - MoW van has been booked in for repairs.
- Maes y Dre - pot holes filled in, spraying on waste land area had been completed and STRI report completed. A new defib case is also due to be installed as the current one has cracked.
- Office - toilet works booked in.
- Changing Places - TPG due to service equipment shortly.
- WIC - sliding door control panel to be replaced.
- Fire - annual fire survey done with extinguishers replaced where required.

OD080426/5.2 Motte and Bailey (Domen Castell)

The Town Clerk gave an update and informed members that the correct insurance has now been obtained for the site and that officers were still exploring grants to complete some of the proposed works. The new budget for this year contains provision for CCTV and low level repairs.

OD080426/5.3 Litter Bins & Waste Collection

The Town Clerk summarised the report and explained the new bin locations. A discussion was had regarding dog waste in the town and the Town Clerk reaffirmed the commitment to ISP Action DO to launch a Dog Friendly campaign in Spring.

RECOMMENDED

Approve the proposed changes to bin provision, resulting in a revised total of 54 bins, together with the installation of additional dog waste bins and bag dispensers at the locations outlined in the report.

WTCM620 - Proposed by Cllr Phil Owen, seconded by Cllr Phil Pritchard

OD080426/6. SERVICES

OD080426/6.1 Markets

The Town Clerk summarised the minutes of the meeting and invited questions.

OD080426/6.2 The Hub - March 2026

The Town Clerk summarised the report and invited questions. Cllr Nick Howells reported that a medical emergency had taken place but was handled extremely well.

OD080426/7. BUSINESS PLANNING & FINANCIAL MATTERS

OD080426/7.1 Interim Strategic Plan Action Plan

The Town Clerk gave an update on progress and advised that on Action MA2 consents had now been obtained and will be progressing shortly.

OD080426/7.2 Budget and Committee Finance (Month 12)

The Town Clerk summarised the report and went through each cost centre and explained the variances and under/over spends. The finishing income vs expenditure for the committee was an overspend of £10,728.

OD080426/8. PROJECTS & NEW DEVELOPMENTS

OD080426/8.1 Community Fridge

The Town Clerk gave an update on the Community Fridge and explained that during March a total of 35kg had been saved from landfill and diverted into the fridge and that officers are progressing relationships with Aldi and Tesco. The Town Clerk reported that a £248 underspend in the project had been flagged up by Powys but they advised buying non-perishable food with the remaining monies.

OD080426/8.2 Town Hall Transformation

The Town Clerk gave an update on the Town Hall Transformation project and invited questions.

OD080426/8.3 Town Centre Transformation

The Town Clerk explained the need to establish a Welshpool Town Centre Improvement Project Board to help co-ordinate works which were to be funded under the Pride in Place Impact Fund.

RECOMMENDED

That a Project Board of Cllrs Phil Pritchard, Phil Owen, Nick Howells, Estelle Bleivas and William Rowell be established to oversee the implementation of the Welshpool Town Centre Improvement Project and give recommendations to Council as required.

WTCM619 - Proposed by Cllr Phil Pritchard, seconded by Cllr Phil Owen

OD080426/8.4 Changing Places

Cllr Nick Howells spoke about the history of the project and asked for an update on how it was progressing. The Town Clerk and the Operations Manager gave an update and explained due to lack of budget in 25/26 no works could be achieved however in 26/27 a budget of £1000 had been allocated and next steps was to install the new sink and the facility should be ready to open.

Members asked that Cllr Nick Howells and Justine Baldwin (Director of Education, Diocese of St Asaph) be involved in the opening of the facility due to his original proposal to install one.

RECOMMENDED

To organise an official opening of the Changing Places facility once completed and to invite Cllr Nick Howells and Justine Baldwin as guests of honour.

WTCM618 - Proposed by Cllr Phil Owen, seconded by Cllr Phil Pritchard

OD080426/8.5 Maes y Dre Alternative Premises

The Town Clerk gave an update and indicated that planning permission would be required.

OD080426/9. ITEMS FOR FUTURE AGENDA & DATE OF NEXT MEETING

The next meeting of Operations & Development Committee will be held on 13th May 2026 at 6:30pm

OD080426/10. CONFIDENTIAL SESSION - EXCLUSION

RESOLVED

That members of the public and press be requested to leave the meeting by reason of the confidential nature of the business about to be transacted.

WTCM621 - Proposed by Cllr Phil Pritchard, seconded by Cllr Phil Owen

OD080426/11. BERRIEW STREET TOILETS [CONFIDENTIAL]

The Town Clerk gave an update on negotiations with Powys County Council.

The meeting finished at 19:53.

Signed:

Dated:

Councillor Phil Pritchard (Chair)

Decision/Action Log

ID		Assigned
WTCM617	RESOLUTION OD080426/4.1 Previous Minutes To approve the minutes from the meeting of the Operations & Development Committee on 11/03/2026.	Town Clerk & Responsible Finance Officer
WTCM618	RECOMMENDATION OD080426/8.4 Changing Places To organise an official opening of the Changing Places facility once completed and to invite Cllr Nick Howells and Justine Baldwin as guests of honour.	Town Clerk & Responsible Finance Officer
WTCM619	RECOMMENDATION OD080426/8.3 Town Centre Transformation That a Project Board of Cllrs Phil Pritchard, Phil Owen, Nick Howells, Estelle Bleivas and William Rowell be established to oversee the implementation of the Welshpool Town Centre Improvement Project and give recommendations to Council as required.	Town Clerk & Responsible Finance Officer

ID		Assigned
WTCM620	RECOMMENDATION OD080426/5.3 Litter Bins & Waste Collection Approve the proposed changes to bin provision, resulting in a revised total of 54 bins, together with the installation of additional dog waste bins and bag dispensers at the locations outlined in the report.	Town Clerk & Responsible Finance Officer
WTCM621	RESOLUTION OD080426/10 Confidential Session - Exclusion That members of the public and press be requested to leave the meeting by reason of the confidential nature of the business about to be transacted.	Town Clerk & Responsible Finance Officer

Appendix C

Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
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Document / Report #677

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	STRI Report - May 2026
Date	7th May 2026

1. Purpose

1. To provide Members with a summary of the independent sports turf assessment undertaken at Maes y Dre Recreation Ground by STRI Group Ltd and to seek direction regarding future maintenance priorities and investment requirements.

2. Background

1. Welshpool Town Council commissioned STRI Group Ltd, a nationally recognised sports surface consultancy, to undertake an annual inspection and appraisal of the playing surfaces and bowling greens at Maes y Dre Recreation Ground and associated facilities.
2. The site visit took place on 17th March 2026 and included inspections of all of Maes y Dre including the greens.

3. Summary of findings

1. The report concludes that, despite significant pressures from weather and high levels of usage, the playing surfaces across Maes y Dre continue to maintain generally good grass coverage and remain serviceable community sports facilities.
2. The consultant specifically recognised the efforts of the Council's grounds maintenance team, stating "The maintenance team actually do a great job holding as many grass plants as they can on this, and on all of the sites playing pitches."
3. The report also referred to "remarkable grass cover in very challenging conditions" on some areas of the site.
4. Challenges identified include:
 1. Organic matter build-up across pitches is restricting drainage and contributing to soft and slippery surfaces.
 2. Heavy usage and adverse weather have caused wear and plant loss across several pitches.
 3. The first team pitch is described as being under "severe pressure" and requiring rest and recovery time.

4. Goalmouths and junior pitches are particularly worn.

4. Recommended Actions

1. The report identifies organic matter accumulation as one of the most significant issues across the site and recommended actions include increases scarification, aeration and top dressing.
2. The consultant recommends increasing deeper aeration works using specialist machinery such as verti-draining.
3. More regular interseeding.
4. These actions will be addressed through the End of Season Works.

5. Links to Strategic Objectives and Interim Strategic Plan

1. OS1 - Audit all play areas, pitches, open spaces and income generation.

6. Resource & Legal Implications

1. The budget for End of Season works for 2026/27 is £23,000. A process is currently underway to obtain quotations for consideration by Council.

7. Specific Implications

1. **Crime and Disorder** - N/A (Crime and Disorder Act 1998).
2. **Biodiversity** - turf management can support biodiversity objectives (Environment (Wales) Act 2016).
3. **Well-being** - N/A (Well-being of Future Generations (Wales) Act 2015).
4. **Risk Management** - N/A.

8. Recommendation

1. None.

9. Decision

1. To note for information only.

Appendix D

Community & Town Councils

Biodiversity Action Plan

Environment (Wales) Act 2016 Part 1 – Section 6 The Biodiversity and Resilience of Ecosystems Duty

Name of Community & Town Council:	Welshpool Town Council
Council type (Group 1, 2 or 3 for NRAP Objectives):	Group 2
Introduction and Context	
Welshpool Town Council serves a rural market town of approximately 6,500 residents and is responsible for the management and maintenance of a wide range of public assets, including parks, play areas, amenity land, civic buildings and community facilities. The Council directly manages or influences approximately 64 acres of land, including Maes y Dre Recreation Ground, Burgess Lands, Dol y Felin, Little Henfaes, the Country Park, Vicarage Gardens, the Town Hall, as well as Lower Powis Castle Park through agreement. Through its responsibilities for land management, procurement, events, community engagement and partnerships, the Council is well placed to contribute to biodiversity enhancement at a local level. The Council is subject to the Environment (Wales) Act 2016 and the Well-being of Future Generations (Wales) Act 2015, and recognises its duty to maintain and enhance biodiversity and promote ecosystem resilience. This plan covers 2026-2028 with the next Section 6 report issued in December 2028.	

NRAP Objective	Biodiversity objectives	Action planned	Time scale	Monitored by:
1	-embed biodiversity into decision making & procurement	- Continue to report on biodiversity implications in all written reports - Continue to reduce paper use through digital systems and e-Invoicing.	Short term	Town Clerk / Committees



		Maintain preference for local procurement where possible to reduce environmental impacts.		
	-raise awareness of biodiversity & its importance	- Improve communication with the public around biodiversity initiatives e.g. No Mow May - Use signage, social media and seasonal messaging to explain environmental works. - Support community events and volunteer days focused on biodiversity. - Look to entering some Council owned land into the Green Flag award (long term).	Short term	Town Clerk / Communications / Committees
2	-safeguard principal species and habitats	- Create a tree map of Council land including species identification. - Commission a professional tree survey every 3 – 5 years to assess health and risk. - Install additional bat boxes, bird boxes and explore swift boxes on suitable buildings and sites. - Continue reduced mowing regimes to support pollinators and wildlife.	Short term Medium term Ongoing	Operations Team / Town Clerk / Committees
3	-restore & create habitats and resilient ecological networks	- Explore pollinator-friendly planting across the Welshpool Information Centre, bus station planters and hanging baskets in town centre. - Ensure that planting schemes align visually with ongoing works on Town Centre Improvements. - Prioritising town centre planting schemes which increase ecological networks.	Short to medium term	Operations Team / Committees



		• Create attractive insect hotels and dead hedges using natural materials. • Install a sedum roof in Maes y Dre works. • Continue tree planting and habitat creation across land.		
4	-tackle negative factors: for e.g. reduce pollution, use nature based solutions, address invasive species	• Baseline waste streams including waste collected by us and PCC. • Continue improving recycling including food waste and material separation where possible. • Explore feasibility for biodigester for grass cuttings with potential to reduce waste and generate heat. • Investigate opportunities to further reduce single-use items across all services. • Continue use of EV vehicles and look to replace Council vehicles with EV where possible.	Short to medium term	Operations Team / Town Clerk
5	-use, improve, and share evidence	• Introduce simple monitoring indicators e.g. number of trees, habitat boxes, pollinator areas which support citizen science and community engagement • Investigate grant funding to support biodiversity projects. • Improve internal recording of environmental actions and outcomes.	Short term	Town Clerk
6	-support capacity and/or other organisations	• Engage with partners and local volunteer groups on projects. • Identify and engage with partners including Montgomeryshire Wildlife Trust, CAT, Canal & River Trust, TRAMPS and others. • Support community groups maintaining plants and green spaces.	Ongoing	Town Clerk



		Support groups adopting planters		
	Additional environmental improvements	- Investigate use of existing rainwater harvesting systems - Explore wider opportunities for renewable energy. - Explore possible public EV chargers at Council owned parking spaces.	Short term	Operations Team / Town Clerk

Annual review of the Biodiversity Action Plan		Date reviewed:	
What has worked well?			
What have the barriers been?			
What will you change?			

Next review due:	
Approved by Council on:	



Group	Description of organisation relative to biodiversity. Organisations:	Minimum Actions	Examples	NRAP objectives for Action Reporting (see template Annex 1)
1	- that own or occupy an office building only and - whose functions are not directly connected to biodiversity and/or land management.	Actions related to buildings management, procurement, sustainability, awareness raising, training, or in partnership with other organisations	Commissions, DVLA	NRAP objectives 1, 4, 6
2	- that own, occupy or manage land their own buildings and grounds, - whose functions are connected with biodiversity and/or land management, or - that can influence those who own or manage land.	As per Group 1 above PLUS grounds management, cascading funding criteria, providing education and training	Public Health Wales, Universities, Sport Wales	NRAP objectives 1,4,6 as above NRAP objectives 2, 3, 5 relating to own grounds
3	that own or manage land beyond their own grounds, whether their functions are connected with biodiversity and/or land management or not.	As per Groups 1 and 2 above PLUS land management to maintain and enhance biodiversity, and promote the resilience of ecosystems.	Dŵr Cymru, Local Authorities, NRW, Welsh Government	All NRAP objectives

The **Nature Recovery Action Plan for Wales (NRAP)** sets out six objectives for reversing the decline of biodiversity which should be used to help develop and guide actions to comply with the section 6 duty:

The **6 objectives** to maintain and enhance biodiversity are:

- Objective 1:** Engage and support participation and understanding to embed biodiversity throughout decision making at all levels
- Objective 2:** Safeguard species and habitats of principal importance and improve their management
- Objective 3:** Increase the resilience of our natural environment by restoring degraded habitats and habitat creation
- Objective 4:** Tackle key pressures on species and habitats
- Objective 5:** Improve our evidence, understanding and monitoring
- Objective 6:** Put in place a framework of governance and support for delivery



Grŵp	Disgrifiad o sefydliad mewn perthynas â bioamrywiaeth	Camau Gweithredu Sylfaenol	Enghreifftiau	Amcanion NRAP ar gyfer Adrodd ar gamau Gweithredu (Gweler Templedi)
	Sefydliadau:			
1	- sy'n berchen neu'n meddiannu adeilad swyddfa yn unig - ac nad yw eu swyddogaethau'n gysylltiedig yn uniongyrchol â bioamrywiaeth a/neu reoli tir.	Camau sy'n gysylltiedig a rheoli adeiladau, caffael, cynaliadwyedd, codi ymwybyddiaeth, hyfforddiant, neu mewn partneriaeth â sefydliadau eraill.	Comisynau, DVLA	Amcanion NRAP: 1, 4, a 6
2	- sy'n berchen yn meddiannu neu'n rheoli eu adeiladau a'u tir eu hunain, - y mae eu swyddogaethau'n gysylltiedig a bioamrywiaeth a/neu reoli tir, neu - sy'n gallu dylanwadu ar y rhai sy'n berchen ar dir neu'n rheoli tir.	Fel Grŵp 1 uchod A rheoli tir, rhaeadru meini prawf cyllido, darparu addysg a hyfforddiant	Iechyd Cyhoeddus Cymru, Prifysgolion, Chwaraeon Cymru	Amcanion NRAP: 1,4, a 6 <i>fel uchod</i> + Amcanion NRAP: 2, 3, a 5 <i>yn ymwneud â thir y sefydliad</i>
3	sy'n berchen ar dir neu'n rheoli tir y tu hwnt i'w tir eu hunain, waeth a yw eu swyddogaethau'n gysylltiedig â bioamrywiaeth a/neu reoli tir ai peidio.	Fel Grwpiau 1 a 2 uchod A rheoli tir er mwyn cynnal a gwella bioamrywiaeth, a hyrwyddo cydnheredd ecosystemau.	Dŵr Cymru, Awdurdodau Lleol, CNC, Llywodraeth Cymru	Holl amcanion NRAP: 1,2,3,4,5 a 6

Mae **Cyllun Gweithredu Adfer Natur Cymru (NRAP)** yn gosod chwe amcan ar gyfer gwrthdroi dirywiad bioamrywiaeth a dylid eu defnyddio i helpu i ddatblygu ac arwain gweithredoedd i gydymffurfio â dyletswydd adran 6:

Y **6 amcan** i gynnal a gwella bioamrywiaeth yw:

- Amcan 1:

Ymgysylltu a chynorthwyo cyfranogi a dealltwriaeth er mwyn gwreiddio bioamrywiaeth ledled y penderfyniadau a wneir ar bob lefel
- Amcan 2:

Diogelu'r rhywogaethau a'r cynefinoedd pwysicaf, a gwella'r modd y'u rheolir
- Amcan 3:

Cynyddu cydnherthedd ein hamgylchedd naturiol trwy adfer cynefinoedd a ddiraddiwyd, a chreu cynefinoedd
- Amcan 4:

Mynd i'r afael â'r pwysau allweddol sydd ar rywogaethau a chynefinoedd
- Amcan 5:

Gwella ein tystiolaeth, ein dealltwriaeth a'n systemau monitro
- Amcan 6:

Sefydlu fframwaith llywodraethu a chymorth ar gyfer cyflenwi

Appendix E

Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
Tel: 01938 553142 Email: office@welshpooltowncouncil.gov.uk

Document / Report #667

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	Bookings - Q4 2025
Date	1st May 2026

1. Purpose

1. To provide Members with an update on bookings taken during Quarter 4 (1 January – 31 March 2026), highlighting usage levels across Council facilities and summarising income generated, including a comparison with Quarter 3.

2. Data

1. Quarter 4 continued to show strong utilisation of Council facilities, with a notable increase in income compared to Quarter 3, driven primarily by higher-value bookings in the Assembly Room and sustained demand in the Corn Exchange.
2. Recorded income equates to £6,217.40 (Assembly Room - £2,936, Corn Exchange - £2,329.40, Ann Holloway Centre - £315 and others).
3. Ann Holloway Centre
 1. The Ann Holloway Centre continued to support community activity, with evening bookings in the Conservatory generating £315 during the quarter.
 2. Regular evening classes were held in the Conservatory generating £315 during the quarter.
 3. The Town Council's operations ceased at the Day Centre on the 16th February 2026.
4. Town Hall - Assembly Room
 1. The Assembly Room was again the primary income-generating space, producing £2,936, representing a significant increase compared to Quarter 3.
 2. Bookings included:
 1. Large-scale private hire (e.g. £400 single booking).
 2. Commercial events (International Events Ltd).
 3. Regular community and faith-based bookings (Baptist Church and associated groups).

4. Specialist and commercial activity (We Buy Vintage, National Trust, Montgomeryshire Youth Music).

5. Private and large-scale evening events.

5. Town Hall - Corn Exchange

1. The Corn Exchange remained one of the most actively used and highest-performing spaces, generating £2,329.40, a notable increase from Quarter 3.

2. Regular bookings continued from established users, alongside a mix of community, commercial and public sector activity.

6. Chamber

1. No recorded external income during this quarter.

7. Court Room

1. Additional income was generated from the Court Room which saw £192 from Coroner's Inquests.

3. Comparison between quarters

1. A comparison with Quarter 3 highlights a significant uplift in income and commercial activity - an increase of £2442.90 or 65% more than the previous quarter.

4. Resource Implications

1. Total recorded bookings income for Quarter 3 is approximately £6,217.40 across the facilities listed above. This supports the Council's income generation objectives and provides a positive baseline for future financial planning and facilities development.

5. Decision

1. To note for information only.

Appendix F

Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
Tel: 01938 553142 Email: office@welshpooltowncouncil.gov.uk

Document / Report #675

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	Hub Performance - April 26
Date	6th May 2026

1. Purpose

1. To provide Members with a performance update on the operation of the Community Hub, including visitor numbers and donation income, and to highlight trends and observations from the most recent sessions.

2. Background

1. The Community Hub operates as a warm, welcoming space for residents, providing informal support, social contact and access to refreshments and activities. The Hub is funded in part through voluntary donations, with footfall used as a key indicator of community engagement and reach.

3. Performance Summary

1. Visitor numbers remained consistently strong throughout April, with weekly attendance ranging from 99 to 133 visitors, totalling 460 visits across the month. Thursday sessions again attracted the highest footfall overall, exceeding 80 visitors on two occasions during the month.
2. The Hub generated £490.34 in voluntary contributions from sessions, with all four weeks generating over £100 in weekly income, demonstrating continued and stable support from attendees.
3. A total of 298 meals were served during April, with food costs averaging approximately 75p per meal, representing excellent value.
4. With 460 visits recorded during April, the Community Hub continues to demonstrate sustained community demand.
5. The Hub will now revert back to Thursdays only until October 2026.

4. Financial Overview

1. The Hub generated £490.34 in voluntary contributions from sessions.
2. As of 31st March 2025, the Community Hub bank account stood at £4,072.74.

Appendix G

Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
Tel: 01938 553142 Email: office@welshpooltowncouncil.gov.uk

Document / Report #679

Author	Wendy Lewis Community Services Manager
Title	Allotments - April 2026
Date	7th May 2026

OFFICERS RECOMMENDATION

1. To note the report;
2. To consider the proposal to place a shed at Burgess allotment site as requested by tenants;
3. To approve joining the National Allotments Association as members at £15 per annum; and
4. To approve additional promotional and improvement measures to improve occupancy.

1. Purpose

1. To provide the Operations & Development Committee with an update on the current occupancy and financial position of the Council's allotment sites.

2. Background

1. The Council currently manages a total of 62 allotment plots across the Hospital and Burgess allotment sites.
2. As of the end of April 2026, 28 plots are occupied, representing an occupancy level of approximately 45.2%. The remaining plots are currently vacant and available for letting.
3. The majority of occupied plots are located at the Hospital site, with lower occupancy currently being experienced at the Burgess site.

3. Financial Position

1. For the 2026/27 financial year, allotment invoices issued total £675 against an anticipated budget income of £750.

4. Current Position

1. The current vacancy rate presents an opportunity for the Council to consider measures to increase participation and usage of the allotment sites. These could include:

1. Promotion of vacant plots through the Council's website and social media channels;
2. Consideration of installation of a shed at Burgess allotment site to mirror the provision at the Hospital site;
3. Reviewing whether any vacant plots require clearance or improvement works prior to reletting.

5. Recommendation

1. To note the report;
2. To consider the proposal to place a shed at Burgess allotment site as requested by tenants;
3. To approve joining the National Allotments Association as members at £15 per annum; and
4. To approve additional promotional and improvement measures to improve occupancy.

6. Decision

1. To consider the recommendations as above.

Appendix H

Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
Tel: 01938 553142 Email: office@welshpooltowncouncil.gov.uk

Document / Report #680

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	Community Fridge - April 2026
Date	7th May 2026

1. Purpose

1. To provide Members with an update on the operation of the Welshpool Community Fridge initiative, including usage data, operational arrangements and recent changes introduced to support the fair and sustainable operation of the scheme.

2. Background

1. On 23rd July 2025, Full Council approved the establishment of a community fridge initiative within Welshpool, aimed at reducing food waste and supporting the wider community through the redistribution of surplus food.
2. Further equipment and infrastructure required to support the project was approved by Full Council in September 2025 under resolution WTCM309.
3. Following procurement and installation works, the community fridge formally opened in February 2026.
4. The project has been supported by volunteers assisting with the collection and redistribution of surplus food from local businesses including Starbucks and Costa Coffee.

3. Usage and Performance

1. Since opening, the community fridge has successfully redistributed a significant quantity of food which would otherwise likely have gone to waste.
2. 30.65kg was saved in February, 35kg in March and April's figure is to be confirmed.

4. Challenges

1. Whilst the initiative has generally operated positively, concerns have recently been raised by volunteers regarding repeated instances of individuals removing large quantities of food shortly after stock is placed into the fridge. Concerns were expressed that this limited the opportunity for wider public benefit and risked discouraging volunteers supporting the initiative.
2. The Council has considered these concerns carefully. As the community fridge operates as an open-access scheme and is not means-tested, the Council recognises the importance of maintaining accessibility whilst also encouraging fair use.

3. In response, the following operational changes have now been introduced:
 1. The freezer is now secured/locked outside of operating hours;
 2. Opening days have been revised to Wednesdays, Thursdays, Fridays and Saturdays only;
4. The intention of these measures is to support the long-term sustainability of the initiative whilst retaining its accessible and community-focused nature.

5. Volunteer contribution

1. The success of the community fridge initiative has been heavily dependent on the contribution of volunteers who regularly collect, transport and organise surplus food items. The Committee may wish to formally record its thanks to those volunteers for their ongoing efforts and commitment to the project.

6. Financial

1. The project was given £2,500 directly from Powys County Council as part of County Cllr Richard Church's nomination to the Anti-Poverty Fund.
2. To date the fridge has spent £2,252 with £248 remaining which went into general reserves as part of 2025/26.
3. Powys County Council have asked if we can use the remaining funds to purchase food for the project.

7. Decision

1. To note the report.

Appendix I



Interim Strategic Plan - Action Plan - OD

The below actions form part of the adopted Interim Strategic Plan. Each committee is required each month to monitor progress against each action.

Town Centre & Regeneration

Ref	Committee	Action	Resource	Timescale	Progress	Comments
Enhance the town centre environment						
TC1	OD	Roll out shopfront/window dressing scheme for empty premises in partnership with landlords	TC/EO/CM £	Year 2	Not started	Awaiting communications resource to commence employment.
TC2	OD	Pilot town centre planting and hanging basket sponsorship scheme	TC/OM/CM £	Year 2	Not started	To explore as part of the Welshpool Town Centre Improvement Project during Year 2.
TC3	OD	Develop long-term "clean and green" action plan for pavements, signage and public spaces	TC/OM/CM £	Year 2-3	Not started	To explore as part of the Welshpool Town Centre Improvement Project during Year 2.
Redevelop the Town Hall as a modern community and civic hub						
TH1	OD	Progress existing Expression of Interest to full National Lottery Heritage Fund application (??4.2m project)	TC £4200000.00	Year 1	Ongoing	EOI approved, work now progressing on full application. FC approved Governance Paper on 22nd October. Regular meetings now taking place of Board and on track for submission of application form in early June.

Ref	Committee	Action	Resource	Timescale	Progress	Comments
TH2	OD	Launch community fundraising campaign and sponsorship scheme alongside grant bid	TC £1000.00	Year 2	Not started	
TH3	OD	Begin phased transformation works as required by lottery application	ALL £4200000.00	Year 3	Not started	
Revitalise the indoor and outdoor markets						
MA1	OD	Trial themed markets (e.g. farmers, crafts, seasonal) and promote through social media and newsletters	MO/CM £	Year 2	In progress	E&P have been discussing about themed markets, need to continue to have discussions with traders.
MA2	OD	Improve signage to both markets from car parks, train station and main areas	TC/MO £	Year 1-2	In progress	Signage work now taking place across the town to enhance provision, also ties into the Welshpool Town Centre Improvement Project.
MA3	OD	Support traders with joint marketing and promotion campaigns	MO/CM £	Year 1-3	In progress	Officers have visited local markets and produced marketing materials to encourage further traders to attend. Publicity on the website for current market traders has begun.
MA4	OD	Assess financial sustainability of Monday market and explore feasibility of adding a second trading day	TC/MO £	Year 2	Not started	

Open Spaces

Ref	Committee	Action	Resource	Timescale	Progress	Comments
		Improve facilities for dog owners				

Ref	Committee	Action	Resource	Timescale	Progress	Comments
DO1	OD	Audit existing dog waste bins and identify priority locations for additional bins across parks, recreation grounds and key walking routes.	TC/OM £	Year 1-2	Completed	Assets now mapped and audit session taken place with team - O&D discussed in April and approved by Council.
DO2	OD	Launch a public campaign on responsible dog ownership, including posters, social media messaging and signage in parks.	TC/CM £	Year 1-2	Not started	To be launched in Spring 2026, awaiting communications resource to commence employment.
DO3	OD	Introduce new dog waste bins in under-served areas and ensure they are clearly signposted.	OM/CM £	Year 2	In progress	Approved changes to be implemented.
DO4	OD	Explore the creation of a designated dog-friendly zone or enclosed dog exercise area within one of the open spaces.	TC/OM £	Year 2-3	Not started	
DO5	OD	Pilot new initiatives such as "Dog-Friendly Businesses" scheme to encourage shops and cafe's to welcome responsible dog owners.	TC/EO/CM £	Year 3	Not started	
Maintain and invest in open spaces						
OS1	OD	Audit all play areas, pitches, open spaces and income generation	TC/OM £	Year 1	Completed	Assets now mapped and consideration to asset improvement included in budget.
OS2	OD	Develop phased upgrade programme, beginning with most used play areas	OM/CM £	Year 2-3	Not started	Year 2 budget contains provision for new fencing at Little Henfaes playground, work now needs three quotes to proceed.
OS3	OD	Work with schools and sports clubs to align investment	TC/OM £	Year 2-3	Not started	
Protect and enhance the environment						

Ref	Committee	Action	Resource	Timescale	Progress	Comments
EN1	OD	Audit all biodiversity measures and prepare Section 6 report and action plan	TC/OM £	Year 1	In progress	Community workshops around Town Hall held in January, further events planned in April/May.
EN2	OD	Implement Section 6 action plan for next 3 years, which should include tree planting, community green days and growing volunteer base	OM/CM £	Year 2-3	In progress	See EV1 - Carnival Working Group created.
Redevelop the Motte and Bailey as a historical leisure and recreational space						
MB1	OD	Produce concept designs with heritage groups, schools and local community	ALL £	Year 1-2	In progress	Working Group examined plan to bid for ??50k from Landfill Disposals Tax for enhanced events space - unfortunately did not get grant - seek alternative funding.
MB2	OD	Explore funding options via Cadw, National Lottery, heritage tourism and Public Sector Works Board borrowing	TC £	Year 1-2	In progress	Current funding opportunities being explored.
MB3	OD	Begin phased works	TC/OM/CM £	Year 3	Not started	

Community Services

Ref	Committee	Action	Resource	Timescale	Progress	Comments
Maintain and protect public toilets						
PT1	OD	Promotion and marketing with enhanced signage around the town along with data capture technology to measure usage	TC/OM/CM £	Year 1-2	Delayed	Footfall counters proved to be ineffective - exploring other options including smart AI solutions.
PT2	OD	Resolve outstanding repairs to enable full use of Changing Places facility	OM/CM £	Year 1-2	In progress	Sink sourced just awaiting TPG installation date.

Ref	Committee	Action	Resource	Timescale	Progress	Comments
PT3	OD	Explore sponsorship and community toilet scheme with local businesses	TC/OM/EO £	Year 2-3	In progress	New donation signage has gone up in toilets and is proving effective.
Secure the future of the Ann Holloway Day Centre						
DC1	OD	Continue negotiations with charity and health board on leases	TC/TICM/OM £	Year 1	Completed	Leases signed off and executed.
Strengthen the Meals on Wheels service						
WM1	OD	Review operational model and explore opportunities for transfer to charity as part of Day Centre	TC/TICM/OM £	Year 1	Completed	Service transferred on 16th Feb 26.
WM2	OD	If service retained then begin expanded promotional campaign and trials of further expansion of offering	TICM/CM £	Year 2-3	Completed	No longer required.

Improving the Council

Ref	Committee	Action	Resource	Timescale	Progress	Comments
Strengthen engagement with the community						
EN2	All	Establish regular working groups e.g. Carnival, Markets, Open Spaces	EO £	Year 2	In progress	See EV1 - Carnival Working Group created.
EN3	All	Create a volunteer strategy and explore possible coordination roles to support more structured involvement	ALL £	Year 2-3	In progress	Volunteer Policy created but strategy now needs working alongside new Comm Engagement Officer.

Appendix J

Detailed Income & Expenditure by Budget Heading 06/05/2026

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Operations & Development								
100 Town Hall								
1100 Income - Corn Exchange	526	526	5,000	4,474			10.5%	
1105 Income - Assembly Rooms	451	451	3,500	3,049			12.9%	
1110 Income - Other Rooms	0	0	1,250	1,250			0.0%	
1120 Income - Telephone Mast Rental	0	0	5,000	5,000			0.0%	
1206 Income - Utilities Recharge	168	168	600	432			28.0%	
Town Hall :- Income	1,146	1,146	15,350	14,204			7.5%	0
4055 Rates	31,877	31,877	31,877	0		0	100.0%	
4061 Electricity	2,547	2,547	25,000	22,453		22,453	10.2%	
4062 Gas	3,468	3,468	30,000	26,532		26,532	11.6%	
4063 Water	0	0	2,500	2,500		2,500	0.0%	
4064 Hygiene Contract	1,528	1,528	4,500	2,972		2,972	33.9%	
4066 Statutory Testing	2,083	2,083	4,500	2,417		2,417	46.3%	
4085 Repairs & Maintenance	599	599	6,000	5,401		5,401	10.0%	
4095 Licenses	0	0	1,000	1,000		1,000	0.0%	
4098 Community Fridge	6	6	250	244		244	2.5%	
4100 Cleaning & Materials	2	2	375	373		373	0.6%	
4200 Waste Collection	32	32	2,750	2,718		2,718	1.1%	
4202 Consumeables	34	34	250	216		216	13.8%	
4340 Equipment	0	0	250	250		250	0.0%	
4900 Miscellaneous Costs	0	0	1,000	1,000		1,000	0.0%	
Town Hall :- Indirect Expenditure	42,177	42,177	110,252	68,075	0	68,075	38.3%	0
Net Income over Expenditure	(41,031)	(41,031)	(94,902)	(53,871)				
101 Town Hall Transformation								
4097 Borrowing	0	0	24,000	24,000		24,000	0.0%	
4900 Miscellaneous Costs	0	0	250	250		250	0.0%	
4930 Fundraiser/Consultants	0	0	5,000	5,000		5,000	0.0%	
5458 TH2 - Fundraising Campaign	0	0	500	500		500	0.0%	
Town Hall Transformation :- Indirect Expenditure	0	0	29,750	29,750	0	29,750	0.0%	0
Net Expenditure	0	0	(29,750)	(29,750)				
102 Town Centre								
5453 TC1 - Shopfront Scheme	0	0	500	500		500	0.0%	
5454 TC2 - Planting	0	0	2,000	2,000		2,000	0.0%	
Town Centre :- Indirect Expenditure	0	0	2,500	2,500	0	2,500	0.0%	0
Net Expenditure	0	0	(2,500)	(2,500)				

Detailed Income & Expenditure by Budget Heading 06/05/2026

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
110 Markets								
1200 Income - Market Stalls	1,402	1,402	13,000	11,598			10.8%	
1205 Income - Outdoor Markets	108	108	1,000	892			10.8%	
1300 Income - Rent	460	460	5,980	5,520			7.7%	
Markets :- Income	1,970	1,970	19,980	18,010			9.9%	0
4000 Salary	616	616	8,070	7,454		7,454	7.6%	
4005 HMRC	112	112	1,030	918		918	10.9%	
4010 Pension Payments	50	50	570	520		520	8.8%	
4095 Licenses	0	0	500	500		500	0.0%	
4205 Marketing	0	0	1,000	1,000		1,000	0.0%	
Markets :- Indirect Expenditure	778	778	11,170	10,392	0	10,392	7.0%	0
Net Income over Expenditure	1,192	1,192	8,810	7,618				
130 Recreation								
4085 Repairs & Maintenance	0	0	0	0	2,277	(2,277)	0.0%	
Recreation :- Indirect Expenditure	0	0	0	0	2,277	(2,277)		0
Net Expenditure	0	0	0	0				
131 Operations								
4000 Salary	10,103	10,103	126,630	116,527		116,527	8.0%	
4002 Overtime	0	0	3,000	3,000		3,000	0.0%	
4005 HMRC	1,837	1,837	15,460	13,623		13,623	11.9%	
4010 Pension Payments	959	959	8,620	7,661		7,661	11.1%	
4020 Training Staff	0	0	3,000	3,000		3,000	0.0%	
4025 Uniforms	0	0	400	400		400	0.0%	
4026 PPE	0	0	500	500		500	0.0%	
4065 Mobile Phones	16	16	200	184		184	8.2%	
4202 Consumeables	0	0	500	500		500	0.0%	
4400 Vehicles	489	489	5,865	5,376		5,376	8.3%	
4401 Vehicle Running Costs	0	0	1,200	1,200		1,200	0.0%	
4875 Health & Safety	0	0	250	250		250	0.0%	
4900 Miscellaneous Costs	0	0	300	300		300	0.0%	
Operations :- Indirect Expenditure	13,405	13,405	165,925	152,520	0	152,520	8.1%	0
Net Expenditure	(13,405)	(13,405)	(165,925)	(152,520)				
132 Playparks								
4085 Repairs & Maintenance	0	0	8,000	8,000		8,000	0.0%	

Detailed Income & Expenditure by Budget Heading 06/05/2026

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4342 Play Area Fencing	0	0	10,000	10,000		10,000	0.0%	
Playparks :- Indirect Expenditure	<u>0</u>	<u>0</u>	<u>18,000</u>	<u>18,000</u>	<u>0</u>	<u>18,000</u>	<u>0.0%</u>	<u>0</u>
Net Expenditure	<u>0</u>	<u>0</u>	<u>(18,000)</u>	<u>(18,000)</u>				
<u>133 Open Spaces</u>								
1340 Income - Rec Club Rents etc	0	0	3,700	3,700			0.0%	
Open Spaces :- Income	<u>0</u>	<u>0</u>	<u>3,700</u>	<u>3,700</u>			<u>0.0%</u>	<u>0</u>
4063 Water	0	0	2,600	2,600		2,600	0.0%	
4085 Repairs & Maintenance	543	543	7,000	6,457		6,457	7.8%	
4087 Tree Surveys / Works	0	0	1,500	1,500		1,500	0.0%	
4202 Consumables	206	206	500	294		294	41.1%	
4340 Equipment	883	883	5,000	4,117		4,117	17.7%	
4345 End of Season Works	0	0	23,000	23,000		23,000	0.0%	
4355 Country Park Lease	0	0	500	500		500	0.0%	
4360 Outer Park Lease	0	0	1,500	1,500		1,500	0.0%	
4365 STRI/ROSPA	0	0	1,500	1,500		1,500	0.0%	
4400 Vehicles	565	565	6,778	6,213		6,213	8.3%	
4401 Vehicle Running Costs	0	0	500	500		500	0.0%	
4515 Buttington Cemetery	1,358	1,358	1,400	42		42	97.0%	
Open Spaces :- Indirect Expenditure	<u>3,555</u>	<u>3,555</u>	<u>51,778</u>	<u>48,223</u>	<u>0</u>	<u>48,223</u>	<u>6.9%</u>	<u>0</u>
Net Income over Expenditure	<u>(3,555)</u>	<u>(3,555)</u>	<u>(48,078)</u>	<u>(44,523)</u>				
<u>135 Waste Collection</u>								
4200 Waste Collection	360	360	2,750	2,390		2,390	13.1%	
4400 Vehicles	590	590	7,082	6,492		6,492	8.3%	
4401 Vehicle Running Costs	0	0	1,200	1,200		1,200	0.0%	
5455 DO3 - Dog Waste Bins	0	0	1,000	1,000		1,000	0.0%	
5456 DO2 - Campaign Dog Friendly	0	0	250	250		250	0.0%	
Waste Collection :- Indirect Expenditure	<u>951</u>	<u>951</u>	<u>12,282</u>	<u>11,331</u>	<u>0</u>	<u>11,331</u>	<u>7.7%</u>	<u>0</u>
Net Expenditure	<u>(951)</u>	<u>(951)</u>	<u>(12,282)</u>	<u>(11,331)</u>				
<u>136 Allotments</u>								
1350 Income - Allotments	675	675	750	75			90.0%	
Allotments :- Income	<u>675</u>	<u>675</u>	<u>750</u>	<u>75</u>			<u>90.0%</u>	<u>0</u>
4063 Water	0	0	500	500		500	0.0%	
4085 Repairs & Maintenance	6	6	250	244		244	2.6%	
Allotments :- Indirect Expenditure	<u>6</u>	<u>6</u>	<u>750</u>	<u>744</u>	<u>0</u>	<u>744</u>	<u>0.9%</u>	<u>0</u>
Net Income over Expenditure	<u>669</u>	<u>669</u>	<u>0</u>	<u>(669)</u>				

Detailed Income & Expenditure by Budget Heading 06/05/2026

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
137 Biodiversity & Horticulture								
4383 Flowers & Gardens	0	0	1,000	1,000		1,000	0.0%	
5457 EN2 - Biodiversity Action	0	0	2,000	2,000		2,000	0.0%	
Biodiversity & Horticulture :- Indirect Expenditure	0	0	3,000	3,000	0	3,000	0.0%	0
Net Expenditure	0	0	(3,000)	(3,000)				
138 Bus Shelters/Street Furniture								
4085 Repairs & Maintenance	0	0	250	250		250	0.0%	
4991 Capital Works	0	0	3,000	3,000		3,000	0.0%	
Bus Shelters/Street Furniture :- Indirect Expenditure	0	0	3,250	3,250	0	3,250	0.0%	0
Net Expenditure	0	0	(3,250)	(3,250)				
139 The Hub								
5450 Warm Hub Expenditure	30	30	0	(30)		(30)	0.0%	
The Hub :- Indirect Expenditure	30	30	0	(30)	0	(30)		0
Net Expenditure	(30)	(30)	0	30				
150 Toilets								
1365 Income - Other	0	0	500	500			0.0%	
1450 Income - Donations	6	6	0	(6)			0.0%	
Toilets :- Income	6	6	500	494			1.2%	0
4000 Salary	1,100	1,100	21,120	20,020		20,020	5.2%	
4005 HMRC	111	111	1,670	1,560		1,560	6.6%	
4010 Pension Payments	89	89	1,480	1,391		1,391	6.0%	
4061 Electricity	0	0	2,000	2,000		2,000	0.0%	
4063 Water	0	0	5,000	5,000		5,000	0.0%	
4064 Hygiene Contract	0	0	4,500	4,500		4,500	0.0%	
4085 Repairs & Maintenance	0	0	1,000	1,000		1,000	0.0%	
4100 Cleaning & Materials	0	0	500	500		500	0.0%	
4991 Capital Works	0	0	1,000	1,000		1,000	0.0%	
Toilets :- Indirect Expenditure	1,300	1,300	38,270	36,970	0	36,970	3.4%	0
Net Income over Expenditure	(1,294)	(1,294)	(37,770)	(36,476)				
160 Domen Castell								
4055 Rates	1,481	1,481	779	(702)		(702)	190.1%	
4061 Electricity	10	10	200	190		190	5.0%	

Detailed Income & Expenditure by Budget Heading 06/05/2026

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4063 Water	0	0	100	100		100	0.0%	
4085 Repairs & Maintenance	0	0	1,500	1,500		1,500	0.0%	
4500 CCTV	0	0	1,000	1,000		1,000	0.0%	
4550 Rent Private Land	3,000	3,000	3,000	0		0	100.0%	
4555 Rent Powis Estates	0	0	1,350	1,350		1,350	0.0%	
4860 Professional Fees	0	0	1,000	1,000		1,000	0.0%	
Domen Castell :- Indirect Expenditure	<u>4,491</u>	<u>4,491</u>	<u>8,929</u>	<u>4,438</u>	<u>0</u>	<u>4,438</u>	<u>50.3%</u>	<u>0</u>
Net Expenditure	<u>(4,491)</u>	<u>(4,491)</u>	<u>(8,929)</u>	<u>(4,438)</u>				
<u>190 Ann Holloway Centre</u>								
1300 Income - Rent	0	0	1,000	1,000			0.0%	
1365 Income - Other	0	0	1	1			0.0%	
Ann Holloway Centre :- Income	<u>0</u>	<u>0</u>	<u>1,001</u>	<u>1,001</u>			<u>0.0%</u>	<u>0</u>
Net Income	<u>0</u>	<u>0</u>	<u>1,001</u>	<u>1,001</u>				
<u>200 Meals on Wheels</u>								
4000 Salary	0	0	250	250		250	0.0%	
4005 HMRC	0	0	225	225		225	0.0%	
4100 Cleaning & Materials	0	0	100	100		100	0.0%	
4400 Vehicles	1,148	1,148	2,904	1,756		1,756	39.5%	
4710 Meal Costs	0	0	500	500		500	0.0%	
Meals on Wheels :- Indirect Expenditure	<u>1,148</u>	<u>1,148</u>	<u>3,979</u>	<u>2,831</u>	<u>0</u>	<u>2,831</u>	<u>28.8%</u>	<u>0</u>
Net Expenditure	<u>(1,148)</u>	<u>(1,148)</u>	<u>(3,979)</u>	<u>(2,831)</u>				
Operations & Development :- Income	<u>3,797</u>	<u>3,797</u>	<u>41,281</u>	<u>37,484</u>			<u>9.2%</u>	
Expenditure	<u>67,840</u>	<u>67,840</u>	<u>459,835</u>	<u>391,995</u>	<u>2,277</u>	<u>389,718</u>	<u>15.2%</u>	
Movement to/(from) Gen Reserve	<u>(64,043)</u>	<u>(64,043)</u>	<u>(418,554)</u>	<u>(354,511)</u>				
Grand Totals:- Income	<u>3,797</u>	<u>3,797</u>	<u>41,281</u>	<u>37,484</u>			<u>9.2%</u>	
Expenditure	<u>67,840</u>	<u>67,840</u>	<u>459,835</u>	<u>391,995</u>	<u>2,277</u>	<u>389,718</u>	<u>15.2%</u>	
Net Income over Expenditure	<u>(64,043)</u>	<u>(64,043)</u>	<u>(418,554)</u>	<u>(354,511)</u>				
Movement to/(from) Gen Reserve	<u>(64,043)</u>	<u>(64,043)</u>	<u>(418,554)</u>	<u>(354,511)</u>				

Appendix K

Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
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Document / Report #682

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	Asset Register - April 2026
Date	7th May 2026

Summary of the Council's Asset Register

As at 31st March 2026, the Council's asset register recorded a total of 374 active assets with a combined valuation of approximately £18.60 million and a total insured value of approximately £10.66 million.

Asset Categories

The register is heavily weighted towards property assets, which account for the vast majority of the Council's total value.

Category	Number of Assets	Total Valuation
Property	26	£17.63m
Miscellaneous Assets	173	£402k
Art & Heritage Items	36	£284k
Civic Regalia	8	£118k
Play Equipment	51	£78k
Plant, Tools & Equipment	29	£68k
Benches	22	£13.7k
Bins	28	£8.4k

Condition of Assets

The overall condition of the Council's assets remains positive:

Condition	Number of Assets
Good	351
Excellent	10
Fair	6

Condition	Number of Assets
Poor	7

Assets currently recorded as being in poor condition include:

- Town Hall
- Motte & Bailey & Cattle Docks
- Berriew Street Toilets
- Several grounds maintenance items and notice boards