

ABINGDON TOWN COUNCIL

Report to	Finance, Governance and Asset Management Committee
Meeting date	March 2 2026
Report author	Victoria Moore
Agenda item	Item 9

PROJECT MANAGER: PLACE AND PROPERTY

PROPERTY UPDATE

1. Purpose of the Report

1.1 To update members on Property & Place works.

2. Summary

2.1 Schedule of works budget table 2026-27

2.2 Works for review and approval.

3. Action required

3.1 Members are asked to note points 5.1, 5.4 and 5.5

3.2 Members are asked to approve points 5.2 and 5.3

4. Link to strategic plan and objectives.

4.1 KO3: to manage the council's assets efficiently and effectively to meet for the needs of the community now and in the future.

5. Key information and options

5.1 Guildhall Handyman has been doing a fantastic job of reactive maintenance and undertaking minor repairs throughout the Guildhall and its historic rooms. Most recently works are repairs and restoring the cracked and damaged ceiling and coving in the Abbey Room. The costs for these works have remained within budget.

5.2 At the meeting of 12 December 2025 members requested an updated quote for installation of solar panels at the cemetery depot.

The installation of batteries is not included in the quote. Batteries would not be of benefit as the electricity generated by the solar panels is just enough to cover the requirements of the depot. The depot operates 7 days a week, with charging of electric vehicles and equipment during the overnight downtime leaving minimal excess electricity which could be stored.

If members would still like to add battery storage, a trench would need to be dug from the depot building to the cemetery office to run cables to the main electric board and meter. The cost of the trench well exceeds the quotation and would require closure to the depot accessway.

For ATC to claim payback payments from the National Grid we must prove we could receive money back from our energy supplier. Although based on advice received, this will be a small amount due to inhouse usage. The potential reclaim will not outweigh the cost of the trenching and initial infrastructure works.

Solar panel quote is inclusive for all works, including scaffolding.

Planning permission is not required; works are classed as permitted development.

Solar panel quotation as of 19.01.2026 £9,585.00

- 5.3 At the meeting of 12 December 2025 members requested an updated quote for replacement of original bayonet / screw lamp lighting in the OMC to LED.

The updated quote for these works as of 19.01.2026 is £7,501.00

Replacement of 47 bulbs from 56kw to a 25kW LED bulb will save approx. £127.28 per month. Based on 12 hours per day, 7 days per week @ £0.24 p/kWh, or £1,527.36 per annum.

Payback time of the upgrade is just under 5 years, before the council will see the financial benefit.

- 5.4 Guildhall window replacements are due to start week commencing Monday 2nd March 2026.
- 5.5 Guildhall Chairs refurbishment is complete, 25 Abbey room chairs have been reupholstered.

6. **Climate change/green implications**

- 6.1 No climate implications.

7. **Financial/budget implications**

- 7.1 None, works are budgeted for.

8. **Consultation implications**

8.1 There are no matters within the report on which we should consult.

9. **Supporting papers and appendices**

9.1 Appendix A –Works schedule to date.

Victoria Moore
Project Manager: Place & Property
February 2025