



# Compton Parish Council

Wilkins Centre, Burrell Road, Compton, Newbury, RG20 6NP  
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To: All Members of Compton Parish Council  
All Councillors are hereby summoned to attend the following meeting.  
Please inform the Clerk if you are unable to attend.

## NOTICE OF MEETING

**MEETING:** Full Council – Continuation of the Annual Meeting from 6<sup>th</sup> May 2021  
**DATE & TIME:** Monday 10<sup>th</sup> May 2021 at 7.00pm  
**PLACE:** Online via Zoom - Meeting ID: 843 4837 8244, Passcode: 620116, [Meeting Link](#)

*S. Marshman*

Dr. S. Marshman, CiLCA, Clerk to the Council

4<sup>th</sup> May 2021

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## Agenda

1. To receive, and consider for acceptance, apologies for absence from Members of the Council
2. To receive any [declarations of disclosable pecuniary interests or non-registerable interests by members or the Clerk and to consider any requests for dispensation](#)
3. To receive:
  - 3.1 Questions or comments from members of the public regarding items on the agenda
  - 3.2 Representations from any member who has declared a personal interest
4. To approve the [minutes of the Full Council Meeting held on 26<sup>th</sup> April 2021](#)
5. To approve the minutes of the Full Council Meeting held on 6<sup>th</sup> May 2021  
(The minutes from 6<sup>th</sup> May will be accessed on our website as soon as possible after the meeting – please see the [Minutes 2021](#) page to view them)
6. To discuss any matters arising from the meetings held on 26<sup>th</sup> April and 6<sup>th</sup> May 2021
7. To receive a report from the District Councillor
8. To review the minutes and recommendations from the following committees:

Committee	Meeting Date	Minute Numbers	Recommendations
Planning	No meeting		
Personnel	No meeting		

9. To receive an update and review recommendations from the following working parties:

Working Party	Meeting Date	Recommendations
Burial Ground	No meeting	
Village Enhancement	No meeting	
Digital	No meeting	
Queen's Platinum Jubilee	No meeting	
Street lighting	No meeting	

10. Planning Applications

10.1 To consider the following new planning applications:

- [21/00878/HOUSE 73 Burrell Road, Compton, RG20 6QX](#) - Creation of a single storey rear extension built on a suspended timber floor
- [21/00992/FUL Barn at Badgergate Farm, Coombe Road, Compton](#) - Steel portal framed general purpose agricultural building

10.2 To consider whether to request the District Councillor calls in any planning applications to the Western Area Planning Committee

10.3 To consider whether to refer any planning applications for further response from the Council's planning consultants

10.4 To receive a report on recent planning decisions taken by West Berkshire Council

11. To receive the Clerk's report

12. Finance:

12.1. To consider approving the payments listed on the [Finance Report](#)

12.2. To note the most recent bank reconciliations

12.3. To note the Quarterly Budget Report (if applicable)

12.4. To receive any reports from the Internal Controller (if applicable)

13. To consider applications for co-option to the Council for one vacancy

14. Committees:

14.1. To review the terms of reference and delegation arrangements for the following committees:

14.1.1. [Personnel Committee](#)

14.1.2. [Planning Committee](#)

14.2. To appoint members to the following committees:

14.2.1. Personnel Committee (3 members)

14.2.2. Planning Committee (Chairman and up to 6 other members)

14.3. To appoint any new committees in accordance with standing order 4

15. To review [delegation arrangements for staff and other local authorities](#)

16. To review the [inventory of land and assets including buildings and office equipment](#)

17. To confirm the arrangements for insurance cover in respect of all insured risks

18. Policies:
  - 18.1 To review the [Standing Orders](#)
  - 18.2 To review the [Financial Regulations](#)
  - 18.3 To review the [Complaints Procedure](#)
  - 18.4 To review the [procedures for handling requests made under the Freedom of Information Act 2000 and the Data Protection Act 1998](#)
  - 18.5 To review the [Media Policy](#)
  - 18.6 To review and consider the [Grant Allocation Policy](#)
  - 18.7 To review the [Training and Development Policy](#)
19. To review [the Council's and/or Staff Subscriptions to other bodies](#)
20. To review [the direct debits approved by the Council](#)
21. To determine the [time and place of ordinary meetings of the full council](#) up to and including the next annual meeting of full council
22. To consider Parish Council [areas of responsibility and representation on outside bodies](#)
23. To consider quotes for knee rail fencing around land owned by the Parish Council on Gordon Crescent
24. To consider quotes to clean the war memorial
25. To consider [a proposal from the Village Enhancement Working Party for the purchase and installation of new general/dog waste bins](#)
26. To consider the purchase of some mobile, relocatable signs to encourage civil responsibility on clearing up after your dog
27. To receive an update on vandalism and anti-social behaviour (ASB) in the village
28. To receive reports on the following:
  - 26.1 Recreation Ground
  - 26.2 Sports Pavilion
  - 26.3 Rights of Way
  - 26.4 Village Hall
  - 26.5 Allotments
  - 26.6 Downland Practice Patient Representation Group
  - 26.7 Communications
  - 26.8 Neighbourhood Development Plan
  - 26.9 Burial Ground
  - 26.10 GDPR
29. To discuss matters for future consideration and for information

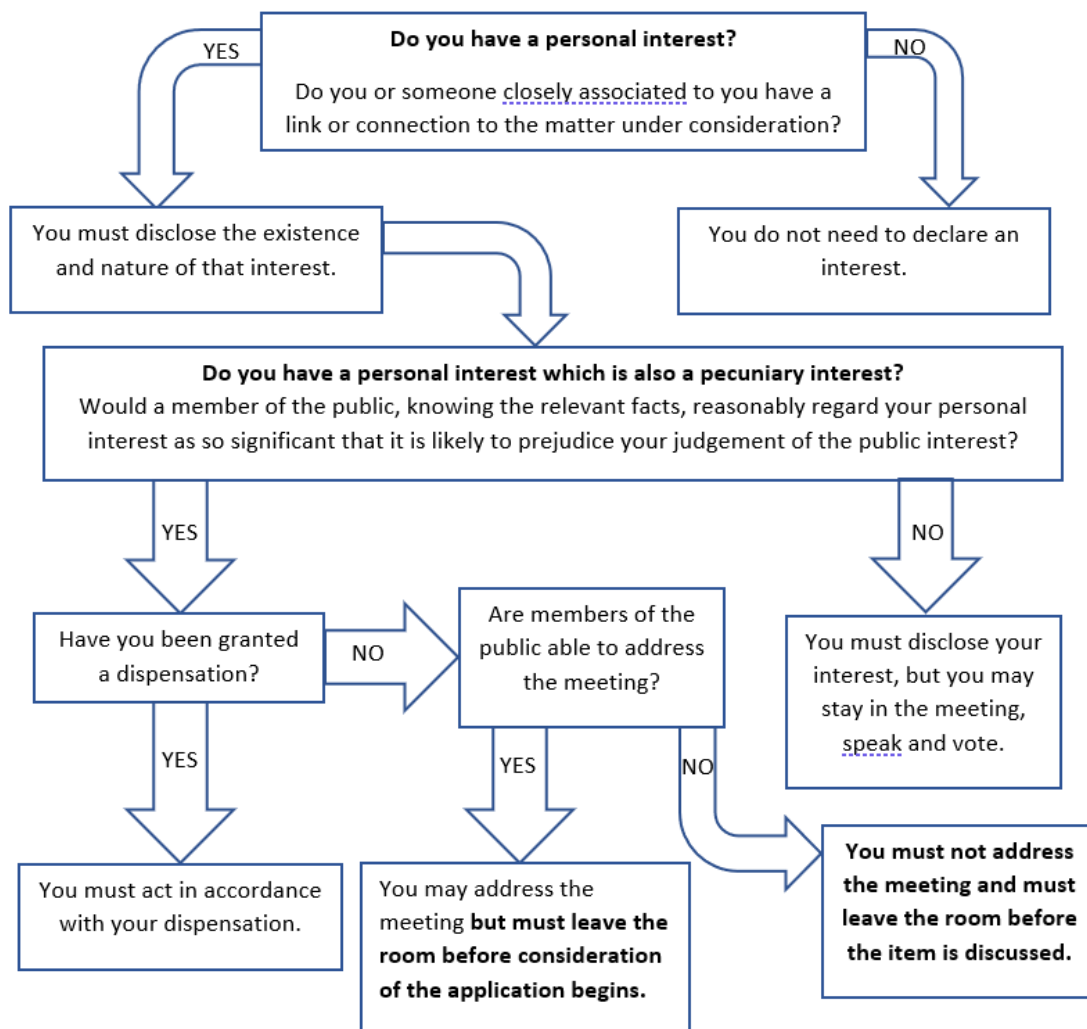
Date and time of next scheduled meeting: Full Council: Monday 7<sup>th</sup> June 2021 at 7pm

## Supporting Documentation

### 2. To receive any declarations of disclosable pecuniary interests or non-registerable interests by members or the Clerk and to consider any requests for dispensation

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Compton Parish Council [Code of Conduct for Members](#), as adopted on 4<sup>th</sup> June 2018, minute 18/19-404, and by the [Localism Act 2011 Chapter 7](#).

The following is provided for guidance:



## 12. Finance:

### Finance Report

#### Status at last bank reconciliation 31st March 2021 (as reported at meeting on 26th April)

Account	Amount
Unity Trust Current Account	£40,807.48
Unity Trust Deposit Account	£122,634.57
Lloyds Multipay Corporate Card	-£14.18
<b>Total</b>	<b>£163,427.87</b>

#### Income received 20th April - 3rd May 2021

Account	Income Detail	Amount
Unity Current	Allotment/grazing land rent	£405.00
Unity Current	VAT refund	£4,425.42
<b>Total</b>		<b>£4,830.42</b>

#### Payments made on Lloyds Corporate Card to be approved

Method	Payment Date	Voucher No	Payee	Payment Detail	Amount
CC	21-Apr-21	9	Collard	Skip hire SR allotments	£282.00
CC	25-Apr-21	10	Microsoft	Office 365	£11.28
CC	04-May-21	11	Lloyds Bank	Monthly fee for corporate card	£3.00
<b>Total</b>					<b>£296.28</b>

#### Payments to be approved

Method	Payment Date	Voucher No	Payee	Payment Detail	Amount
DD	20-Apr-21	12	Vodafone	Mobile phone April	£15.97
BACS	23-Apr-21	13	Wybone	5 litter bins and 3 dog waste bins	£4,346.75
BACS	10-May-21	14	Staff Costs	Including salary, expenses, PAYE and pension contributions Apr	£1,607.92
BACS	10-May-21	15	SLCC	Practitioners Conference	£90.00
<b>Total</b>					<b>£6,060.64</b>

#### Transfers

Method	Payment Date	Voucher No	From Account	To Account	Amount
<b>Total</b>					<b>£0.00</b>

## 15. To review delegation arrangements for staff and other local authorities

Please note, the normal 'Terms of Reference and Delegated Powers' is presented below, as well as the 'Temporary Scheme of Delegation', adopted at the Full Council meeting held on 26<sup>th</sup> April 2021, which is to be reviewed at each meeting.

### TERMS OF REFERENCE and DELEGATED POWERS For the Clerk

#### THE CLERK

To have **delegated powers** to:

- i. Authorise any immediate temporary work necessary on Health and Safety or security grounds that might expose the Council to litigation or claims if delayed up to a limit of £1000. If the expenditure is over £1000, the Clerk must have the approval of two members of the council, one of which must be either the Chairman or Vice-Chairman.
- ii. Spend up to £100 on essential office equipment to maintain communications and supplies for office use, in consultation with the Chairman or Vice Chairman. Such expenditure must be included in subsequent invoices submitted to the Council for approval.

#### Temporary Scheme of Delegation

1. Section 101 of the Local Government Act 1972 provides:
  - That a Council may delegate its powers (except those incapable of delegation) to a committee or an officer.
  - A Committee may delegate its powers to an officer.
2. Any delegation to a Committee or the Proper Officer shall be exercised in compliance with the Council's Standing Orders, any other policies or conditions imposed by the Council and within the law.
3. The Proper Officer may nominate another named Officer to carry out any powers and duties, which have been, delegated to that Officer.
4. In an emergency the Proper Officer is empowered to carry out any function of the Council
5. Where officers are contemplating any action under delegated powers, which is likely to have a significant impact in a particular area, they should also consult the Members, and must ensure that they obtain appropriate legal, financial and other specialist advice before action is taken.

### *Delegation to The Proper Officer*

6. As a temporary measure, to allow for effective decision making whilst Covid-19 restrictions and considerations are in place, the Proper Officer may be empowered to take any and all decisions recommend to them by the relevant Committee or Full Council
7. This empowerment does not affect the delegations already in place via Standing Orders or Financial regulations.
8. The Proper Officer may not take additional decisions that would normally be taken by a Committee or Full Council unless that Committee or Full Council has met in a meeting suitably convened under the requirements of the Local Government Act 1972, and made available to the public to view (where not covered by confidentiality) and expressly agreed for that decision to be enacted via this temporary delegation.

### *Full Council Matters*

9. The following items are reserved for Full Council decision only and cannot be delegated to an Officer.
  - To appoint the Chairman and Vice-Chairman in May each year
  - To sign off the Governance Statement by 30<sup>th</sup> June each year
  - To set the Precept
  - To appoint the Head of Paid Service (Parish Clerk)
  - To make byelaws
  - To borrow money
  - To consider any matter required by law to be considered by Council

## 16. To review the inventory of land and assets including buildings and office equipment

Number	Asset	Qty	Location	Acquisition Date	Supplier / Donor	Purchase Price/ Nominal Value	Value as at Nov 2012	Comments
<b>Land</b>								
1	Site of Wilkins Centre		Burrell Road			£1.00	N/A	
2	Site of Village Hall		Burrell Road			£1.00	N/A	
3	School Road Allotments		School Road			£1.00	N/A	
4	Newbury Lane Allotments		Newbury Lane			£1.00	N/A	
5	Grazing Land		Adj. to Newbury Lane Allotments			£1.00	N/A	
6	Recreation Ground (All)		Recreation Ground			£1.00	N/A	
8	Land at Gordon Crescent		Gordon Crescent	May-17		£1.00	N/A	Donated to Parish Council in 2017
9	Land at Manor Crescent		Corner of Manor Crescent/Burrell Rd	May-17		£1.00	N/A	Donated to Parish Council in 2017
<b>Other Assets</b>								
7	Football Pavilion	1	Recreation Ground			N/A	£60,000.00	
8	Bus shelter	1	High Street	Dec-09	J Evans	£8,025.00	N/A	
<b>9</b>	<b>Street Lights</b>	<b>65</b>	<b>See 'List of Footway Lighting'</b>			<b>£8,494.71</b>	<b>£58,000.00</b>	<b>One light replaced in 2020/21</b>
10	Benches	10	See 'List of Other Items'			N/A	£5,340.00	
11	Picnic tables	2	See 'List of Other Items'			N/A	£300.00	
12	5-bar gates	3	See 'List of Other Items'			N/A	£420.00	
13	Notice board 1	1	High Street	Sep-06		£2,446.49	N/A	Note: 'Gates and fences'
14	Dog waste bins	17	See 'List of Other Items'			N/A	£5,950.00	
15	Litter bins	4	See 'List of Other Items'			£429.00	£1,550.00	
16	Flood container & gel bags	1	The Compton Swan	Apr-10	Greenfingers Trading	£0.00	N/A	
17	Salt bins	7	See 'List of Other Items'			£750.00	£300.00	Purchase of 5x salt bins @£150 each Dec 2019
18	Multi-Use Games Area (MUGA)	1	Recreation Ground	Oct-08	Park Leisure Ltd	£20,020.00	N/A	
19	Toddler springers	2	Recreation Ground			N/A	£618.60	
20	Traditional flat swings	4	Recreation Ground	Oct-06	Wicksteed Leisure	£2,277.00	N/A	
21	Traditional cradle swings	2	Recreation Ground	Oct-06	Wicksteed Leisure	£1,341.00	N/A	
22	Sidewinder see-saw	1	Recreation Ground	Oct-06	Wicksteed Leisure	£1,071.00	N/A	
23	Tropica Multi-play system	1	Recreation Ground	Oct-06	Wicksteed Leisure	£14,178.00	N/A	



24	Fun run fitness trail	1	Recreation Ground	Oct-06	Wicksteed Leisure	£2,418.00	N/A	
25	Whirly bird & safety surfaces	1	Recreation Ground	Oct-06	Wicksteed Leisure	£6,624.00	N/A	
26	Basketball post	1	By Football Pavilion			N/A	£560.00	
28	Concrete table tennis table	2	Recreation Ground	Jul 14/Feb 15	Concrete Sports Ltd	£4,590.00	N/A	
29	Youth shelter	1	Recreation Ground	Jul-15	Broxap	£5,872.00	N/A	
30	Petrol Strimmer	1	N.L. allotment manager	May-03	Oakes Bros.	£350.00	N/A	
31	Filing cabinet	2	Village Hall			N/A	£210.00	
32	Projector	1	Clerk	Nov-15	Amazon	£155.90	N/A	Philips PicoPix PX2055
33	Projector case	1	Clerk	Nov-15	Amazon	£14.16	N/A	
34	Laptop	1	Clerk	Mar-16	HP	£565.83	N/A	HP Envy Notebook 15-ae103na
35	Cantilever Swing	1	Recreation Ground	Jun-16	Yates Playgrounds Ltd	£5,886.00	N/A	
36	WW1 Memorial Plaque and base	1	By noticeboard, High Street	Jul-16		£886.60	N/A	
37	Various Christmas decorations/lights		Compton Swan	Dec-16		£542.71	N/A	
38	Mini goal posts	2	Recreation Ground	Mar-17		£981.23	N/A	
39	2 drawer filing cabinet	1	Clerk	Jun-18	Viking	£95.99	N/A	
40	Bench 'Lest We Forget'	1	High Street by noticeboard	Dec-18	David Ogilvie Fenland Leisure Products	£992.40	N/A	
41	Cableway	1	Recreation Ground	Dec-18	Ltd	£11,814.00	N/A	
42	Mobile phone	1	Clerk	Dec-18	Vodafone	£150.00	N/A	Huawei P Smart
43	Laptop	1	Chairman	Feb-21	HP	£261.24	N/A	
44	Laptop	1	CllrM	Feb-21	HP	£261.24	N/A	
45	Headsets	2	Chairman/CllrM	Feb-21	HP	£45.82	N/A	
45	Picnic Bench sets	2	Recreation Ground	Mar-21	Castle House Joinery	£4,200.00	N/A	

**TOTAL**

**£238,995.92**

## Footway Lighting Detailed List

	Column Number	Location	Type	Acquisition Date	Supplier	Value	Comments
1	7	Burrell Road	LED	Sep-14	Southern Electric Power Distribution Ltd	£1,105.41	
2	5	Manor Crescent	LED	Sep-14	Southern Electric Power Distribution Ltd	£1,105.41	
3	2	Westfield	LED	Sep-14	Southern Electric Power Distribution Ltd	£1,105.41	
4	4	Burrell Road	LED	Sep-14	Southern Electric Power Distribution Ltd	£1,105.41	
5	6	Burrell Road	LED	Sep-14	Southern Electric Power Distribution Ltd	£1,105.41	
6	2	Burrell Road	LED	Nov-14	Southern Electric Power Distribution Ltd	£1,326.49	
7	1	Hockham Road	LED	Mar-16	Southern Electric Power Distribution Ltd	£390.07	
8	1	<b>Churn Road</b>	<b>LED</b>	<b>Jan-21</b>	<b>Southern Electric Power Distribution Ltd</b>	<b>£1,251.10</b>	
		<b>All other lighting</b>					
		<b>58 lights</b>				<b>£58,000.00</b>	<b>Value as at Nov 2012</b>
					<b>Total Value</b>	<b>£66,494.71</b>	

## Other Items Detailed List

Location	Acquisition Date	Supplier	Purchase Price	Value as at Nov-12
<b>Benches</b>				
Play Area (1)			N/A	£625.00
Play Area (2)			N/A	£625.00
Village Hall (1)			N/A	£625.00
Village Hall (2)			N/A	£625.00
Outside Football Pavilion			N/A	£625.00
Recreation Ground (1)			N/A	£625.00
Recreation Ground (2)			N/A	£625.00
By Cricket Ground			N/A	£625.00
Recreation Ground (3)	Oct-12		£170.00	N/A
Cheseridge Corner	Oct-12		£170.00	N/A
<b>TOTAL</b>			<b>£340.00</b>	<b>£5,000.00</b>
<b>Picnic Tables</b>				
Recreation Ground (1)			N/A	£150.00
Recreation Ground (2)			N/A	£150.00
<b>TOTAL</b>				<b>£300.00</b>
<b>5-Bar Gates</b>				
Newbury Lane	Apr-13	IJ Agricultural Fencing	£397.50	N/A
Allotments (2)			N/A	£140.00
Allotments (3)			N/A	£140.00
<b>TOTAL</b>			<b>£397.50</b>	<b>£280.00</b>
<b>Dog Waste Bins</b>				
17 sited round village			N/A	£5,950.00
<b>TOTAL</b>				<b>£5,950.00</b>

**Litter Bins**

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By 43 Burrell Road			N/A	£387.50
By 8 Burrell Road			N/A	£387.50
By Noticeboard High Street			N/A	£387.50
On Green at top of Manor Crescent			N/A	£387.50
Recreation Ground near Pavilion	Jun-13	West Berkshire District Council	£429.00	N/A
<b>TOTAL</b>			<b>£429.00</b>	<b>£1,550.00</b>

**Salt Bins**

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Shepherds Mount			N/A	£150.00
Newbury Lane			N/A	£150.00
Shepherds Mount x4	Dec-19		£600.00	N/A
Whitewalls Close	Dec-19		£150.00	N/A
<b>TOTAL</b>			<b>£750.00</b>	<b>£300.00</b>

## 19. To review the Council's and/or Staff Subscriptions to other bodies

<b>Body</b>	<b>Last renewal</b>	<b>Subscription cost at last renewal</b>
<b>CPRE (Campaign to Protect Rural England)</b>	April 2020	£ 36.00
<b>CCB (Community Council for Berkshire)</b>	August 2020	£ 35.00
<b>SLCC (Society of Local Council Clerks)</b>	February 2020	£ 115.56
<b>BALC (Berkshire Association of Local Councils)</b>	June 2020	£372.94

## 20. To review the direct debits approved by the Council

<b>Payee</b>	<b>Reason</b>
<b>Castle Water</b>	Water at School Road allotments Water at Newbury Lane allotments
<b>Information Commissioners' Office</b>	Registration fee
<b>Lloyds Bank</b>	Pay off full value of payments on credit card each month
<b>SSE</b>	Electricity for street lighting Electricity for Sports Pavilion
<b>The Good Exchange</b>	Fees on funding raised through the funding platform
<b>Vodafone</b>	Council mobile phone

21. To determine the time and place of ordinary meetings of the full council up to and including the next annual meeting of full council

<b>Date of Meeting</b>	<b>Type of Meeting</b>
<b>Tuesday 25<sup>th</sup> May 2021</b>	Personnel Committee
<b>Monday 7<sup>th</sup> June 2021</b>	Full Council
<b>Monday 5<sup>th</sup> July 2021</b>	Full Council
<b>No meeting scheduled for August</b>	-
<b>Monday 6<sup>th</sup> September 2021</b>	Full Council
<b>Monday 4<sup>th</sup> October 2021</b>	Full Council
<b>Tuesday 12<sup>th</sup> October 2021</b>	Personnel Committee
<b>Monday 1<sup>st</sup> November 2021</b>	Full Council
<b>Monday 6<sup>th</sup> December 2021</b>	Full Council
<b>Monday 10<sup>th</sup> January 2022</b>	Full Council
<b>Monday 7<sup>th</sup> February 2022</b>	Full Council
<b>Tuesday 22<sup>nd</sup> February 2022</b>	Personnel Committee
<b>Monday 7<sup>th</sup> March 2022</b>	Full Council
<b>Monday 21<sup>st</sup> March 2022</b>	Annual Parish Meeting
<b>Monday 4<sup>th</sup> April 2022</b>	Full Council
<b>Monday 9<sup>th</sup> May 2022</b>	Annual Parish Council Meeting

22. To consider Parish Council areas of responsibility and representation on outside bodies

<b>Role</b>	<b>Role Holder at end of 2020/21</b>
<b>Allotments</b>	Dan Neate
<b>Burial Ground Working Party</b>	Dave Aldis Rebecca Pinfold Alison Strong
<b>Digital Working Party</b>	Linda Moss Dan Neate Keith Simms
<b>Downland Practice Patient Representation Group representative</b>	Alison Strong Linda Moss
<b>Electronic Documentation</b>	Vacant
<b>Footway Lighting Working Group</b>	Jude Cunningham Rebecca Pinfold Keith Simms Alison Strong
<b>Flooding</b>	Vacant
<b>Footpaths and Rights of Way</b>	Alison Strong
<b>GDPR</b>	Vacant
<b>Internal Controller</b>	Vacant
<b>Neighbourhood Action Group / Police Liaison</b>	Linda Moss
<b>Neighbourhood Development Plan</b>	Dave Aldis
<b>Play Area &amp; Inspections</b>	Rebecca Pinfold
<b>Queen's Platinum Jubilee Working Group</b>	Jude Cunningham Linda Moss
<b>Social Media</b>	Rebecca Pinfold
<b>Village Enhancement Working Party</b>	Jude Cunningham Rebecca Pinfold Keith Simms Alison Strong
<b>Village Hall Representative</b>	Vacant

Further roles can be created if required.

## 25. To consider a proposal from the Village Enhancement Working Party for the purchase and installation of new general/dog waste bins

### Village Enhancement Working Party Proposal April 2021

Objective: Assess dog waste bins located outside the recreation ground and make recommendations for replacements, relocations and new locations.

### New Locations

Several areas of the parish have no dog waste bins along well used footpaths, we recommend to install new dog waste bins in the following locations:

1. Churn Road, near Key Clinic steps
2. Along Downs Road (exact location to be determined)
3. Around the woods/ where Shepherds Hill meets main road (exact location to be determined)

All dog waste bins recommended to be the same as approved for the recreation ground, green 91 litre timber fronted dog waste bins from Wybone.



### Replacements

Some areas within the parish see a higher demand than the current dog waste bin capacity can cope with. We recommend:

1. The dog waste bin on Wallingford road is replaced with a larger, 91 litre bin, same as approved for the recreation ground.
2. The dog waste bin on Wilson Close/ Station Road is replaced with a double dog waste/ general waste bin. There is currently no general waste bin along this road meaning the current dog waste bin is frequently used for disposing of general waste.





## Relocations

There will be 3 red, post mountable dog waste bins available for relocation. We recommend 2 of these bins are used:

1. Replace dog waste bin opposite the primary school, which is rusted and in a poor state of repair.
2. Replace dog waste bin near the bus shelter on the High Street, which is also rusted and in a poor state of repair.

## Proposed Costs

### *Contract*

The council will need to engage a new contractor for any additional bin locations. The contract with West Berkshire covers the 14 bins that the parish currently own, however we are unable to add more bins to this contract.

Triangle Management have quoted £11.50 + VAT for 3 dog waste bins, with weekly emptying. Each additional bin would be £3.80 + VAT.

There will be 3 additional dog waste bin locations and 1 additional general waste bin location covered by this proposal.

Besides this the council would need to add 1 extra bin to cover the emptying of the additional bin that was approved in the recreation ground (Item 20/21-175)

This makes a total of 5 bins to be emptied by the Triangle Management contract.

**The contract with Triangle Management would be £19.10 a week + VAT. (£993.20 per year + VAT)**

### *Bins*

Bins can be installed by Triangle Management for a cost of £30 + VAT per bin.

Bins to be fixed by ground anchor, cost of anchor included in bin price. Delivery free when total order is over £500.

There would be a total of 4 new dog waste bins and 1 double bin to be purchased.

<b>Bins</b>	<b>Price</b>	<b>VAT</b>	<b>Total</b>
4x Dog Waste	£2013.92	£402.78	£2416.70
1x Double	£664.98	£133.00	£797.98
8x Installation	£240.00	£48.00	£288.00
<b>Total</b>			<b>£3502.68</b>

### Costs to be determined

- Disposal of old bins.

### Future consideration

- New location at Combe Road pending highways permission to site.