



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Infrastructure (Property & Assets) Committee

Infrastructure (Property & Assets) Committee

Tuesday 9 September 2025

7:00pm

Hybrid Meeting:

**Face-to-face at Town House, 19 Union Street, Yeovil
BA20 1PQ; and virtual using Zoom meeting software**

For further information on the items to be discussed, please contact
town.clerk@yeovil.gov.uk.

Amanda Card, Chief Executive / Town Clerk
03 September 2025

This information is also available on our website: www.yeovil.gov.uk

Members of Yeovil Town Council are summoned to attend:

Tareth Casey

Karl Gill (Vice Chair)

Andy Kendall

Tony Lock (Ex-officio)

Jane Lowery

Evie Potts-Jones

Wes Read (Ex-officio)

Andy Soughton

Rob Stickland (Chair)

Helen Stonier

Dave Woan

Public Comments at meetings

Members of the public may attend the meeting either physically or via zoom.

If you would like to join the meeting via zoom, please e-mail ytic@yeovil.gov.uk by 9:00am on 9th September 2025. Instructions will be sent to you to view the meeting.

Equality Act 2010

The general public sector equality duty places an obligation on a wide range of public bodies (including town and parish councils) in the exercise of their functions to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not

The protected characteristics are:

Age	Race
Disability	Religion or Belief
Gender Reassignment	Sex
Marriage and Civil Partnership	Sexual Orientation
Pregnancy and Maternity	

Recording of Council Meetings

The Local Audit and Accountability Act 2014 allows both the public and press to take photographs, film and audio record the proceedings and report on all public meetings (including on social media).

Any member of the public wishing to record or film proceedings must let the Chairman of the meeting know prior to, or at the start of, the meeting and the recording must be overt (i.e. clearly visible to anyone at the meeting), but non-disruptive. Please refer to our Policy on audio/visual recording and photography at Council meetings at www.yeovil.gov.uk. This permission does not extend to private meetings or parts of meetings which are not open to the public.

Members of the public exercising their right to speak during the time allocated for Public Comment who do not wish to be recorded or filmed, need to inform the Chairman who will instruct those taking a recording or filming to cease doing so while they speak.

A G E N D A

Due to the confidential nature of the business of item 11/243, under the Public Bodies (Admission to Meetings) Act 1960 s3, a motion to exclude members of the public and press during discussion of this item will be considered by the Councillors. *Public Bodies (Admission to Meetings) Act 1960 s3*

PUBLIC COMMENT (15 Minutes)

11/233 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Council to receive apologies for absence and consider the reasons given. *LGA 1972 s85(1)*

11/234 DECLARATIONS OF INTEREST

Members to declare any interests, including Disclosable Pecuniary Interests (DPI) they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any requests from members for Dispensations that accord with Localism Act 2011 s33. (NB this does not preclude any later declarations).

11/235 MINUTES

To approve as a correct record the Minutes of the meetings held on 28th May 2025.

11/236 DEFIBRILLATOR AND BLEEDKIT UPDATE

To note the report of the Admin Officer regarding defibrillators and bleed kits as attached at pages 6 to 9.

11/237 HIGHWAY REQUESTS

To consider the report of the Director of Infrastructure (Property & Assets) regarding Highway Requests as attached at pages 10 to 11.

11/238 BUDGET MONITORING UPDATE MONTH 4 (APRIL 2025 – JULY 2025)

To consider the Budget Monitor Update Month 4 (April 2025 – July 2025) attached at pages 12 to 13.

11/239 CCTV YEOVIL STATISTICS

To note the report of the Director of Infrastructure (Property & Assets) regarding June 2024 – June 2025 CCTV Yeovil Statistics attached at pages 14 to 19.

11/240 COMMUNITY SAFETY AND CCTV

To consider the report of the Director of Infrastructure (Property & Assets) regarding community safety update as attached at pages 20 to 21.

11/241 PROPERTY UPDATE

To consider a Property Update from the Director of Infrastructure (Property & Assets) attached at pages 22 to 24.

11/242 EXCLUSION OF PRESS AND PUBLIC

The Committee will consider passing a resolution to exclude the press and public from the *next item* in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

11/243 REPLACEMENT GAS MAIN SOLENOID VALVE

To note the report of the Director of Infrastructure (Property & Assets) regarding the installation of the replacement gas main solenoid valve attached at pages 25 to 26.

11/236 DEFIBRILLATOR AND BLEED KIT UPDATE

Defibrillator Update

Yeovil Town Council are currently the guardians of 16 defibrillators across Yeovil (see below), with plans to increase this number continuing.

Accessed Defibrillators

Since May 2022, the defibrillators have been accessed 109 times:

Location	Go-Live Date	Frequency of access as at 11th January 2025	Frequency of access since 7th January 2025	Frequency of access to date
1. Nationwide	20/09/21	19	3	21
2. The Acorn	16/10/21	21	2	23
3. Ninesprings Café	14/01/22	2	1	3
4. St Andrew's Scout Group	23/04/22	3		3
5. St Peter's	12/03/22	9	1	10
6. Dunelm	19/07/22	3		3
7. Birchfield	09/12/22	7	2	8
8. The Quicksilver Mail	06/01/23	7		7
9. Milford Hall	18/01/18	6	3	9
10. Town House	19/01/23	5		5
11. Holy Trinity	29/07/23	2	2	4
12. Southville Elim Church	05/10/23	4	1	5
13. Maltravers House	11/03/24	1	1	1
14. Progress Gym	16/05/24	0		0
15. Yeovil Recreation Centre *	01/08/24	1		1
16. The Bell Inn	15/10/24	2	1	3
		92	17	109

*Inherited as part of devolution (installed on the Jon O'Donnell Pavilion)

Future Installations

An agreement has been finalised with Yeovil Amateur Boxing Club and St Michael and All Angels Church to install a defibrillator and emergency bleed kit on the outside of St Michael's Hall. Both parties together have contributed a total of £1500 towards the cost. An electrician is being scheduled to complete the installation in the coming weeks.

An agreement with The Duke of York has been drafted and is currently pending signature. Installation will be scheduled upon receipt of the signed document.

Discussions are being held at St Marks Church and The Swan Theatre. Further information will be brought to future meetings of this committee.

Bleed Kit Update

Existing locations for Yeovil – www.heartsafe.org.uk/bleed-kit-map/

HSBC 1 Middle Street, Yeovil, BA20 1LR

Outside Barolo Lounge on lamppost 17 & 18 High Street, Yeovil, BA20 1RQ

Lamppost on Central Road junction with Earle Street Earle Street, Yeovil, BA20 1JW

Dominos Pizza Wyndham Street, Yeovil, BA20 1JJ

Aplin House Newton Road Yeovil, Somerset, BA20 1FF

Lamppost outside JD Wetherspoons 97 Middle Street, Yeovil, BA20 1LN

Yeovil Leisure Park Security Office, Yeo Leisure Park, Yeovil, BA20 1NP

Peters Community Centre, Coronation Avenue, Yeovil, BA21 3DY

Peugeot Howards, 1b Bympton Way, Yeovil, BA20 2HP

Vauxhall Howards, Lufton Way, Yeovil, BA22 8PT

Installed YTC locations

Ninesprings Café, Country Park, 27 Brunswick St, Yeovil BA20 1QZ

Milford Community Hall, Milford Hall BA21 4QD

Yeovil Recreation Ground, Yeovil Recreation Centre, Chilton Grove, BA21 4AW

Birchfield Community Centre, Birchfield Rd, Yeovil BA21 5RL

Progress Gym, 3A & 3B Kingfisher Close, Lynx Trading Estate, BA20 2PJ

St Andrews Scout Hut, Preston Grove, Yeovil BA20 2BQ

Yeovil Town Council, Town House, 19 Union Street, BA20 1PQ

Holy Trinity Church and Community Centre, Lysander Rd, Yeovil BA20 2BU

Maltravers House, 27 Brunswick St, Yeovil BA20 1QZ

Elim Church, Southville, Yeovil BA21 4JA

Pending Installation

Nationwide Building Society, 36 Middle Street BA20 1LA

Yeovil Amateur Boxing Club and St Michael and All Angels Church, Victoria Road, Yeovil, BA21 5AZ

Future Installations

Discussions will be held with the following businesses to decide on potential locations. Further information will be brought to future meetings of this committee.

Potential YTC locations

The Swan Theatre, 138 Park St, Yeovil BA20 1QT

St Marks Church, 64 Chelston Ave, Yeovil BA21 4PU

Bell Inn, 207 Preston Road, Yeovil BA20 2EW

The Quicksilver Mail, 168 Hendford Hill BA20 2RG



Emergency Bleed Kit installed in June on Southville, Elim Church



Emergency Bleed Kit installed in June at Maltravers House

The Committee is **RECOMMENDED** to note the report.

*(Tabetha Short, Admin Officer – 01935 382424
or Tabetha.short@yeovil.gov.uk)*

11/237 HIGHWAY REQUESTS

Introduction

This report provides details of requests received for a number of highways related actions.

Report

All requests to Somerset Council for highways related works need to be submitted via the local Town or Parish Council. It will be for Somerset Council Highways team to assess the technical aspects of a proposal and make the decision on viability and safety aspects of any request put forward. The following request have been received.

Wyndham Park signage

As a result of an incident of an HGV entering Wyndham Park from the roundabout and causing damage to vehicles, Yeovil Town Council has been asked to make a request to the Highways team at Somerset Council, for a 'no through road' sign from the roundabout into Wyndham Park. The roundabout is in the parish of Yeovil and Somerset Council require a formal request to proceed. Members are asked to consider a formal request to Somerset Council.

Pedestrian Crossing - Hendford

A request has been received via the MP's office on behalf of a local resident for Yeovil Town Council to request a pedestrian crossing to be installed outside Homeville House. Dropped kerbs are already in place.

Members are asked to consider a formal request to Somerset Council.

Double Yellow Lines on the corner of Lime Tree Avenue and Cypress Drive

A request has been received by a local resident for traffic restrictions at the above location. The specific issues seem to be school pick up and drop off. Members are asked to consider a formal request to Somerset Council.

Double Yellow Lines on Chilton Grove highway (north side).

Significant issues have been reported on weekends and event days where the car park for Yeovil Recreation Centre is full. Despite signage etc, some users park on the road approaching the facility on the residential street. Residents are very patient but often their driveways are blocked. Local residents tend to park their own vehicles along the southern side, but visitors to our site park on the northern edge if no parking enforcement is in place. This causes a significant hazard by blocking emergency vehicle access on busy days. We do have extra overflow parking at the Pickett Lane car park which visitors can access and use (signage directs them), but if they can park at the Chilton Grove end, they tend to prefer that even if their vehicle is causing an obstruction.

At Pickett Lane the access road to the Bill Whistlecroft Athletics Arena was experiencing similar issues, yellow lines have removed the issue.

Members are asked to consider a formal request to Somerset Council for double yellow lines on the north side of the highway.

Reinstatement of the damaged bus shelter

Members will recall that at the January meeting of IPA (BCM) it was reported that a bus shelter was removed on Preston Road (near Watercombe Lane) for safety purposes. The committee agreed an action to bring a report for replacing the bus shelter to a future meeting.

The responsibility for replacing this shelter rests with Yeovil Town Council. As it will require work on or close to the highway, a request or application to Somerset Council is likely to be required for a license for the works.

No contact or complaints from residents have been received as a result of removing the shelter. Further consultation could take place to investigate the need for a shelter at this location ahead of further action.

The costs of a new shelter is between £3000 and £7000. The Director of Infrastructure (Property & Assets) is currently investigating the availability of funding through S106 or transport capital funding.

Members are asked to consider whether Officers should proceed with an application for a licence, funds from Somerset Council and undertake a procurement process.

Financial Implications

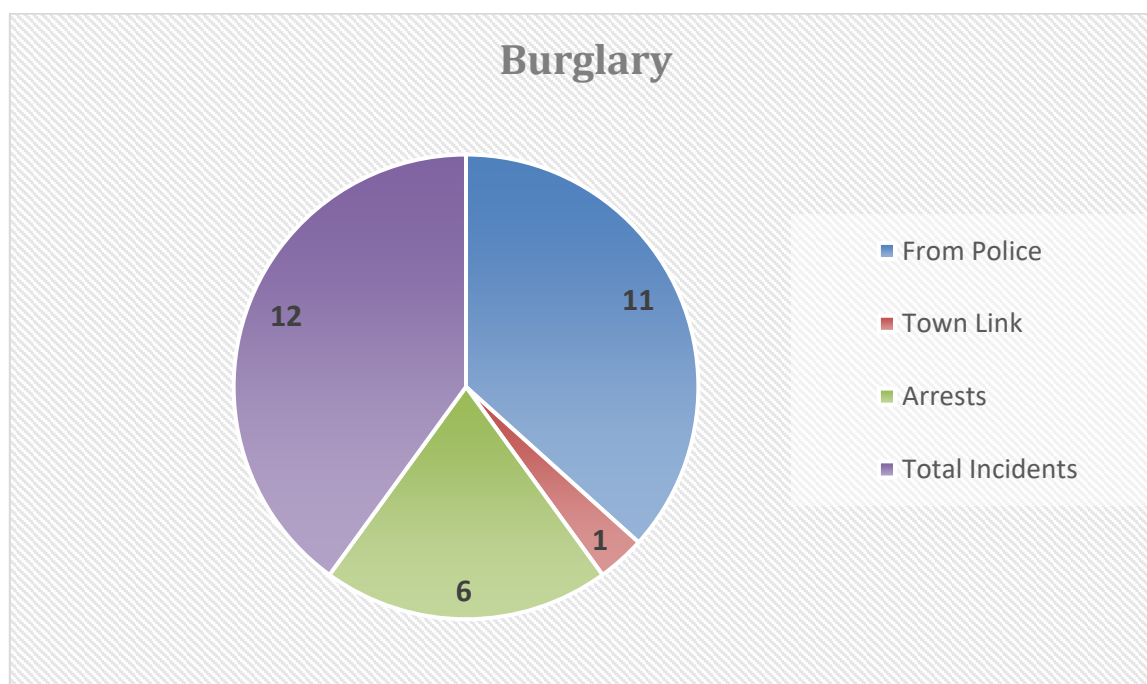
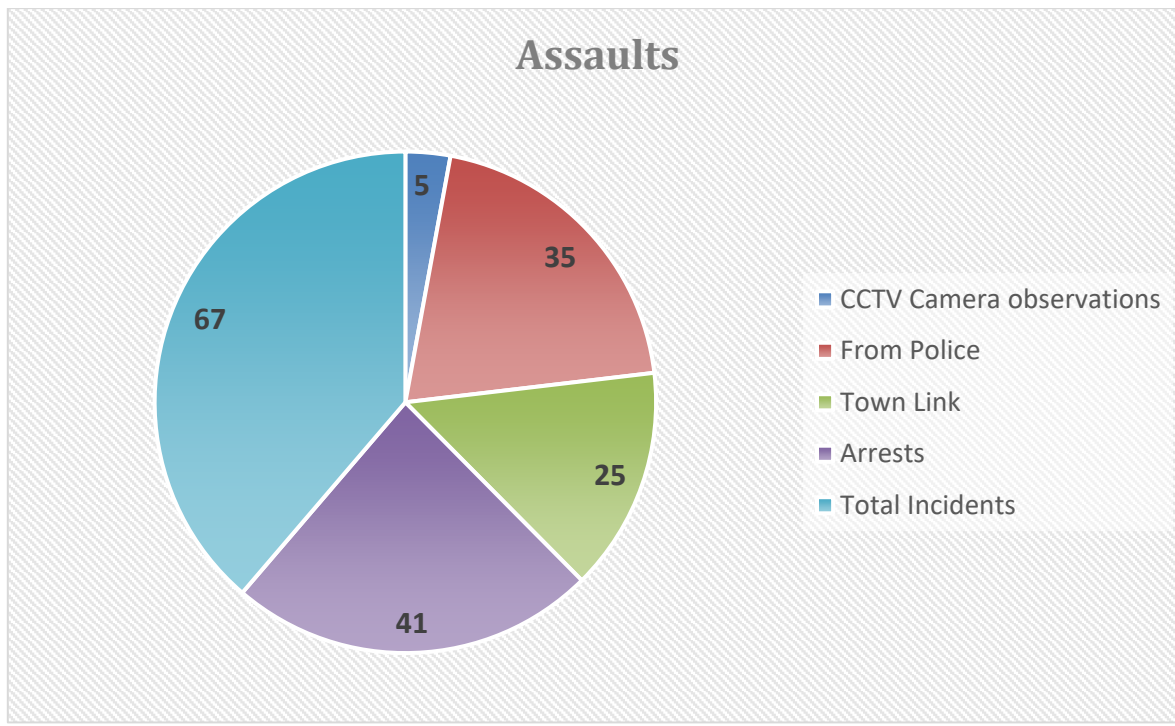
The committee is **RECOMMENDED** to discuss the requests and agree the appropriate course of action. Essentially, whether it would be appropriate for the Director of Infrastructure to write to the Highways team to formally request the works.

(Tim Cook, Director of Infrastructure (Property & Assets) - tim.cook@yeovil.gov.uk)

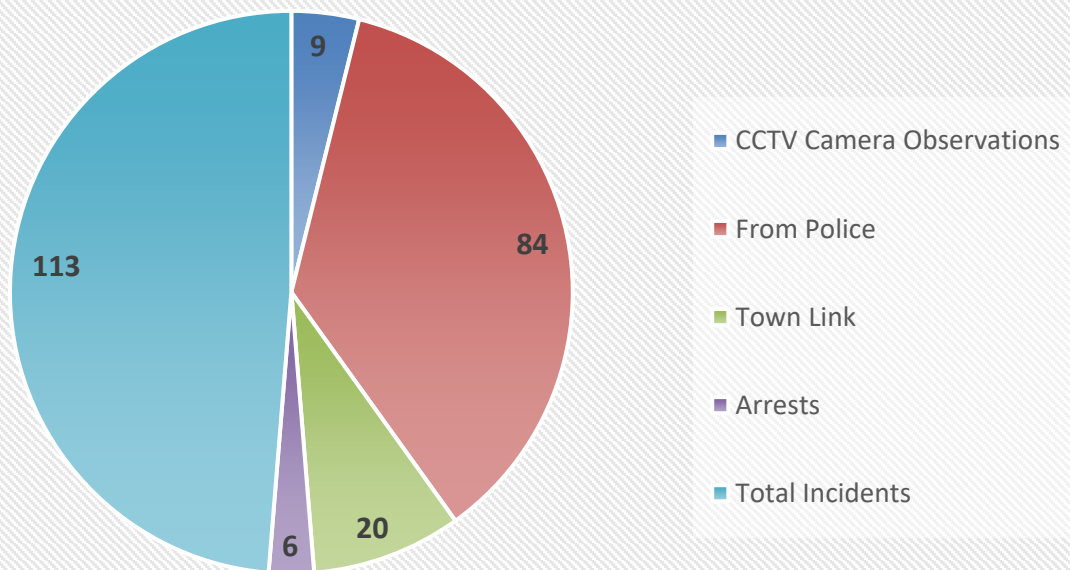
Infrastructure (Property & Assets) Committee

2024/25					2025/26							Notes
Budget (£)	Month 1 - 12 spend 31/03/2025 (£)	(Over) / Under spend (£)	Earmarked Reserve Contribution (£)	(Over) / Under after Earmarked Reserve Contribution (£)		Budget (£)	Budget Virement (£)	Revised budget (£)	Month 1 - 4 spent 31/07/2025 (£)	Full year estimated spend to 31/03/2026 (£)	Estimated (over) / under spend (£)	
					EXPENDITURE							
0	80	(80)	0	(80)	Advertising	0	0	0	460	460	(460)	
					Director of IPA:							
0	0	0	0	0	Salaries - Basic	0	0	0	17,291	51,872	(51,872)	
0	0	0	0	0	Salaries - Pension	0	0	0	3,401	10,204	(10,204)	
					Community Wardens:							
63,000	40,554	22,446	0	22,446	Salaries - Basic	66,530	0	66,530	0	49,898	16,633	
12,000	5,494	6,506	0	6,506	Salaries - Pension	13,190	0	13,190	0	9,893	3,298	
900	734	166	0	166	Other Staff Costs	0	0	0	2,300	1,000	(1,000)	
9,100	(20,050)	29,150	28,962	188	Other Costs	1,000	0	1,000	110	2,000	(1,000)	
					Labour:							
27,000	27,288	(288)	0	(288)	Salaries - Basic	0	29,400	29,400	9,937	29,812	(29,812)	Move from L&E
6,000	5,446	554	0	554	Salaries - Pension	0	5,850	5,850	1,976	5,927	(5,927)	
0	94	(94)	0	(94)	Other Costs	0	0	0	0	100	(100)	
0	155	(155)	0	(155)	Mobile	0	0	0	0	0	0	
					Milford Hall:							
1,000	2,223	(1,223)	0	(1,223)	Repairs and Maintenance Buildings	1,000	0	1,000	3,193	2,500	(1,500)	Automatic door issue
5,700	6,196	(496)	0	(496)	Milford Hall - Business Rates	6,200	0	6,200	7,745	7,745	(1,545)	
30,000	20,846	9,154	0	9,154	Electricity	20,000	0	20,000	8,018	25,000	(5,000)	
12,770	19,182	(6,412)	0	(6,412)	Milford Hall - Running Costs	13,660	0	13,660	6,414	16,000	(2,340)	
1,000	696	305	0	305	CCTV	500	0	500	0	500	0	
460	1,305	(845)	0	(845)	Milford Hall - Security	1,000	0	1,000	250	0	1,000	
13,070	11,138	1,932	0	1,932	Salaries - Basic	11,170	0	11,170	3,925	11,774	(604)	
	2,429	(2,429)	0	(2,429)	Salaries - Pension	0	0	0	810	3,238	(3,238)	
570	0	570	0	570	Millennium Clock	570	0	570	0	570	0	
60,000	(118,638)	178,638	178,638	0	Monmouth Hall capital	60,000	0	60,000	0	60,000	0	
1,000	2,029	(1,029)	0	(1,029)	Public noticeboards	500	0	500	0	50	450	
0	1,785	(1,785)	0	(1,785)	Bus Shelter	0	0	0	0	0	0	
12,420	22,292	(9,872)	-6,779	(3,093)	Defibrillator & Bleedkits	9,000	0	9,000	113	9,000	0	
700	0	700	0	700	Litter/Grit bins	500	0	500	0	500	0	
32,490	49,669	(17,179)	0	(17,179)	CCTV	51,000	0	51,000	0	51,000	0	
1,250	-	1,250	0	1,250	Speed Indicator Device installations	1,300	0	1,300	0	1,300	0	
750	(1,452)	2,202	2,201	1	War memorials	750	0	750	0	750	0	
					Peter Street Public Toilets:							
0	3,725	(3,725)	0	(3,725)	Repairs & Maintenance	1,000	0	1,000	355	1,000	0	
8,300	8,686	(386)	0	(386)	Cleaning (inc toilet rolls)	8,590	0	8,590	3,125	12,502	(3,912)	
7,680	7,680	0	0	0	Security	7,950	0	7,950	1,280	3,840	4,110	

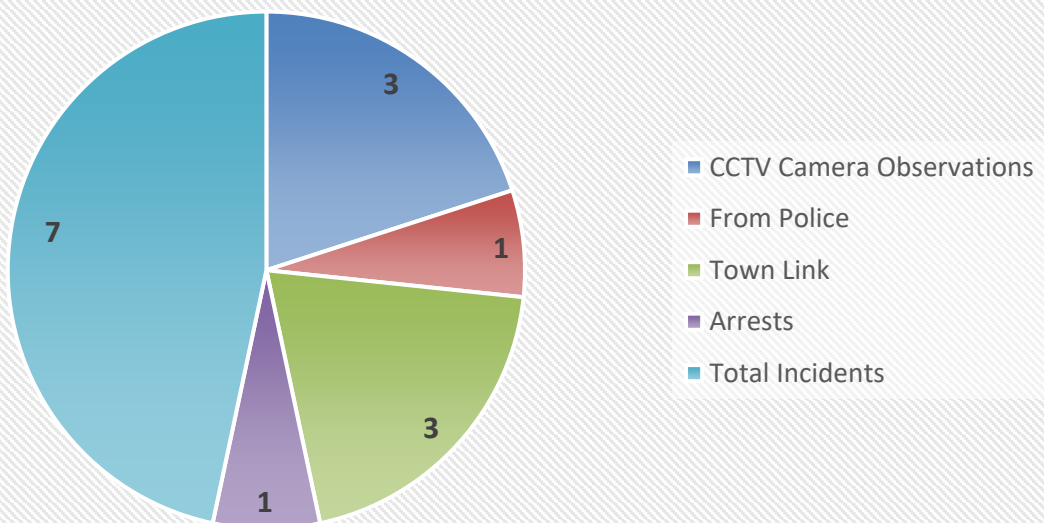
Budget (£)	Month 1 - 12 spend 31/03/2025 (£)	(Over) / Under spend (£)	Earmarked Reserve Contribution (£)	(Over) / Under after Earmarked Reserve Contribution (£)		Budget (£)	Budget Virement (£)	Revised budget (£)	Month 1 - 4 spent 31/07/2025 (£)	Full year estimated spend to 31/03/2026 (£)	Estimated (over) / under spend (£)	Notes
9,990	3,381	6,609	0	6,609	Other Running costs (electric/water)	7,000	0	7,000	850	3,500	3,500	
10,000	0	10,000	10,000	0	Refurbishment	10,000	0	10,000	0	10,000	0	
					Petters Way Public Toilets:							
0	884	(884)	0	(884)	Repairs & Maintenance	1,000	0	1,000	4,860	1,000	0	
6,810	1,295	5,515	0	5,515	Other Running costs (electric/water)	7,000	0	7,000	53	5,000	2,000	
7,680	7,680	0	0	0	Security	7,950	0	7,950	1,280	7,680	270	
8,300	308	7,992	0	7,992	Cleaning (inc toilet rolls)	8,590	0	8,590	3,445	10,336	(1,746)	
100	100	0	0	0	St Georges Day Parade	0	0	0	0	0	0	
					Town House							
10,000	3,997	6,003	0	6,003	Repairs and Maintenance	10,000	0	10,000	2,334	5,000	5,000	Replacement flag pole
3,750	3,958	(208)	0	(208)	Cleaner	4,050	0	4,050	1,319	3,958	92	
500	(1,000)	1,500	1,500	0	CCTV Reserve	500	0	500	0	500	0	
12,000	11,602	398	0	398	Business rates	12,420	0	12,420	11,602	11,602	818	
800	2,151	(1,351)	0	(1,351)	Security - Fire & Intruder	1,000	0	1,000	980	1,000	0	
3,500	3,722	(222)	0	(222)	Electricity	3,000	0	3,000	962	2,886	114	
2,200	1,509	691	0	691	Gas	2,000	0	2,000	365	1,460	540	
400	239	161	0	161	Water charges	400	0	400	133	300	100	
2,450	2,900	(450)	0	(450)	Other costs	2,500	0	2,500	1,817	2,500	0	
385,640	142,309	243,331	214,522	28,809	Total Expenditure	352,820	35,250	388,070	100,703	435,156	(82,336)	
					INCOME							
0	(1,600)	1,600	0	1,600	Defibrillator & Bleed Kits	0	0	0	0	0	0	
					Milford Hall							
(18,070)	(17,873)	(197)	0	(197)	Anchor Tenant	(18,070)	0	(18,070)	(6,915)	(18,070)	0	
(14,890)	(18,349)	3,459	0	3,459	Hall Bookings	(17,260)	0	(17,260)	(4,517)	(18,000)	740	
0	(368)	368	0	368	Town House	0	0	0	0	0	0	
(32,960)	(38,189)	3,629	0	3,629	Total Income	(35,330)	0	(35,330)	(11,433)	(36,070)	740	
352,680	104,119	246,961	214,522	32,439	Net Expenditure	317,490	35,250	352,740	89,270	399,086	(81,596)	

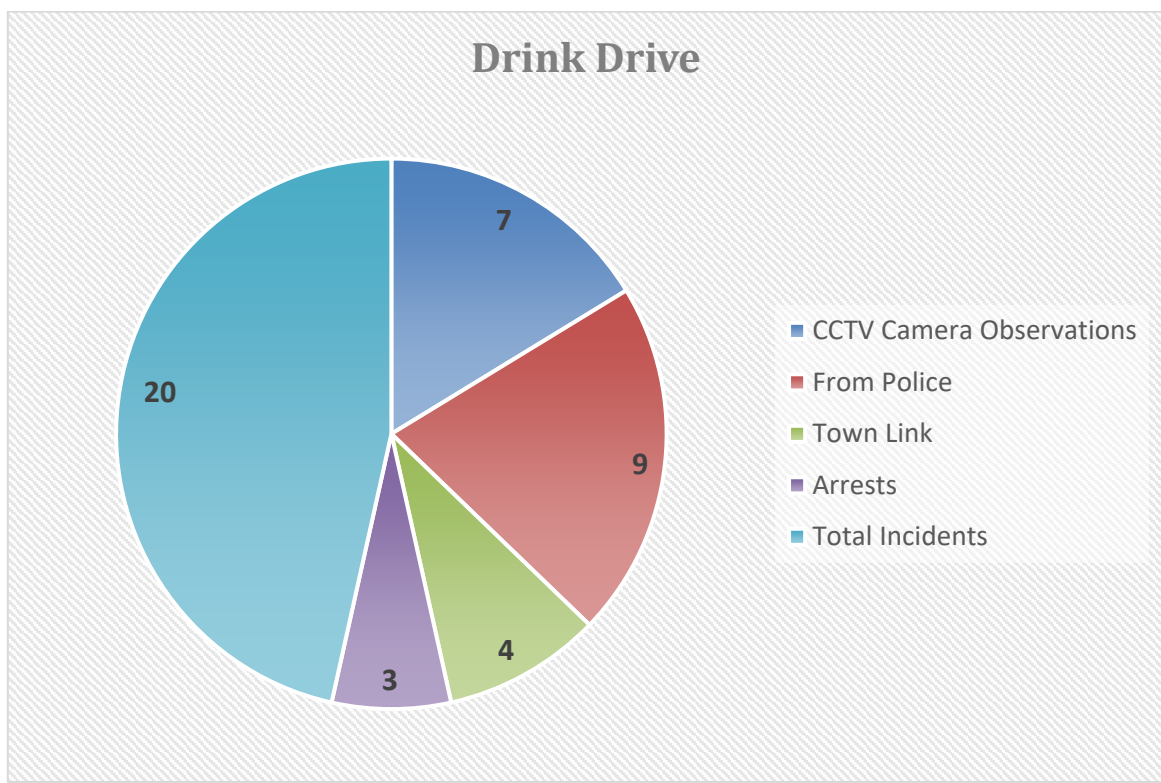
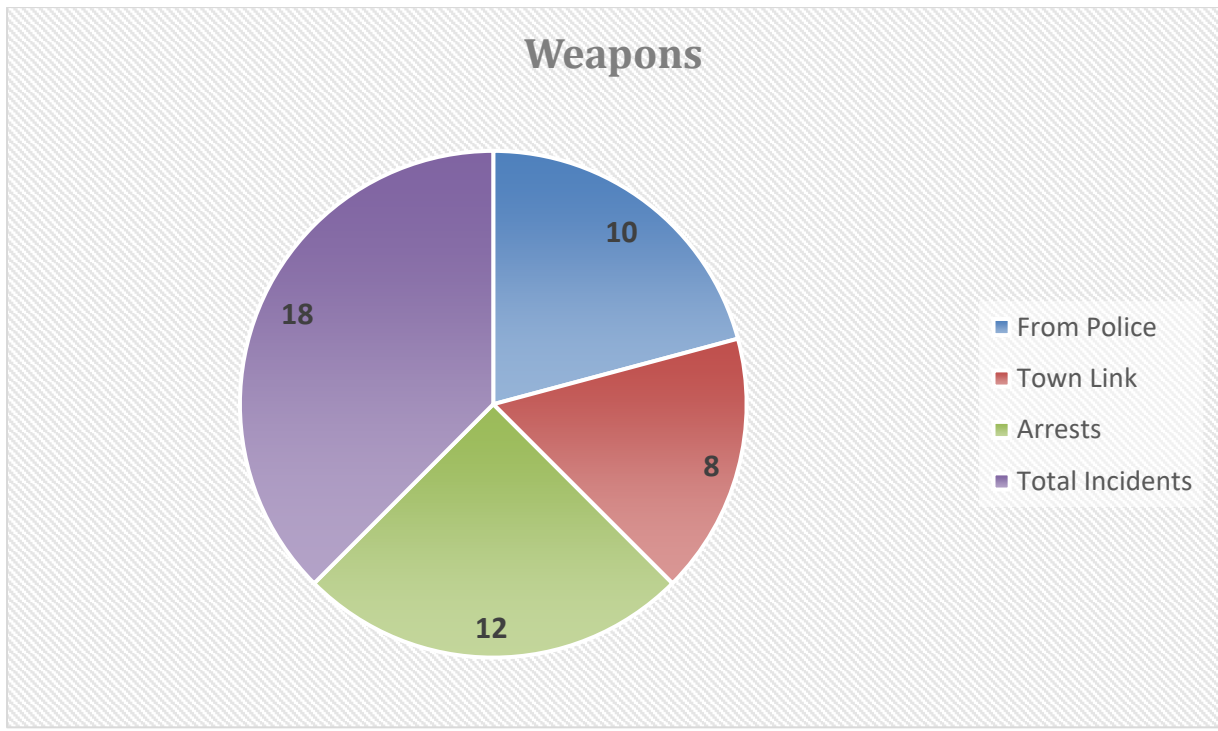
Yeovil Statistics June 2024-June 2025

Concern for Welfare/Mispers

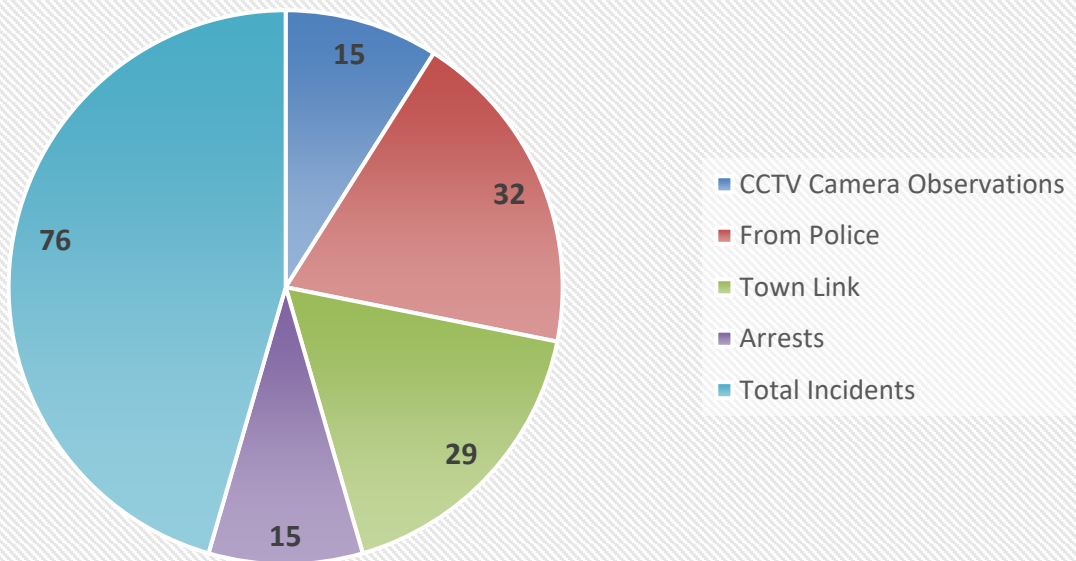


Drugs

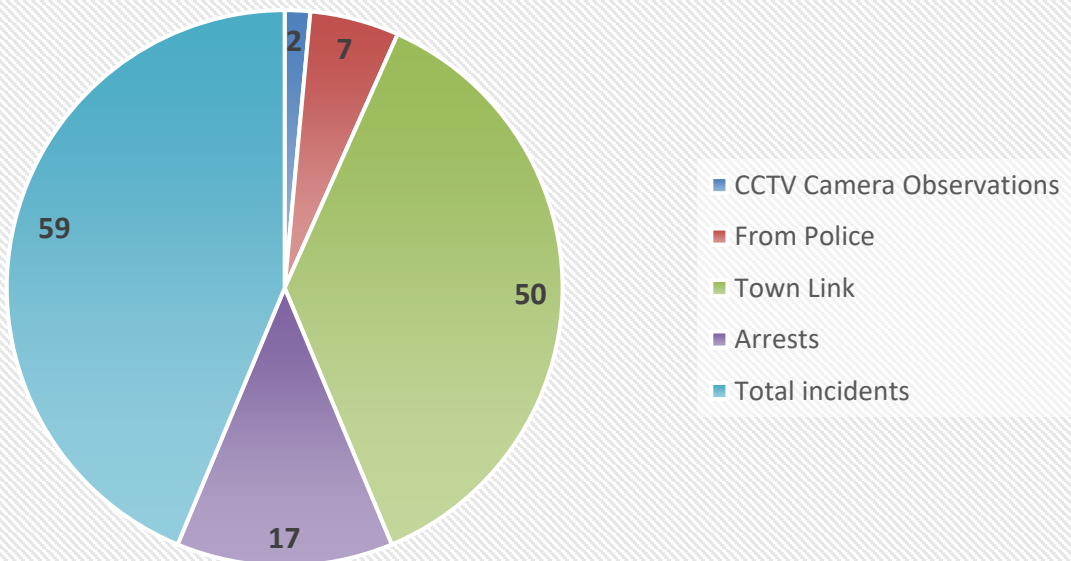




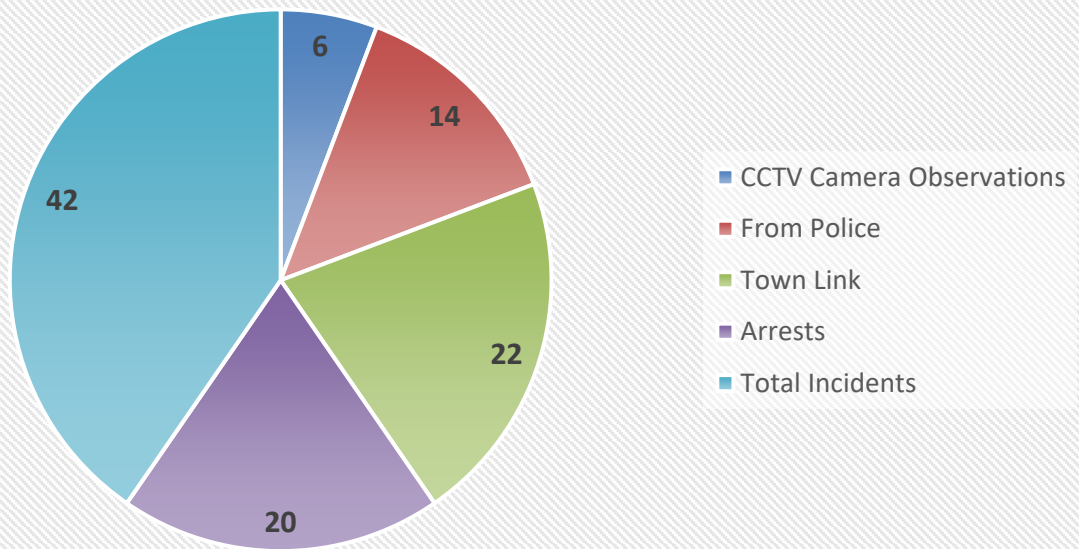
ASB



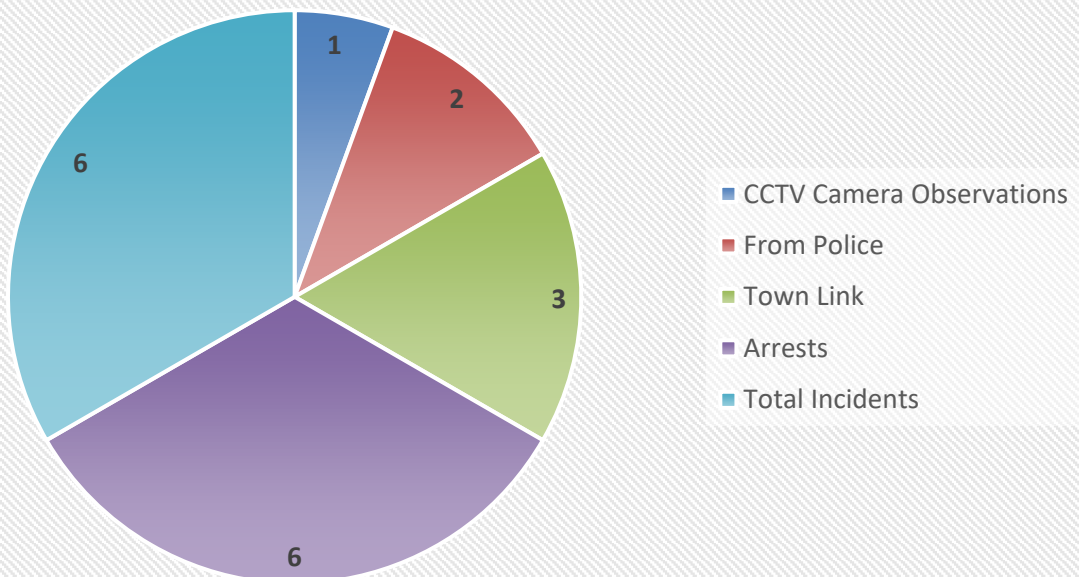
Theft



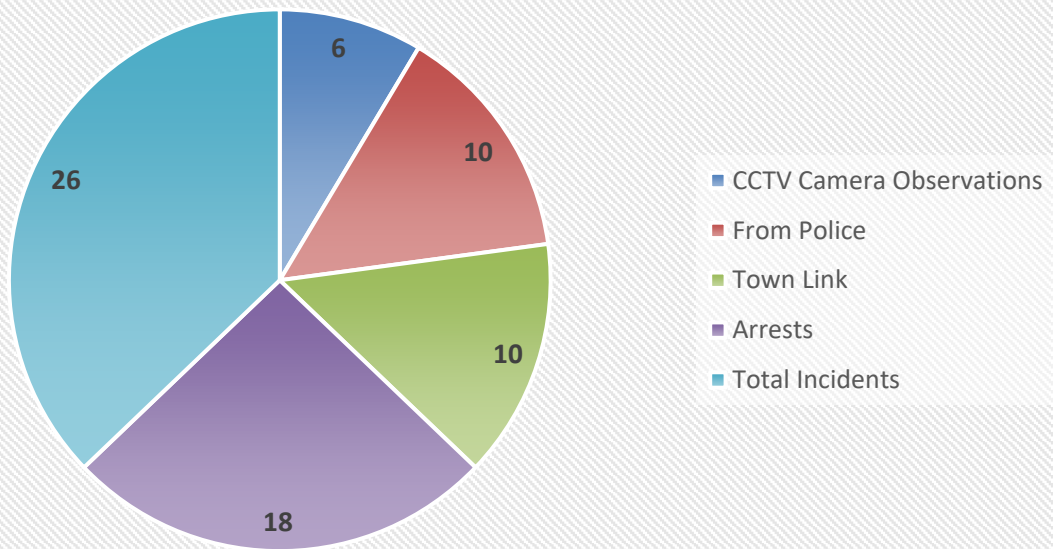
Public Order



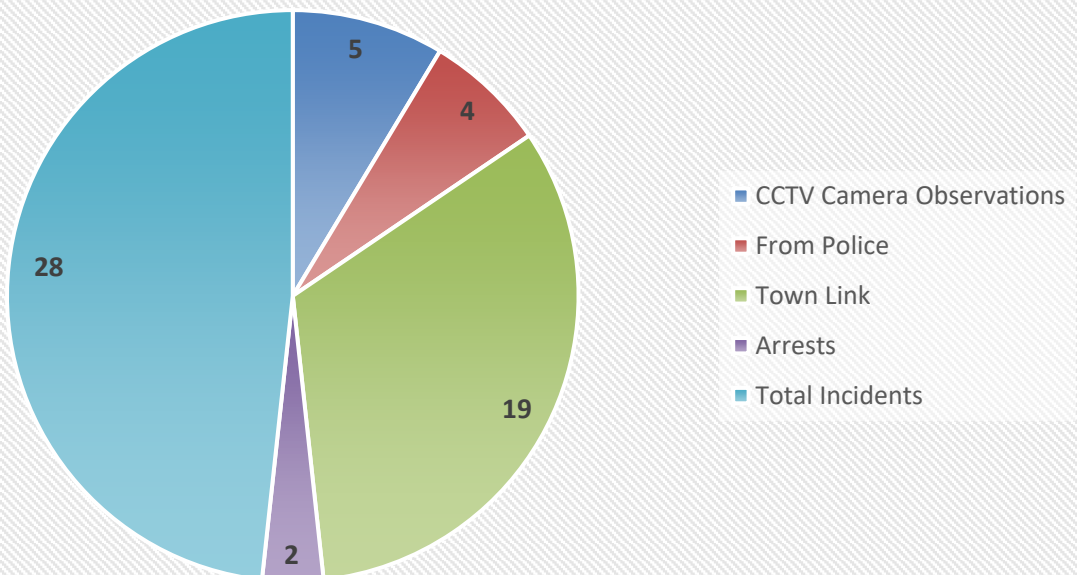
Criminal Damage



Wanted



Suspicious Activity



Introduction

This report provides headline updates on identified community safety issues, progress of the Community Warden recruitment process and CCTV provision.

Report

Ongoing issues with ASB in the town centre came to a head earlier this month when a report was received of an alcohol related assault in the town centre. This, along with numerous other concerns raised by residents promoted conversations with Somerset Council, Police and YCRT to investigate the need for a multi-agency discussion about tackling the issues.

The Director of Infrastructure has met with partner organisations to discuss the approach to tackling the issues raised.

Street drinking in and of itself is not illegal and the resulting impact on both drinkers and on other users of the town are complex issues to address.

Previous measures used to work towards a solution including specific Public Space Protection Orders (PSPO's), signage, etc have been unsuccessful due, in part to a lack of enforcement. The existing PSPO which enables the confiscation of or alcohol or the power to insist on disposal under some circumstances related to the behaviour of those drinking in a defined public space, is highly unlikely to be renewed by Somerset Council when the cease in October of this year.

Additional Police resource (as reported at the last meeting) in the town centre has resulted in an increase in direct action and progress is being made in tackling the issue of ASB. Despite the reports at the beginning of the summer, various anecdotal reports have suggested that there has been an improvement on previous summer's and that the town is starting to feel safer.

Community Wardens

Two of the three vacant Community Warden posts have been filled, and new employees are due to start at the end of September. It is the intention to start with two wardens and readvertise the remaining post immediately. Providing a presence in the town centre is only one element of the role. However, it is anticipated that this, along with the ongoing work of Yeovil Crime Reduction Partnership, the Police and others, will continue to improve public perception of the town centre.

CCTV

No maintenance or operational issues reported by Somerset Council. Further detailed reports of the use and effectiveness of CCTV in the town have been received (appendix A). It is worth noting the significant use of the system by the police. The

Director of Infrastructure is due to meet with the CCTV manager for Somerset Council to discuss the frequency of reports and ongoing communication.

Financial Implications

The committee is **RECOMMENDED** to note the report.

(Tim Cook, Director of Infrastructure (Property & Assets) - tim.cook@yeovil.gov.uk)

11/241 PROPERTY UPDATE

Introduction

This report provides headline updates on the property portfolio.

Report

The property work splits into three distinct areas of compliance, reactive issues and improvement projects.

Reactive work

We continue to receive daily reports of faults and issues requiring immediate action. Some issues are dealt with by staff on site. Reactive work is handled incredibly well by the admin team and much of it is carried out internally by the facilities officer. There is an increasing number of more complex maintenance requirements and service needs, and this takes up a lot of staff time. The newly appointed Property & Projects co-ordinator will start at the end of September and will provide the additional capacity required to get ahead of the reactive work and begin to plan for reducing costs through efficiencies and active contract management.

The hot weather has resulted in uncomfortable working environments for café staff, particularly at Ninesprings café. Additional freestanding fans have helped. As there is every indication that the extreme heat experienced is part of a pattern, a longer-term solution is currently being investigated. Options include replacing the current air conditioning system with one with greater capacity.

Public Toilets

The hand washing unit in the Men's toilet at Petters Way failed in July. The current handwashing units in all YTC public toilets are considered unserviceable due to age. After investigating the different options for hand washing and considering future costs etc, the unit was replaced with a new unit at a cost of £4,859.71

A similar unit has now failed in the Peter Street toilets. The cubicle is currently locked while a solution is agreed. It is the Officer's view that due to the condition of the whole block of toilets and the identified need for refurbishment, it is not sensible to spend nearly £5000 on a replacement handwashing unit at this time. As all of the units servicing the toilet block were installed at the same time, it is realistic to assume that all are coming to the end of their useful life and will begin to fail.

It is the officer's recommendation that a review of all public toilets takes place. The scope of the review would include an audit of publicly available toilets, assessment of current usage and need, viability of the current facilities and good practice elsewhere. This review will inform decisions about appropriate provisions and refurbishment options.

Westlands Entertainment Venue

The replacement walk-in freezer has now been installed and commissioned. This will result in a saving as temporary arrangements were expensive. Members will recall that Somerset Council agreed to contribute £4250 towards the solution. New stage doors have been installed to improve security.

Milford Hall

After reports of issues with the chairs at the hall resulting in falls, the decision was made to purchase a new set of chairs.

The new chairs were purchased at a cost of £1,872.00

Yeovil Rec

Replacement heating system for hot water supply to changing facilities. As reported at the last meeting, the system for heating water for showers is over 20 years old and a recent condition survey has confirmed that replacement will be required imminently. An assessment of need in terms of storage capacity has been carried out. A design solution which takes account of new regulations and technological advances is needed. A solenoid valve for the gas supply developed a fault and required replacement. Three quotes were obtained, and the lowest quote was accepted. The valve was replaced at a cost of £4310.29. Full details of the procurement process are available to Councillors on request. The immediate replacement was required to restore safe return of hot water to the showers etc. A leak in one of the water storage tanks has also required attention at a cost of £884.26. This does not increase capacity or improve the above situation or remove the need for further work. Officers continue to work towards a long-term, cost-effective solution investigating capacity requirement based on current and future use and the viability of using more sustainable technology.

Ski Centre site

Over the summer, rough sleepers have pitched tents on the site. Officers are monitoring the situation and considering the response. This includes taking advice regarding eviction with immediate effect as opposed to obtaining possession through the courts. The need to secure the site is a priority as is essential to effectively enforcement of any possession order or court injunction. Due to the nature of the site, this is likely to be costly. A full report will be presented at the next meeting.

Additional storage facility for new grass cutting equipment. A smaller project to provide additional, secure storage space for seasonal machinery and a suitable location has been identified for a secure, lean to type building. – Design & procurement still underway

Costs of works associated with Illegal Encampments

Work is underway to improve security following three incidents of trespass to establish illegal encampments. YTC staff worked closely with Enforcement Officers from Somerset Council and the Police to encourage the groups to move before formal

eviction using powers was required. Additional security presence was required at Yeovil Recreation Ground at a cost of £432.

The incidents identified some vulnerability at three sites. The following steps are being taken to improve security.

1. Howard Road – Installation of a dropped bollard and some additional fencing.
2. Milford Park – Additional wooden bollard and one drop bollard to allow access for grass cutting etc.
3. Yew Tree Park – Additional fencing and three dropped bollards. Discussions are underway regarding removing the gate but retaining the height barrier.
4. Yeovil Recreation Ground – Earthworks to create a barrier to access to replace the current wooden bollards.

Asset Management Software solution.

Officers have been working across directorates to procure software that will enable effective management of the Council's significant tree stock and broad range of assets. Discussions with companies have revealed that software can also be used to manage play inspections, regular building inspections and grass cutting rounds. The team have seen demonstrations for a range of products at various scales and affordability, some packages are designed for large unitary councils, and the costs reflect this. The Director of Infrastructure Property and Assets and the Director of Leisure and Environment are progressing procurement of an appropriate asset management software solution and will report the outcome to committee in due course. It is hoped that the new system will provide a tree inspection, play inspection, open space inspection, facilities management inspections and asset register for Yeovil Town Council.

Financial Implications

There are no direct financial implications related to this report. Members are asked to note the following items of significant spend.

Replacement handwashing facilities at Petters Way Toilets - (£4,859.71),
Solenoid valve replacement at Yeovil Rec (£4310.29) Leak repair (£884.26)

Security measures at various sites – Awaiting final quote

The committee is **RECOMMENDED** to note the report and agree to the Director of Infrastructure (Property & Assets)'s proposal to review current public toilet provision. Detailed report to be submitted to the next meeting of IPA committee.

(Tim Cook, Director of Infrastructure (Property & Assets) - tim.cook@yeovil.gov.uk)