

NEW BRADWELL PARISH COUNCIL BRIEFING NOTE

DATE: 7TH Sept 2026

SUBJECT: Emergency Water Usage Mitigation and Allotment IBC Tank Policy Approval

1. Purpose of the Report

To brief Councillors on the financial implications at the Drill Hall allotment site caused by exponential water consumption, and to seek immediate approval for the implementation of a targeted Urgent Notice and a formal IBC Tank Policy.

2. Background and Financial Impact

- **June Water Bill:** The Council received a water bill for the period 7th March to 6th June 2026 totalling an unsustainable **£4,148**.
- **Investigative Costs:** To rule out an underground mains failure, a specialist leak detection company was engaged at an additional cost of **£838.80**.
- **Anglian Water Inspection:** Anglian Water conducted a mandatory site inspection. Their inspector verified that the site troughs are functional. They confirmed that Anglian Water is only liable for the 12 inches of pipe surrounding the water meter. Any repairs beyond that point must be funded entirely by the Parish Council.

3. Current Findings & Projected Risk Costs

A physical audit of the allotment site revealed 16 IBC (Intermediate Bulk Container) tanks on-site. Only 4 are properly adapted to harvest rainwater. The remaining 12 tanks are unadapted. Evidence strongly indicates these are being filled directly from the Council's mains-fed water troughs.

Recent meter logs confirm that while normal winter usage averages 0.14 m³ per day, summer consumption has peaked at 6.14 m³ per day due to unapproved tank filling and heatwave watering.

Proposed Cost Risk (Pipe Replacement): If the council fails to halt this usage and is forced to conclude that an underground leak exists, replacing the entire internal pipe network from the meter to all site troughs is projected to cost **multiple thousands of pounds (estimated between £3,000 – £8,000 depending on contractor quotes)**. This capital expenditure would completely deplete allotment reserves.

4. Proposed Strategy

The Anglian Water inspector suggested a one-month monitoring trial before the Council commits to spending thousands of pounds digging up and replacing internal plot pipework. Our next official meter reading and bill are due on 7th September.

The proposed strategy consists of: (1) The Urgent Notice giving unadapted tank owners a strict 14-day deadline to convert their units or face removal, (2) The IBC Policy establishing immediate tenancy termination for mains abstraction, and (3) Weekly meter tracking.

5. Recommendations

It is recommended that Full Council: (1) Approve the immediate distribution of the Urgent Notice and IBC Policy, (2) Authorise the Committee to terminate tenancies for violations, and (3) Note the implementation of weekly tracking ahead of the 7th September billing cycle to assess if the £3,000+ pipe replacement cost can be avoided.

URGENT NOTICE: Allotment Water Storage and Usage Rules

Dear Tenants,

We have been alerted by Anglian Water regarding exceptionally high water usage on our allotment site, leading to unsustainable financial costs for the Parish Council. To put this into perspective, our water bill for the period **7th March to 6th June totalled an astronomical £4,148.**

Following a high usage alert, the Parish Council conducted a thorough site investigation. While we had a major underground leak last summer (July/August 2025) which was successfully repaired, our investigations this year revealed no network leaks. Instead, we discovered 16 IBC (Intermediate Bulk Container) tanks across the plot sites. Of these 16 tanks, only 4 were properly adapted to harvest rainwater.

The remaining 12 tanks are being filled using the communal site water troughs. Official meter readings prove that this practice is draining our communal resources. Our average winter consumption was just 0.14 m³ per day, but as soon as summer hit, daily consumption skyrocketed to 6.14 m³ per day by 6th July 2026. This unauthorised practice is artificially mimicking a major leak and causing unsustainable costs.

Crucially, Anglian Water has confirmed they are only liable for the network within 12 inches of the boundary water meter. Any network issues beyond that point are the sole financial responsibility of the Parish Council. To save the council from executing unnecessary, highly expensive pipe replacement works, the inspector suggested we monitor the water meter closely over the next month. This trial period runs until our next official bill arrives on 7th September.

Effective immediately, the Parish Council is enforcing the following strict rules for any plot holder utilising or bringing an IBC tank onto the site:

1. Mandatory Permission: Any tenant wishing to have an IBC tank on their plot must first apply for and receive formal written permission from the Parish Council. Unauthorised tanks are prohibited.

2. Rainwater Harvesting Only: Any approved IBC tank must be properly adapted solely to capture and store natural rainwater runoff (such as from a shed or greenhouse roof via guttering). Using a hose or bucket to fill an IBC tank from the site's mains-fed water troughs is strictly forbidden. Any tanks currently on site that are yet to be adapted **must be fully converted within 14 days of receipt of this letter.**

3. Termination of Tenancy: Any tenant found or known to be drawing water from the communal Parish Council mains supply to fill private storage containers or tanks will have their tenancy terminated with immediate effect.

Our Shared Environmental Responsibility

Beyond the severe financial threat to our site, we must look at the wider crisis facing the UK. England's rivers and reservoirs are under immense strain, and water scarcity is a real threat. As gardeners, we have an environmental responsibility to act as stewards of nature, not drainers of resources.

Over-enthusiastic watering and storing thousands of litres of treated, chemically processed mains water in private tanks is ecologically irresponsible. We urge all tenants to switch to sustainable practices immediately: mulch your soil to retain moisture, water only at the roots during the cool early mornings or evenings, and harvest every drop of rain you can.

The site water troughs are for immediate use via watering cans only. Let's work together over the next 30 days to save our water, drop our consumption, and protect the financial future of our allotments.

Sincerely,
New Bradwell Parish Council

Parish Council Allotment Policy: IBC Water Storage Tanks

1. Purpose & Scope

The purpose of this policy is to control the introduction of large-scale water storage containers, specifically Intermediate Bulk Containers (IBCs), on the allotment site. This policy ensures site safety, fair resource management, and financial sustainability. Unregulated water storage poses structural safety risks and, when filled from communal supplies, places an unsustainable financial burden on the Parish Council.

2. Mandatory Prior Permission

- **Written Request:** No tenant may bring an IBC tank onto the allotment site without prior written permission from the Parish Council.
- **Inspection:** The Council reserves the right to inspect the proposed location on the plot before granting approval.
- **Removal:** Any unauthorised IBC tank found on a plot must be removed immediately by the tenant at their own expense.

3. Strict Conditions of Use and Installation

To maintain approval, any authorised IBC tank must strictly adhere to the following criteria:

- **Rainwater Harvesting Only:** Tanks must be structurally adapted solely for the collection of natural rainwater runoff (e.g., connected via guttering and downpipes to a shed, greenhouse, or poly-tunnel roof).
- **Mains Water Prohibition:** Filling an IBC tank using water from the Parish Council's mains-fed troughs, is strictly forbidden.
- **Stable Foundation:** Tanks must be installed on a solid, level, and secure base (such as concrete slabs or heavy-duty timber sleepers) to prevent tilting or collapsing when heavy.
- **Maintenance & Cleanliness:** Tenants must maintain the tank in a good state of repair. Tanks must be securely covered to prevent mosquito breeding, algae growth, and to stop wildlife or pests from falling inside.

4. Compliance and Enforcement Timeline

- **Existing Tanks:** Tenants with unadapted IBC tanks currently on site are granted a strict 14-day grace period from the date of policy issuance to fully adapt their tanks to rainwater harvesting systems and apply for retrospective permission.
- **Inspections:** Parish Council representatives will conduct regular, unannounced site inspections to audit water storage compliance.

5. Breach of Policy & Tenancy Termination

- **Immediate Termination:** Any tenant caught or proven to be filling an IBC tank or any large private storage container from the communal Parish Council water supply will have their allotment tenancy terminated with immediate effect.
- **Loss of Plot:** In the event of termination, the tenant will forfeit their plot, any crops in situ, and must clear their personal belongings within a timeframe specified by the Council. Legal or disposal costs incurred by the Council to remove non-compliant tanks will be billed directly to the tenant.

6. Sustainability Commitment

The Parish Council actively encourages responsible environmental stewardship. Properly managed rainwater harvesting protects natural resources, builds site resilience against dry weather, and directly helps the Council manage water utility costs to keep plot rental fees affordable for the entire allotment community.

Appendix A: Official Site Water Consumption Data

Following the successful repair of the underground leak in late summer 2025, the recent 2026 data shows usage spiking dramatically once again due to seasonal tank-filling (1 m³ = 1,000 litres):

Date / Time	Meter Reading	Period Usage (m³)	Read Type	Daily Avg (m³)
06 Jul 2026	14,483	43	Customer Read	6.14 m³
29 Jun 2026	14,440	231	Customer Read	1.97 m³
04 Mar 2026	14,209	25	Visual Read	0.14 m³
03 Sep 2025	14,184	3,016	Visual Read	16.66 m³
06 Mar 2025	11,168	52	Visual Read	0.28 m³
03 Sep 2024	11,116	0	Visual Read	0.00 m³

PARISH COUNCIL ALLOTMENT WATER METER TRACKING LOG

Target Trial Period: Up to the Official Bill on 7th September

- Meter Location: wooded area by Newport rd
- Target Baseline Daily Consumption: < 0.50 m³
- Action Threshold: If daily average exceeds 2.00 m³, conduct an immediate physical sweep of all troughs.

Reading Date	Time	Meter Reading	Usage (m³)	Days Elapsed	Daily Avg (m³)
29 Jun 2026	01:00	14,440	231	—	1.97 m³
06 Jul 2026	01:00	14,483	43	7	6.14 m³
24 Aug 2026	—	—	—	—	Policy Approved
07 Sep 2026	—	—	—	—	Target End Date

SAVE OUR ALLOTMENT WATER!

Our allotment water system is facing an unprecedented financial and physical strain. By swapping to smart watering and harvesting every single drop of rain, we can protect our plots, save thousands of pounds in utility bills, and build a truly sustainable community site.

Top Tips for Harvesting Rainwater

- Max out your roof space: Fit guttering and downpipes to every available structure. Catch runoff from your shed, greenhouse, fruit cage frame, or poly-tunnel.
- Link your water butts: Connect multiple barrels or IBC tanks in a series using overflow kits. When the first tank fills up, the excess water automatically moves into the next one.
- Keep it clean and dark: Use tight-fitting lids or mesh covers on your tanks. This blocks out sunlight to prevent algae growth, stops mosquitoes from breeding, and keeps wildlife safe.
- Clean your gutters regularly: Keep your collection surfaces clear of leaves and debris. Clean gutters ensure clear downpipes and maximum water flow during sudden summer downpours.

Smart Watering Techniques for Hot Weather

- Time it right: Only water your plots in the cool early mornings or late evenings. Watering in the midday sun loses up to 40% of your water straight to evaporation.
- Target the roots: Direct water straight to the base of the plant using a watering can. Avoid wetting the leaves, which doesn't help the plant and can encourage fungal diseases.
- Mulch, mulch, mulch: Apply a thick layer of compost, straw, woodchips, or grass clippings over your soil. Mulching locks moisture into the ground so you need to water far less often.
- Water deeply, less often: Soak your plants thoroughly once every few days rather than giving them a light sprinkle every day. Deep watering forces roots to grow downward.
- Ditch the hosepipes: Hosepipes and siphons drain communal troughs rapidly and bypass our fair-use rules. Stick strictly to watering cans.

Application Form: Permission to Install/Register an IBC Water Tank

Please complete this form if you wish to bring an Intermediate Bulk Container (IBC) tank onto your allotment plot, or if you need to register and declare an existing tank.

Remember: IBC tanks are strictly permitted for rainwater harvesting only. Connecting to or filling tanks from the Parish Council mains-fed troughs will result in the immediate termination of your tenancy.

1. Tenant & Plot Details

- Tenant Full Name: _____
- Allotment Site Name: _____
- Plot Number(s): _____
- Contact Phone Number: _____
- Email Address: _____

2. Tank Installation Details

- Application Type: ☐ NEW Installation ☐ Registration of EXISTING Tank
- Number of IBC Tanks on Plot: _____
- Capacity of Tank(s) (e.g. 1,000 litres): _____
- Rainwater source: ☐ Shed ☐ Greenhouse ☐ Poly-tunnel ☐ Other

3. Compliance Checklist (Tick to confirm)

- ☐ I confirm the tank is/will be fitted with functional guttering to collect rainwater only.
- ☐ I confirm the tank will NEVER be filled using water from the Parish Council mains supply.
- ☐ I confirm the tank is/will be placed on a solid, level, and secure foundation.
- ☐ I confirm the tank has a secure lid to prevent algae and protect wildlife.

4. Tenant Declaration & Agreement

I understand that if I am found to be filling this tank from the communal mains water supply, my allotment tenancy will be terminated with immediate effect, and I will forfeit my plot.

- Tenant Signature: _____
- Date: _____

CONFIRMATION OF IMMEDIATE TENANCY TERMINATION

BREACH OF ALLOTMENT WATER POLICY

Date: [Insert Date]

To (Tenant Name): [Insert Tenant Name]

Plot Number(s): [Insert Plot Number]

Allotment Site: [Insert Allotment Site Name]

Dear [Insert Tenant Name],

Re: Immediate Termination of Allotment Tenancy for Water Policy Breach

We are writing to formally notify you that your allotment tenancy for the plot(s) referenced above has been terminated with immediate effect.

On [Insert Date of Incident] at [Insert Time], a formal inspection/witness report confirmed that you were filling a private water storage tank/container on your plot using the communal, mains-fed Parish Council water supply.

This action is a direct and severe breach of Section 5 of the official Parish Council Allotment Policy: IBC Water Storage Tanks, as well as the Urgent Notice distributed to all tenants on 24th August 2026. As clearly stated in those documents, the abstraction of mains water from communal troughs to fill private storage reservoirs is strictly prohibited due to the critical financial emergency and unsustainable utility costs currently facing the parish site.

Required Next Steps:

1. Vacate the Plot: You must cease all gardening activities and vacate the plot immediately.
2. Clear Personal Property: You are given 14 days from the date of this letter to remove your personal possessions. This notice period expires at 5:00pm on [Insert Deadline Date].
3. Tank Removal: You must remove the unauthorized/unadapted storage tank from the site at your own expense within this timeframe.
4. Forfeiture: Any structures or crops remaining on the plot after the deadline date will be considered abandoned.

Please be advised that if the Council is forced to clear the plot or pay for the professional removal and disposal of your IBC tank(s), the full cost of these works will be billed directly to you.

Yours sincerely,

New Bradwell Parish Council



Leakage Detection Report With Further Proposed Works

Account Name: New Bradwell Parish Council
Your Reference: 418541000289569212

Date of report: 21/07/26
Report completed by: DT
Version: 1

Classification: External, Confidential



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Description of Works

Our contractor attended site on the 20th July 2026 and the following works were carried out:

Attended site, and spoke with site contact, completed Site Specific Risk Assessment and commenced survey.

Walked the site, initially sounding all available connection points to the supply, mainly water troughs through the allotments. No points of interest / noise identified on the network within the allotments which is a mixture of MDPE and old Galvanised Barrell pipework.



Located the revenue meter, which is remote through the parkland from the allotments, at w3w location badmington.dial.coaster. There is good noise on the meter, but the supply is MDPE and within the woodland. The pipe run between the meter and the allotments is not known and the distance is too long to correlate. See meter and location in the pictures below,



Based on the previous read supplied by the customer, Average Daily use has now jumped from the prior level to just under 9 m3/day.

See schematic below for potential routes between meter and allotments.



Based on noise alone at the meter, it would appear the leak is in the area of the meter, which is within the ground of the Park Trust and not the council.

Met with the site manager from the Park Trust and discussed options to move the works forward, as permission from the trust will be required to excavate within their land.

The option of slip trench was discussed and agreed in principle to locate the supply as it comes out of the woodland and into the grassland. Their preference would be to excavate just within the canopy of the woodland as shown in the picture below, so to maintain a greater distance from the trees within the grassland.



With the trusts agreement it would be beneficial to excavate by hand around the meter in the woodland to flexi trace the supply and therefore minimise the slip trench required to locate the supply.

Total Price

The total cost of all works on 20/07/26 is:

£699.00 + VAT

We thank you for choosing Wave's Value- Added Services, we'll shortly raise our invoice.

Terms & Conditions apply as accepted on the completed LFAF application form – Please advise if you would like a copy

Recommendations

Excavate by hand around the meter and complete flexi trace to locate the supply outside the woodland approx. 15m away and complete squeeze off to prove which side of the location the leak is within.

Cost of further works

The cost for a two-man excavation team with mini excavator for two shifts during normal working hours is:

£2,855.75 + VAT

The above price does not include for any costs relating to repair fittings, backfill or any reinstatement which will be in addition to the quoted price and can be calculated once site requirements are known. Any additional days will attract additional costs

Terms & Conditions apply as accepted on the completed LFAF application form – Please advise if you would like a copy

Assumptions of Leakage Find and Fix Service

The following assumptions apply to the service:

- Normal working hours are Monday - Friday between 8am and 5pm, attendance at other times would attract additional charges.
- Working days are always charged in full and not part thereof.
- The price proposal and working hours are inclusive of travel time to and from the site
- Unforeseen circumstances resulting in a delay arriving to site will not impact on the price proposal
- Plastic pipework creates significant challenges when detecting leaks due to the short distances in which acoustic detection is reliable. Therefore it is possible that any leaks are not pinpointed on the first day of leak detection and further visits may be required at additional cost.
- Further visits may include in addition to traditional leak detection methods, the excavation of trial holes, the installation of further isolation points or additional specialist detection equipment which are not included in the above day rate and will be quoted as required.
- It is believed that the area where the meter is located can be accessed without excavating on the pathway, should this be proved incorrect once on site, we would then require under Section 50 of the New Roads and Street Works Act 1991 a Road Opening Licence from the Local Authority as permission to excavate in the highway. Additional visits and further works would be required at an additional cost if this was needed.
- It is understood that all the land is privately owned by the customer, if this is not correct we would require landowners written consent prior to excavations taking place.
- Trench support is not included in the above quotation.
- It is assumed that service drawings of the site are available.
- It is assumed that all internal stop taps and external isolation valves are fully operational.
- It is assumed that a stop tap test has been completed and external underground leakage has been confirmed.
- Access to all areas of the site would be required to carry out the works.
- Periodic isolation of the water supply to the site would be required to carry out the works.
- No additional works will be carried out without the express approval of the customer
- All prices quoted are subject to VAT at the current rate.
- Are prices quoted are valid for 30 days from the date of this proposal.

Proposal Acceptance Form

Proposal Number: 418541000291417121

I have read and understood this proposal and hereby confirm on behalf of New Bradwell Parish Council my acceptance of the terms and conditions as stated therein and duly authorise Wave Utilities to proceed with the work described in this proposal using the order number given below.

Please email this form to leakagefindandfix@wave-utilities.co.uk

Signed By	
Print Name	
Date	
Order Value	
How would you like to pay? (please tick as required)	
• Add to water bill Option [☐] • Separate invoice [☐]	
Please complete this section if you have chosen the add to water bill option above	
Please bill me against account number:	
Please complete this section if you have chosen to be billed on a separate invoice:	
Purchase Order Number	
<i>Please note: We are unable to proceed without a Purchase Order number. If your organisation does not operate a PO number system, please provide us with a reference that you'd like us to use on your bill which will mean something to you.</i>	
Email address for invoice	
Billing address	

Terms and Conditions

1. Definitions

In these terms and conditions the following expressions shall (where the context so admits) have the following meanings:

“Wave”, “We”, “Us” - shall mean Anglian Water Business (National) Ltd whose registered office is at Northumbria House, Abbey Road, Pity Me, Durham, DH1 5FJ. (company number 03017251).

“Affiliate” - Means company which, in relation to another company, is (a) its subsidiary or holding company or (b) a subsidiary of any such holding company, and for the purposes of this definition “company” includes any body corporate wherever incorporated and “subsidiary” and “holding company” have the meanings given to them in section 1159 of the Companies act 2006

“Confidential Information” - means all information, ideas, concepts, trade secrets or knowledge of any other kind which would be considered to be confidential or proprietary by a reasonable person, or is clearly marked as such.

“Conditions” - means these terms and conditions, including the terms in the proposal

“Contract” - shall mean the Contract between Anglian Water and the Customer entered into subject to these Conditions for the provision of the Services, comprising the Proposal and the Customer’s acceptance thereof in accordance with Condition 2.1 together with any other document referred to therein.

“Customer”, “You”, “Your” - shall mean the company, firm or person identified in the Proposal to whom the Services are provided.

“Contractor” - means any contractor, sub-contractor or third party providing the Services on behalf of Wave.

“Proposal” - shall mean the proposal provided to the Customer and attached to this Contract.

“Services” - shall mean services as set out in the attached Proposal.

“Site” - shall mean the Customer’s premises.

“Wholesaler” - Means the company (or companies) which own, control and maintain the water and/or sewerage network in the geographic area relevant to your supply.

2. Contract for the Services

2.1 These terms and conditions are to be read in conjunction with the terms set out in the proposal above. The Customer is aware that Wave at its discretion may share any or all details and data with the Wholesaler.

2.2 The Service shall be carried out by the Contractor on behalf of Wave.

2.3 The Proposal shall be valid and binding only if accepted by the Customer by signing and returning the duplicate copy of the Proposal to Wave or its Contractor within 21 days of the Proposal. The Proposal shall state any information or other items which are to be supplied by the Customer (together with the timescales). Any delay may affect the estimated delivery schedule and/or cost stated in the Proposal.

2.4 Wave shall be under no obligation to take any action to progress the Services until Wave has received from the Customer.(a) a signed acceptance of the Proposal and (b) all the information and other items referred to in 2.2 above.

3. Availability of Services

3.1 Wave shall provide the Services in accordance with the Contract. Wave (and its Contractors) will use reasonable endeavours to perform the Services in a timely manner, but the timescales for delivery of the Services is only an estimate and Wave or its Contractors accept(s) no responsibility or liability, financial or otherwise, if the timescales are not complied with for any reason whatsoever.

3.2 Wave or its Contractors shall use reasonable endeavours to notify the Customer of any delay in providing the Services, and shall agree any revised date with the Customer. Any onward notification of such delay to any third parties shall be the sole responsibility of the Customer.

3.3 Where (a) the delay is greater than 5 days and a timeframe between the parties cannot be agreed save as to after the 5 day delay, and (b) reasons for the said delay are other than those covered in Condition 4 (Force Majeure) or due to the Customer, the Customer shall have the right to terminate the Contract forthwith, such right

to be exercised within 10 days of the original date for the performance of the Services. Upon termination hereunder, the Customer shall pay (within 14 days) all costs and expenses incurred or payable by Wave (including third party costs) up to the date of termination (provided that Wave shall use reasonable endeavours to mitigate such costs).

3.4 The Customer shall be responsible for (including all costs related thereto) providing such physical items at the Site, as may be identified in the Proposal. In the event that Wave or its Contractors considers it necessary that it should provide such items, the Customer shall reimburse Wave or its Contractors (through Wave) for actual costs incurred by Wave and its Contractors (costs to be reasonably determined by Wave). Wave or its Contractors shall use reasonable endeavours to notify the Customer in advance wherever possible of the said costs for the Customer providing items that Wave requires.

3.5 If detailed and subject to it being a requirement in the Proposal, Wave shall render progress reports to the Customer at agreed intervals and progress meetings will be arranged to an agreed schedule. However, there shall be no ramifications if Wave is unable to do so.

4. Force Majeure

4.1 Wave or its Contractors shall not have any liability in respect of any delay in carrying out or failure to carry out any of its obligations under the Contract caused by fire, acts of God, strikes or other industrial action or dispute, acts of Government, or any circumstances outside the reasonable control of Wave which affect Wave Contractor's ability to perform the Services.

4.2 Wave shall have the right to extend the timescales for performing the Services by a period of time sufficient to take account of the event occurring as set out in Condition 4.1. If, however, such extension continues for a period of 30 days or more the Customer may, on the expiry of that period, terminate the Contract forthwith without liability to Wave other than reimbursement on the same terms as provided in Condition 3.3.

5. Prices and payment

5.1 Prices for the provision of the Services will be those set out in the Proposal and Wave will provide updates if the prices are updated or changed at the discretion of Wave.

5.2 Wave shall be entitled to invoice the Customer under the Contract upon completion of the Services. Payment shall be made in pounds sterling within 21 days of the date of the invoice. Where chargeable, Value Added Tax and any other applicable taxes or duties shall be added to the invoices at the current rate or rates in force at the relevant times.

5.3 The Customer shall pay interest (whether before or after judgement) at a rate of 4% per annum above Barclays Bank Plc base rate in force from time to time from the due date for payment until actual payment.

6. Defects

6.1 Wave or its Contractors accepts no liability in respect of any error or defect in the Services, or the consequences thereof, and gives no warranty in respect thereof, unless this is stated expressly in the attached Proposal.

6.2 Where the Customer undertakes to excavate and or repair any errors or defects in relation to the Services then the Customer will be solely liable for any costs incurred for the same.

6.4 Where the Customer instructs Wave to undertake any further or remedial works which include repairs in relation to the Services, the work will be carried out in accordance with the details set out in the relevant Proposal or work order to which these Conditions are attached and agreed by Wave. Such remedial or further work will be carried out with appropriate care and skill and in accordance with good industry practice.

6.5 Wave shall not be responsible for the costs of any remedial or further works where Wave has not been notified of the failure of the Services and been given a reasonable opportunity to remedy the failure itself.

6.6 No other warranty (express or implied) is given other than those expressly set out herein the Proposal.

7. Limitation of liability

7.1 In no circumstances shall Wave (or through Wave's Contractors) be liable, in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever, and whatever the cause thereof:

- (a) for any increased costs or expenses,
- (b) for any loss of profit, business, contracts, revenues or anticipated savings, or

(c) for any special, indirect or consequential damage of any nature whatsoever arising directly or indirectly out of the provision of the Services, or of any error or defect therein, or from the performance, non-performance or delayed performance by Wave of the Contract.

7.2 Subject to the provisions of paragraph 7.4 below, the total aggregate liability of Wave arising out of or in connection with this Contract (whether in contract, tort or otherwise) shall in no circumstance exceed £5,000.

7.3 Wave and the Customer agree that the exclusions and limitations of liability and the resulting allocation of risk and liability contained in this Contract are reasonable in all the circumstances and having regard to all relevant facts including the charges which take account of the allocation of risk and liability.

7.4 Nothing in this Contract shall limit the liability of either party for:

- (a) Fraudulent misrepresentation or mis-statement;
- (b) Death or personal injury caused by negligence.

7.5 Wave shall not be liable for any loss, damage or delay suffered by the Customer to the extent that such loss, damage or delay is attributable to written instructions given by or on behalf of the Customer.

7.6 Wave or its Contractors shall not be liable for any costs, profit, or damages related to any delays in the works carried out in relation to the Services and neither will it be liable for any affects this has on any of the Customer's third parties.

8. Termination

8.1 This Contract may be terminated by written notice forthwith:

- (a) by either party if the other commits any material or persistent breach of any term of this Agreement and, in the case of a breach capable of remedy, fails to remedy the same within 28 days after receipt of a written notice giving full particulars of the breach and requiring it to be remedied;
- (b) by either party if the other becomes bankrupt or insolvent (except for the purpose of a bona fide amalgamation or reconstruction) or any receiver or administrator or similar person is appointed in respect of that party or enters into any arrangement with its creditors or takes or suffers any similar actions in consequence of a debt;
- (c) by either party if they reasonably believe that any of the events mentioned in Clause 8.1 (b) above is about to occur in relation to the other party and notifies the other party accordingly;
- (d) by Wave if the Customer ceases or threatens to cease to carry on business.

8.2 The termination of this Contract is without prejudice to the rights, duties and liabilities of either party that accrued prior to termination.

8.3. The clauses in this Contract which expressly or impliedly have effect upon or after expiration or earlier termination shall continue to be enforceable notwithstanding expiration or earlier termination and (except as otherwise expressly provided herein) shall not prejudice any remedies available to either party to this Agreement.

8.4 If this Contract is terminated by the Customer (for reasons other than those listed in clause 8.1) whilst works have been carried out or in the process of being carried out, then Wave is at liberty to charge the Customer monies for the works or proposed works and any costs associated with this.

If this Contract is subject to any promotional funding and the Customer terminates the Contract (for reasons other than those listed in clause 8.1) during the period of the works being carried out then the promotional funding will become invalid. Wave may at its discretion charge the Customers for the works carried out or any costs associated with it.

9. General provisions

9.1 The Customer acknowledges that Wave shall be entitled to sub contract the Services provided hereunder to a third party provided that Wave shall at all times remain responsible for any acts or omissions of the Partner Contractor in carrying out the Services provided hereunder.

9.2 Neither party shall be entitled to assign the rights, benefits or obligations under this Contract, without the prior written consent of the other party, such consent not to be unreasonably withheld or delayed.



9.3 Except as otherwise provided herein, the rights of either party under the Agreement shall not be prejudiced or restricted by any indulgence or forbearance extended by one party to the other and no waiver by one party of its rights in relation to any breach of the Agreement shall affect its rights in respect of any subsequent breach.

9.4 Any demand, notice or other communication given or made under or in connection with this Agreement shall be in writing.

9.5 All notices shall be deemed properly served if delivered in person or if sent by first class post to the address for the party to be served stated in the Agreement or to the registered address on Companies House for the party. A notice can be sent via email but for this to be deemed to have a confirmatory copy is also sent by first class post. A notice sent by first class post shall be deemed served two working days after posting, or seven working days if posted from or to an address outside the United Kingdom.

9.6 If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these conditions and the remainder of the provisions in question shall not be affected thereby.

9.7 This Contract constitutes the entire agreement between Wave and the Customer with respect to the matters contained herein and supersedes all prior oral or written representations and agreements.

9.8 The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to the Contract and are hereby expressly excluded.

9.9 In the event of any conflict between the Conditions and the Proposal, then the terms set out in the Proposal shall prevail.

9.10 The formation, existence, construction, performance, validity and all aspects of the Contract shall be governed by English law and the parties submit to the exclusive jurisdiction of the English courts.

9.11 If this Contract is subject to any Wholesaler or Wave promotion, then that promotion is subject to the discretion of the Wholesaler and Wave, it may be removed, changed, updated or refused at any time at the discretion of the Wholesaler or Wave retrospectively. If there are any changed or the promotions then Wave will attempt to notify the Customer where it can. The Customer understand and accepts that if the Contract is subject to promotions by the Wholesaler or Wave, then that is subject to additional terms and conditions at the discretion of Wave.

10. Confidential Information

10.1 Except as otherwise provided hereunder, all Confidential Information communicated to one party by another or learned by one party (the "Recipient") from another whether before or after the date hereof, shall be kept in confidence by the Recipient and the Recipient shall use such information for the performance of this Contract and anything reasonably ancillary thereto. Any Confidential Information received from the other party shall be disclosed only to personnel of the Recipient who need to know for the purposes of the Contract.

10.2 No Confidential Information, including without limitation, the provisions of this Contract, shall be disclosed by the Recipient, its agents, sub contractors, suppliers or employees without the prior written consent of the other party except where it is:

10.2.1 required to be disclosed by law or court of competent jurisdiction or other appropriate regulatory body;

10.2.2 in the public domain at the time of receipt or enters the public domain other than by breach of this Contract by the Recipient;

10.2.3 rightfully obtained by the Recipient from sources other than the disclosing party without restriction in respect of disclosure or use;

10.2.4 disclosed to its employees or authorised agents of the Recipient or its group companies but then only to the extent that such disclosure is necessary for the performance of the Contract in which case, the Recipient will take all reasonable steps to ensure such information is treated as confidential by the person to whom it is disclosed;

10.2.5 disclosed to its employees or authorised agents of Wave or its group companies in respect of (a) the wider provision of water and or waste water services to the Customer and / or (b) in discharging its statutory or regulatory obligations or duties; or

10.2.6 disclosed to the party's professional advisers, or in the case of Wave, disclosed to the office of water services or any of Wave bondholders or financial guarantors or any party acting on behalf of such bondholders or financial guarantors

10.3 The obligations as to confidentiality shall remain in full force and effect notwithstanding the termination of this Contract for a period of 3 years after the date of termination or expiry thereof.

10.4 We may disclose your Confidential Information to the Wholesaler or any Regulatory Body or otherwise in order to comply with any Applicable Laws, including without limitation any laws relating to public access to information, or as required by (a) an order of any court or tribunal or (b) the rules of any listing authority or stock exchange on which our shares, or the shares of one of our Affiliates, are listed.

11. Data Protection

11.1. This Clause 11 together with our privacy policy, available at <https://www.wave-utilities.co.uk/privacy-policy> (as amended from time to time) sets out the basis on which we will use, process and disclose any Personal Data (as defined in the Data Protection Legislation) that is provided by you to us, or is otherwise collected by us in connection with this Deemed Contract and the provision of the Services. We will comply with Data Protection Legislation in undertaking our obligations under this Deemed Contract.

11.2. We may share Personal Data with any of our Affiliates and with any of their respective officers and employees. In addition, we may share your Personal Data in accordance with our Privacy Policy, including:

11.2.1. With the Wholesaler and/or any other person that is engaged by the Wholesaler in connection with the provision of the Services to you;

11.2.2. With Market Operator Services Limited ("MOSL"), the company whose functions include facilitating the operation of the non-household water market;

11.2.3. To carry out checks with credit reference and fraud prevention agencies, and in connection with the recovery of any debts owed to us;

11.2.4. With third parties responsible for providing part of the Services to you (for example, meter reading contractors); and

11.2.5. With our professional advisors.

11.3. Where Personal Data is transferred outside the UK, we ensure that (i) appropriate safeguards have been provided in relation to the transfer; (ii) the data subject has enforceable rights and effective legal remedies and (iii) we provide an adequate level of protection to any Personal Data that is transferred.

11.4. We may monitor and/or record our communications with you (including phone conversations and emails) for training purposes, to confirm your identity, to ensure security, to monitor quality assurance and compliance and/ or to help detect and prevent fraud and/or money laundering.



**When it comes to water,
there's not a drop to waste**

wave-utilities.co.uk/wes



8th September 2026

IBC TANKS

Immediate Mandatory Actions

Effective immediately, the Parish Council is enforcing the following rules.

1. **Mandatory Permission:** Any tenant wishing to keep an IBC tank on their plot must apply for and receive formal written permission from the Parish Council. Unauthorised tanks are prohibited.
2. **Rainwater Harvesting Only:** Any approved IBC tank must be adapted *solely* to capture natural rainwater runoff (via guttering from a shed or greenhouse). Filling an IBC tank from the site's mains troughs using hoses, buckets, or siphons is strictly forbidden. Any unadapted tanks **must be fully converted within 14 days of this letter or removed from the site.**
3. **Immediate Termination for Theft:** Any tenant caught or known to be drawing mains water to fill an IBC tank or water butts will have their tenancy terminated with immediate effect.

Our Shared Environmental Responsibility

Beyond the severe financial threat to our site, we must look at the wider crisis facing the UK. England's rivers and reservoirs are under immense strain, and water scarcity is a real threat. As gardeners, we have an environmental responsibility to act as stewards of nature, not drainers of resources.

Over-enthusiastic watering and storing thousands of litres of treated chemically processed mains water in private tanks is ecologically irresponsible. We urge all tenants to switch to sustainable practices immediately: mulch your soil to retain moisture, water only at the roots during the cool early mornings or evenings and harvest every drop of rain you can.

The site water troughs are for immediate use via watering cans only. Let's work together over the next 30 days to save our water, drop our consumption, and protect the financial future of our allotments.

Sincerely,

New Bradwell Parish Council

7th Sept 2026

Backing paper: Proposed Changes to Planning Delegation Arrangements

Background

Milton Keynes City Council has advised that the Government's new National Scheme of Delegation for Planning will come into force on **31 October 2026**. All local planning authorities must update their delegation arrangements to comply with the new regulations.

Key Points for Councillors

- The new national scheme changes how planning applications are referred to Planning Committee.
- MKCC is required to amend its existing Scheme of Delegation to align with the national requirements by 31 October 2026.
- Existing local arrangements that allow Town and Parish Councils to require an application to be determined by Planning Committee cannot be retained under the new scheme.
- Parish Councils will continue to be consulted on planning applications, and their comments will remain an important part of the decision-making process
- Parish Councils will continue to have the opportunity to register speakers at Planning Committee meetings.
- The changes are being introduced through national legislation and are not discretionary for MKCC.

Next Steps

- The proposed changes will be considered by the September 2026 Planning Committee.
- Following Planning Committee consideration, the revised arrangements will be referred to Council for approval.
- Councillors are asked to note the proposed changes and their potential impact on the Parish Council's role in the planning process.

Recommendation

Cllrs are recommended to note the information provided by Milton Keynes City Council regarding the forthcoming changes to planning delegation arrangements.

New Bradwell Parish Council Winter Community Survey

What would you actually come out for this winter?

New Bradwell Parish Council would like to hear from residents about the activities and social opportunities they would be interested in during the winter months.

We want to make sure that anything we organise is something people would **genuinely enjoy and want to attend**.

There are no right or wrong answers – we simply want to hear what you think.

1. Which activities would you be interested in?

Please tick all that appeal to you.

- ☐ Coffee, tea and cake / social mornings
 - ☐ Community lunches or meals
 - ☐ Bingo
 - ☐ Quiz nights
 - ☐ Board games / cards
 - ☐ Craft activities
 - ☐ Family activities
 - ☐ Children's activities
 - ☐ Activities for older residents
 - ☐ Talks or guest speakers
 - ☐ Local history activities
 - ☐ Help with phones, tablets or computers (Repair Café)
 - ☐ Gentle exercise / wellbeing activities
 - ☐ Community groups or clubs
 - ☐ Other: _____
-

2. When would you be most likely to attend?

Please tick all that apply.

- ☐ Weekday morning
- ☐ Weekday afternoon
- ☐ Weekday evening
- ☐ Friday evening

- ☐ Saturday morning
 - ☐ Saturday afternoon
 - ☐ Saturday evening
 - ☐ Sunday
-

3. How often would you be interested in attending?

- ☐ Weekly
 - ☐ Fortnightly
 - ☐ Monthly
 - ☐ Occasionally
 - ☐ It would depend on the activity
-

4. What would make you more likely to come along?

Please tick up to three.

- ☐ A fun activity
 - ☐ Meeting other local people
 - ☐ Free tea/coffee and refreshments
 - ☐ Food or a meal
 - ☐ Small prizes
 - ☐ Something suitable for children
 - ☐ Somewhere warm and comfortable
 - ☐ A chance to learn something new
 - ☐ A friend or neighbour attending
 - ☐ Other: _____
-

5. Would you be interested in a small, informal community space where you could drop in for a coffee, a chat, an activity or a social event?

- ☐ Yes
 - ☐ Maybe
 - ☐ No
-

6. What would make you more likely to try a community activity that you haven't attended before?

7. Is there anything you would particularly like to see happening in New Bradwell this winter?

8. Is there anything that has stopped you attending Parish Council or community activities in the past?

This question is optional, but your answer could help us understand how we can make activities more accessible and appealing.

A little about you

These questions are optional and will only be used to help us understand whether activities appeal to different groups of residents.

Age group

- ☐ Under 18
- ☐ 18–30
- ☐ 31–50
- ☐ 51–65
- ☐ 66+
- ☐ Prefer not to say

How did you hear about this survey?

- ☐ Facebook / social media
- ☐ Parish Council website
- ☐ Leaflet
- ☐ Noticeboard
- ☐ Friend / neighbour
- ☐ Community group
- ☐ Other: _____

Thank you!

Thank you for taking the time to tell us what you would like to see happening in New Bradwell this winter.

Your feedback will help the Parish Council decide which activities are most likely to be useful, enjoyable and well attended.

CCTV Evidence Gathering Service – Contract Review and Future Deployment

The Council has previously considered the expansion of CCTV provision within the parish as part of its efforts to address anti-social behaviour (ASB) and vandalism.

Previous Council Decisions

Parish Council Meeting – 3rd November 2025

The Council noted that its application to the Thames Valley Community Fund for additional CCTV funding had been partly successful. A grant application for £7,000 resulted in an award of £3,500.

Resolved: To approve a grant of £3,500 under Section 137 of the Local Government Act 1972 and Section 31 of the Local Government Act 1997 towards the purchase of a second CCTV camera.

The Council's contribution of £3,500, combined with the £3,500 Thames Valley Community Fund grant, funded the acquisition of the second camera.

The Clerk was authorised to confirm installation on the High Street in consultation with the CCTV supplier/operator and Thames Valley Police.

Parish Council Meeting – 1st December 2025

The Council considered quotations for CCTV coverage on the High Street:

1-year contract: £8,100 + VAT per annum

3-year contract: £6,100 + VAT per annum

Resolved: To approve the 1-year contract at £8,100 + VAT per annum.

To undertake a review of the effectiveness of the CCTV deployment in reducing anti-social behaviour after six months. Power: Section 137 Local Government Act 1972.

Current Position

The Council currently has a CCTV evidence-gathering camera deployed at the Alice in Wonderland play area. The supplier, Crimewave, has advised that the initial trial contract expired on 23 July 2026 and has requested a decision regarding ongoing service provision. The note that further vandalism has recently been reported in Greenleys and recommends retaining the camera at the play area for the present time.

The supplier has confirmed the following renewal options:

- £6,100 + VAT per annum under a three-year agreement.
- £8,100 + VAT per annum under a one-year agreement (reduced from the standard £8,400 + VAT rate).

The CCTV system is redeployable and can be moved between locations within the parish as required. The supplier advises that other parish councils generally operate a single camera under a longer-term agreement and relocate it according to emerging issues. Relocation costs are limited to installation and removal charges (£125 installation and £100 removal).

Pending the Council's decision, the supplier has continued service provision to maintain CCTV coverage without interruption.

Evidence of Effectiveness

Members may wish to note the following when considering future CCTV arrangements:

Since the CCTV camera was deployed at the play area, there has been only one reported incident of vandalism/anti-social behaviour.

The current summer holiday period, which historically experienced higher levels of anti-social behaviour and vandalism, has so far remained relatively quiet.

Whilst it is difficult to determine the extent to which CCTV alone has influenced behaviour, the reduction in reported incidents at the play area may indicate that the CCTV presence is acting as a deterrent.

Members may also wish to note that the High Street has not experienced the level of reported anti-social behaviour incidents seen during the same period last year, despite the second, grant-funded camera not yet having been deployed.

Matters for Consideration

Members are asked to consider:

- Whether the reduction in reported incidents at the play area supports continuation of the CCTV service.
- Whether the Council wishes to proceed with deployment of the second CCTV camera approved in November 2025.
- Whether the Council wishes to continue the existing camera contract beyond the current arrangement.
- Whether a 1-year contract (£8,100 + VAT per annum) or 3-year contract (£6,100 + VAT per annum) offers the best value for money.
- Future deployment priorities, including whether cameras should remain at the play area, be redeployed to other locations, or be supplemented by the installation of the second camera.

UPDATE: JUNE 2026

New Bradwell Parish Council



Cameras currently deployed:

- Alice in Wonderland Play Park, New Bradwell

June Findings:

Alice in Wonderland Play Park, New Bradwell:

Install date: 24th July 2025

Reason for install:

This camera is in place due to reports of anti-social behaviour issues.

Reports/Identified incidents:

There were no reported incidents during the month of June.

Outcomes:

There are no outstanding outcomes for this location.

Status:

We are continuing to review this camera regularly.

Redeploy?

N/A

UPDATE: JULY 2026

New Bradwell Parish Council



Cameras currently deployed:

- Alice in Wonderland Play Park, New Bradwell

July Findings:

Alice in Wonderland Play Park, New Bradwell:

Install date: 24th July 2025

Reason for install:

This camera is in place due to reports of anti-social behaviour issues.

Reports/Identified incidents:

There were no reported incidents during the month of July.

Outcomes:

There are no outstanding outcomes for this location.

Status:

We are continuing to review this camera regularly.

Redeploy?

N/A



DASH IMPACT CIC FREE BOXING SESSIONS FOR YOUNG PEOPLE

Activity: Non-contact boxing fitness and technique sessions. Sessions consist of shadow boxing, coach-held pad work, bag work, footwork drills and conditioning. There is no sparring, no partner-to-partner contact and no competitive bouts at any point.

Proposed start date: Monday 12th October 2026

Proposed frequency: Weekly

Dash Impact CIC usually assesses anticipated participation during half term breaks based upon current uptake to determine whether to hold sessions during this period. Dominic Ashman is flexible in holding sessions during October half term break.

Proposed sessions:

MONDAY	Gym / Small Hall	SESSION 1	5.15pm to 6.15pm	7 to 11 Years
MONDAY	Gym / Small Hall	SESSION 2	6.15pm to 7.15pm	11 to 17 years

Number of coaches per session: 1

Initially, Dominic Ashman of Dash Impact CIC will be the only coach in these sessions. An additional coach is currently undergoing training, including the England Boxing coaching course, as well as obtaining his safeguarding certification and DBS check.

Cost to NBPC per session: £120 @ £60 per coach per session

Cost to attendees per session: £0

Tracking attendance: Dash Impact CIC will track attendance on their shared spreadsheet, which holds all the attendee information. This document is secured and only shared between New Bradwell Parish Council and Dash Impact CIC.

Documents supplied by Dash Impact CIC:

- Current public and employer liability insurance + Summary of cover
- Health and Safety Risk Assessment
- Current DBS Check for Dominic Ashman

- Health and Safety Policy
- Safeguarding Policy

DETAILS REQUIRED BY CONDITION APPROVED

Applicant: Rainbow Housing Coop - Mrs Kate Smith

Application ref: PLN/2026/1292

Proposal: Approval of details required by condition 3 (roofing slate and ridge tile samples) of permission ref. PLN/2024/2377 at 1-24 SPENCER STREET, NEW BRADWELL, MILTON KEYNES, MK13 0DW

Valid on: 3 June 2026

Decision: In accordance with your application seeking approval of details required by condition, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves the following details:**

Approvals (1)

1 Condition 3 (roofing slate and ridge tile samples):

Received 03/06/2026:

Application Form

The details hereby submitted to the LPA are approved.

Standing informatives

This approval of details relates solely to the matters subject of the relevant conditions listed. It does not approve details required by or override the requirements of other conditions attached to the relevant permission/consent, or those which may be attached to a linked permission/consent.

This approval must be read in conjunction with any conditions listed on the host permission(s).

Any deviation from the approved plans/drawings and/or details should be discussed with the local planning authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application

Date of decision: 24 July 2026

Jon Palmer, Head of Planning

to secure revised details is likely to be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

Right of appeal

There is no provision to lodge an appeal against the approval of details required by conditions. You can find out more information on planning appeals at [Make an appeal to the Planning Inspectorate and associated guidance](#).

Other regulatory matters

This is a decision under planning legislation only. It does not convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under civil law.

HOUSEHOLDER PLANNING PERMISSION REFUSED

Antony Thompson Arch Services - Mr Antony
Thompson
48 St James Close,
Hanslope,
Milton Keynes,
MK19 7LF

Applicant: Mr Lee Morley

Application ref: PLN/2026/0775

Proposal: Change of use of carport into an annex (Retrospective) at 2 Highbury Mews, New Bradwell, Milton Keynes, MK13 0FX

Valid on: 28 April 2026

Decision: In accordance with your application for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **refuses permission** for the following reasons:

Refusal(s) (3)

- 1 The proposed annexe, by reason of its scale, siting, footprint and massing, would fail to remain a modest and subordinate form of accommodation relative to the host dwelling. The development would result in an ancillary building that exceeds the floorspace of the principal dwelling, occupies a visually prominent position within the plot and erodes the established hierarchy between the host dwelling and its curtilage. By introducing a substantial two-storey built form in close proximity to the host dwelling, the proposal would materially reduce the sense of openness within the site, appear unduly dominant within the mews environment and fail to relate appropriately to the character, form and spatial qualities of the surrounding area. As a result, the development would harm the character and appearance of the site and surrounding area and would represent an over-intensive and spatially unbalanced form of development. Accordingly, the proposal conflicts with Policies D1, D2, D3 and D6 of Plan:MK, which require development to respond positively to its context, achieve a high standard of design, relate appropriately to its site and surroundings, and ensure that granny annexes remain modest in size and subordinate in scale to the main dwelling.

Date of decision: 6 August 2026

Jon Palmer, Head of Planning

- 2 The proposed annexe, by reason of its scale, massing, siting and proximity to neighbouring residential accommodation, would result in an unacceptably overbearing form of development that would materially diminish outlook, increase the sense of enclosure and reduce the levels of daylight and sunlight available to the occupiers of the host dwelling and the neighbouring dwelling to the rear. The associated reduction in scale of the private amenity space to provide parking, and the overbearing impact of the annexe on that space would materially diminish the living standards of current and future residents. The proposal would therefore fail to provide and protect a good standard of residential amenity and would be contrary to Policy D5 of Plan:MK.
- 3 The proposed development would result in the loss of the existing approved parking arrangement and the introduction of parking spaces within an area originally designed and intended for vehicle turning and manoeuvring. In the absence of sufficient information, including swept-path analysis or vehicle tracking evidence, it has not been demonstrated that satisfactory parking, manoeuvring and access arrangements can be achieved whilst maintaining safe and convenient vehicle movements within the mews. The proposal would therefore result in an unsatisfactory parking and access arrangement, contrary to Policy CT10 of Plan:MK and the Milton Keynes Parking Standards SPD.

Your attention is drawn to the following (1)

- 4 In the interest of completeness, the plans subject to this refusal are as follows: 002 Rev A - PLANS AND ELEVATIONS AS PROPOSED.

Standing informatives

Milton Keynes City Council takes a positive and proactive approach to development proposals, working with applicants or their representative in a positive and proactive manner by operating in line with its [Customer Charter](#), offering a pre-application advice service, having clear policy on when amendments will or will not be pursued or accepted, suggesting solutions to secure a successful outcome where appropriate and feasible, and informing applicants or their representative of any likely recommendation of refusal prior to a decision.

Right of appeal

If you are aggrieved by the decision of the local planning authority to refuse permission for your proposal, then you can appeal to the Secretary of State within 12 weeks of the date of this notice.

If this is a decision relating to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be made within 28 days of the date of this notice.

If an enforcement notice is subsequently served relating to the same or substantially the same land and development, any appeal must be made within 28 days of the date of service of the enforcement notice, or 12 weeks of the date of this notice.

Appeals should be made online via [Appeal a planning decision](#).

If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted permission for the proposal or could not have granted it without the conditions they imposed, having regard to statutory requirements.

Purchase notices

If permission is refused, and the owner of the property claims that the property has consequently become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development/work which has been or would be permitted, the owner may serve on the Council a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Other regulatory matters

This is a decision under planning legislation only. It does not convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under civil law.

FULL PLANNING PERMISSION APPROVED

Steve Cole Architectural Design - Mr Steve Cole
INCON HOUSE
10 Stilebrook Road
Olney
MK46 5EA

Applicant: Mrs Cowley

Application ref: PLN/2026/0597

Proposal: Erection of x1 detached dwellinghouse at 37 King Edward Street, New Bradwell, Milton Keynes, MK13 0BG

Valid on: 24 June 2026

Decision: In accordance with your application for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves permission subject to conditions** listed below.

Some conditions listed may require further details to be submitted for approval before any works or use may commence. If conditions are not complied with, formal action can be taken against the developer and/or landowner.

Conditions (9)

- 1 The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 The development hereby permitted shall be carried out in accordance with plans/drawings ref.

Date of decision: 17 August 2026

Jon Palmer, Head of Planning

Received on 20/03/2026:

Statutory Biodiversity Metric - 19/08/2025

Received on 19/03/2026:

580-001 B - Site Location and Block Plan;

Condition Sheet: INDIVIDUAL TREES Habitat Type;

580-002 B - Floor Plans & Elevations - Proposed;

unless as otherwise required by condition attached to this permission or pursuant to an approval of an application made under Section 96A of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

- 3 Prior to their incorporation in to the building(s) hereby approved, details of the facing materials, including RAL numbers and colours to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved facing materials.

Reason: In the visual interest of the building(s) and the surrounding area.

- 4 Prior to the first occupation of the dwelling hereby approved, space shall be provided for the parking of vehicles associated with the dwelling in accordance with the approved plan(s) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, such space shall be maintained throughout the life of the development free of any impediment to its designated use.

Reason: To ensure adequate parking and turning provision, in the interests of highway safety.

- 5 Prior to the first occupation of the dwelling, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the dwelling and shall thereafter be retained for use at all times.

Reason: In the interests of encouraging sustainable modes of transport.

- 6 The development shall be carried out in strict accordance with the enhancement opportunities detailed in Section 4 of the Preliminary Ecological Appraisal with BNG prepared by Samsara Ecology dated August 2025. The Preliminary Ecological Appraisal with BNG shall be updated and submitted for approval if development has not commenced prior to August 2027. Prior to their installation, the location and type of bird and bat boxes/bricks, including the location of any other permanent features to be integrated within the site in line with the measures set out in paragraphs 5.12 to 5.14 of the Biodiversity SPD (2021), shall be submitted to and approved in writing by the Local Planning Authority. The faunal enhancement measures shall be incorporated prior to first occupation of the development and thereafter retained and maintained in situ.

Reason: In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain.

- 7 No development shall take place until a Non-Licensed Method Statement (NLMS) strategy documents, completed by a suitably qualified ecologist, to ensure the protection of Great Crested Newts (GCN), has been submitted to and approved by the Local Planning Authority. The details within the approved document shall be implemented in full during the course of the development.

Reason: To ensure the protection of Great Crested Newts

- 8 The surface water drainage scheme shall be constructed and maintained in full accordance with the Surface Water Management Strategy as submitted (ref: 7363) dated 29th May 2026.

Reason: To prevent an increased risk of flooding and protect water quality.

- 9 The development hereby approved shall be carried out in accordance with the sustainability measures set out in the Sustainability Statement as submitted (ref: Revision 1) dated October 2025.

Reason: To ensure the development reduces its environmental impact.

BIODIVERSITY NET GAIN (BNG)

Part 13 of Schedule 7A to the Town and Country Planning Act 1990 (as amended) has effect such that this planning permission is deemed to have been granted subject to the following condition:

BNG1. The development hereby approved may not begin until:

- a) a Biodiversity Gain Plan (BGP) has been submitted to the planning authority; and
- b) the planning authority has approved the plan.

Reason: In order that the biodiversity gain objective is met and to accord with Schedule 7A to the Town and Country Planning Act 1990 (as amended).

The planning authority, for the purpose of determining this condition is Milton Keynes City Council.

Your attention is drawn to the following (1)

- 1 If bats, or evidence of them, are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape, and this is particularly important if excavations fill with water. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

In order to protect breeding birds, their nests, eggs and young, demolition or vegetation clearance should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be

made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed.

Standing informatives

Milton Keynes City Council takes a positive and proactive approach to development proposals, working with applicants or their representative in a positive and proactive manner by operating in line with its [Customer Charter](#), offering a pre-application advice service, having clear policy on when amendments will or will not be pursued or accepted, suggesting solutions to secure a successful outcome where appropriate and feasible, and informing applicants or their representative of any likely recommendation of refusal prior to a decision.

Unless expressly applied for and stated in the description above, this decision conveys no approval of an associated planning consent (such as listed building or advertisement consent).

Any deviation from the approved plans/drawings and/or details should be discussed with the local planning authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application to secure a revised permission is likely to be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

Right of appeal

If you are aggrieved by the decision of the local planning authority to refuse permission or to grant it subject to conditions, then you can appeal to the Secretary of State. There are timescales associated with an appeal. In certain circumstances this can be as little as 28 days. Please contact the Planning Inspectorate for details of how to appeal.

If this is a decision relating to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be made within 28 days of the date of this notice.

If an enforcement notice is subsequently served relating to the same or substantially the same land and development, any appeal must be made within 28 days of the date of service of the enforcement notice, or 6 months of the date of this notice.

Appeals should be made online via [Appeal a planning decision](#).

If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted permission for the proposal or could not have granted it without the conditions they imposed, having regard to statutory requirements.

Purchase notices

If permission is granted subject to an unacceptable condition, and the owner of the property claims that the property has consequently become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development/work which has been or

would be permitted, the owner may serve on the Council a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Other regulatory matters

This is a decision under planning legislation only. It does not convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under civil law.

You can get further information on the need for Building Control approval at www.milton-keynes.gov.uk/planning-and-building/building-control.

You can get further information on the need for Premises Licensing and Permits or Food Hygiene approval at www.milton-keynes.gov.uk/environmental-health.

The applicant and/or developer is reminded of the need for separate consent to carry out any works in the adopted highway, as well as the Council's responsibility to issue official addresses for all residential and business premises. Further information is available at www.milton-keynes.gov.uk/highways.

Anyone intending to carry out work described in the Party Wall Act 1996 must give adjoining owners at least 2 months' notice in writing of their intentions. You can find out more at www.gov.uk/party-walls-building-works.

LemonBooking performance report

Start of reporting period:	End of reporting period:	Reference:	Report generated on:
18 Apr 2026	17 Jul 2026	Q3-2026	18 Jul 2026

Booking statistics

73	91%	92%	£5,033.25
Booking requests	Submission rate	Approval rate	Total booked value

Customer/Staff split			Total booked value by group	
- Customer bookings:	64%	47	- Private Hirer	£3,030.75
- Customer bookings by staff:	8%	6	- Corporate (Regular)	£1,202.00
- Staff bookings:	27%	20	- Charity / Not-for-profit (Regu...	£359.50
- Total:		73	- All other groups	£441.00

Usage statistics

750 hours	160 hours	235 hours	355 hours
Total usage	Mornings (21%)	Afternoons (31%)	Evenings (47%)

Total participants: **2,414** (estimate). A person will be counted multiple times if they attend more than one session during the period.

There were **112** active users (109 customers, 3 staff) between 18 Apr 2026 and 17 Jul 2026.

Website analytics

1,240	4,319	1m 48s	1
Website visits	Website pageviews	Avg. time on site	Contact form message

The average bounce rate was **48%**. For more detailed statistics, please consider installing the [website analytics module](#)

The last time changes were published to the website was at **12:51 on 16 July 2026**

Events & ticketing

1	7	0	£60.00
Events	Tickets sold	Free tickets	Ticketing income

0 tickets were cancelled and 0 tickets were refunded during the period. The LemonBooking fee for selling these tickets was **£1.40**

Name	New Bradwell Community Centre	About	newbradwell-pc.gov.uk/kpi
Website	newbradwell-pc.gov.uk	Help	newbradwell-pc.gov.uk/help
Plan	Gold (Subscribed since 18 Jan 23)	Support	support@lemonbooking.com

Application to determine if prior approval is required for a proposed: Change of use from
Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	47
Suffix	
Property Name	
Address Line 1	Newport Road
Address Line 2	New Bradwell
Address Line 3	Milton Keynes
Town/city	Milton Keynes
Postcode	MK13 0AQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
482982	241499

Description

Applicant Details

Name/Company

Title

Mr

First name

Tanzil

Surname

Hussain

Company Name

Ideal Properties & Lettings

Address

Address line 1

73 High Street

Address line 2

Newport Pagnell

Address line 3

Town/City

Bucks

County

Bucks

Country

United Kingdom

Postcode

MK16 8AB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Neil

Surname

Briggs

Company Name

Inspired

Address

Address line 1

73 High Street

Address line 2

Newport Pagnell

Address line 3

Town/City

Bucks

County

Bucks

Country

United Kingdom

Postcode

MK16 8AB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ Yes

☐ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes

☒ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes

☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Conversion to store area and part of GF of retail to create a C3 2 Bed Dwellinghouse

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

All living and bedrooms have natural light

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

The proposal is the conversion of the existing first floor storage accommodation into one self-contained residential dwelling. The existing ground floor retail unit will remain in use. There will be no material impact on the local highway network or transport infrastructure, as the development results in only one additional dwelling and no significant increase in traffic generation. Existing pedestrian access will be retained via the existing staircase, with no alterations to the existing vehicular access or highway arrangements. Construction activity will be managed to minimise any temporary disruption, and safe access to the site will be maintained throughout the works.

Please provide details of any contamination risks and how these will be mitigated

The site has been in long-established commercial use with no known history of contamination. The proposed development comprises the conversion of existing first-floor and part ground floor to a single residential dwelling with only minor internal alterations. No contamination is anticipated. Should any unexpected contamination be encountered during the works, construction will cease in the affected area and appropriate investigation and remediation will be undertaken in consultation with the Local Planning Authority and relevant statutory bodies.

Please provide details of any flooding risks and how these will be mitigated.

The proposal involves the conversion of an existing building with no increase to the building footprint or impermeable surface area. The development is not expected to increase flood risk on or off the site. Existing surface water drainage arrangements will be retained and the proposal will not adversely affect flood resilience or drainage.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The proposal retains a reduced retail unit at ground floor level, with the remainder of the building converted to a single two-bedroom dwelling. The site is located within an established mixed-use area where commercial and residential uses coexist. The retained retail use is not expected to generate noise levels that would adversely affect the future occupants of the dwelling. Appropriate acoustic separation will be incorporated between the retained commercial premises and the residential accommodation in accordance with the Building Regulations, including suitable wall, floor and ceiling construction and, where necessary, enhanced glazing to provide an acceptable standard of residential amenity.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

Not applicable. The site is not located within a designated Conservation Area.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

The site is not located within an area characterised by general industry, heavy industry, waste management, storage or distribution uses. The proposal introduces a single residential dwelling within an established mixed-use area containing predominantly retail, commercial and residential uses. The development is therefore not expected to expose future occupants to unacceptable impacts arising from industrial activities. Appropriate building insulation and construction will be provided in accordance with the Building Regulations to ensure a suitable standard of residential amenity.

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

Not applicable. The proposal does not involve the loss of a registered nursery, health centre or any community healthcare facility. The development comprises the partial change of use of an existing commercial building to create a single residential dwelling while retaining a reduced ground floor retail unit. As such, there will be no adverse impact on the provision of local health or childcare services.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:

Number:

47

Suffix:

Address line 1:

Newport Road

Address Line 2:

New Bradwell

Town/City:

Milton Keynes

Postcode:

MK13 0aq

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Neil Briggs

Date

09/07/2026

Downloaded from <http://ajph.org/> on November 10, 2015



THE AUTHOR TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY SCALING FROM THIS DRAWING. IF NO DIMENSION IS SHOWN THE RECIPIENT MUST ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT AND MAY NOT RELY UPON THE DRAWING.



EXISTING ELEVATION (FACING NEWPORT ROAD)



PROPOSED ELEVATION (FACING NEWPORT ROAD)

REV	DATE	REVISION	SIGNED BY			
STATUS:						
FOR INFORMATION						

PROJECT
NEW BRADWELL

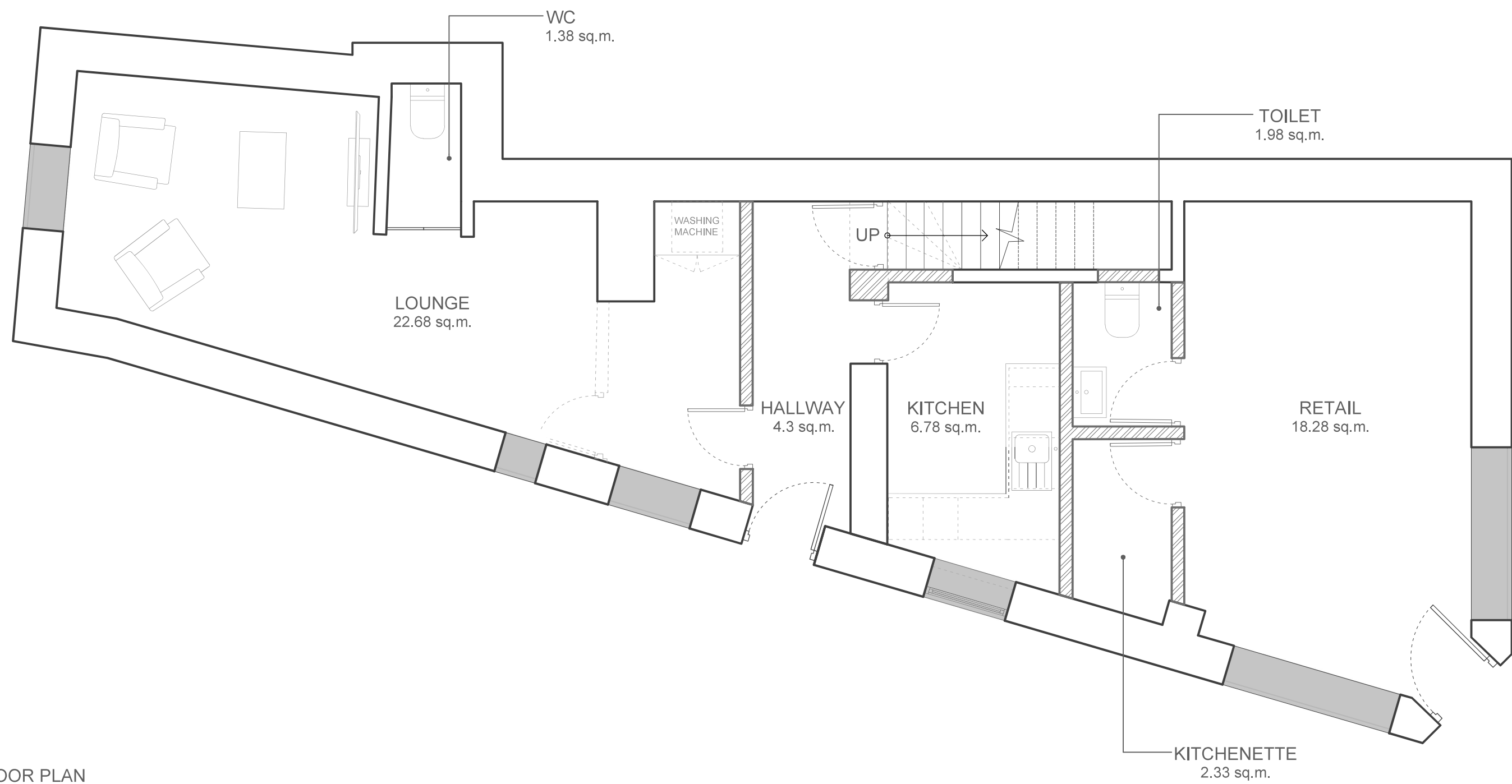
PROJECT NUMBER :	FORMAT :	SCALE :	LEVEL DATUM :
•	A2	1:50	
DRAWING NUMBER :			

ELEVATIONS

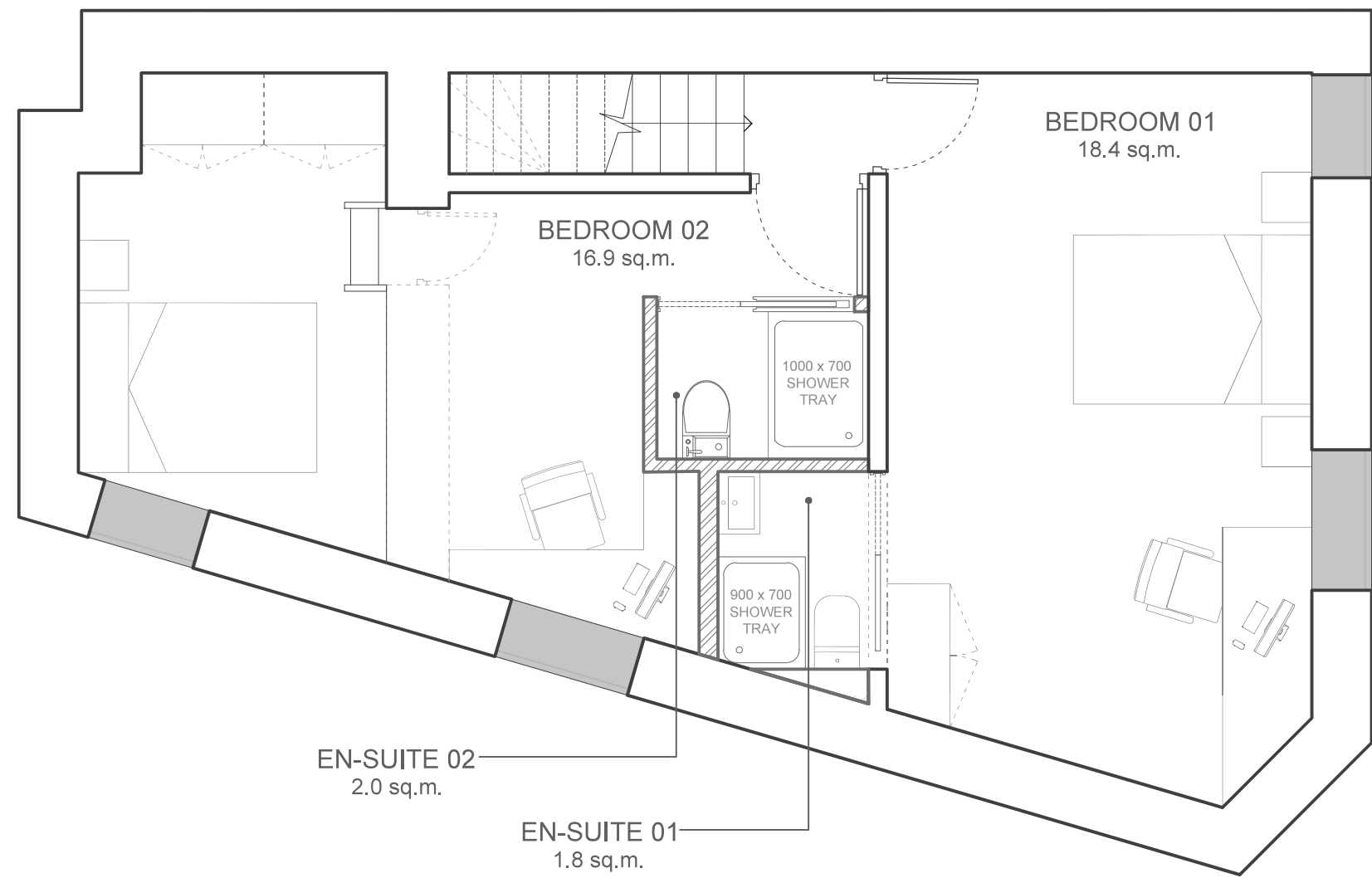
PROJECT	STAGE	NUMBER	REV
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DRAWN BY / DATE SP / 28.07.2026	CHECKED BY / DATE SP / 28.07.2026	
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THE AUTHOR TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY SCALING FROM THIS DRAWING. IF NO DIMENSION IS SHOWN THE RECIPIENT MUST ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT AND MAY NOT RELY UPON THE DRAWING.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

REV	DATE	REVISION	SIGNED BY

STATUS:
FOR INFORMATION

PROJECT
NEW BRADWELL

PROJECT NUMBER :	FORMAT :	SCALE :	LEVEL DATUM :
-	A2	1:50	

DRAWING NUMBER :

PROPOSED FLOOR PLAN

DRAWN BY / DATE	CHECKED BY / DATE
BP / 28.08.2028	BP / 28.08.2028

Timetable for by-election in the New Bradwell ward of Thursday 24 September 2026

The days which are disregarded in calculating the timetable are Saturday, Sunday, bank holidays and any day appointed for public thanksgiving or mourning. Please be aware that the timetable may change in the event of days being appointed for public thanksgiving or mourning.

Rows shaded in light teal are local / discretionary dates.

Event	Working days before poll (deadline if not midnight)	Date
Initial Poll Card data to printers	-	Monday 17 August
Publication of notice of election	Not later than 25 days	Wednesday 19 August 2026
Delivery of nomination papers	From the date stated on the notice of election up to 4pm on the nineteenth working day before the election	Between 10am and 4pm on any working day from Wednesday 19 August to Thursday 27 August
Initial dispatch of Poll Cards	-	Monday 24 August
Initial Postal Vote data to printers	-	Wednesday 26 August
Deadline for withdrawals of nomination	19 days (4pm)	4pm on Thursday 27 August
Deadline for the notification of appointment of election agent	19 days (4pm)	4pm on Thursday 27 August
Publication of first interim election notice of alteration	19 days	Thursday 27 August
Publication of statement of persons nominated	Not later than 18 days (4pm)	Not later than 4pm on Friday 28 August
Initial dispatch of Postal Votes	-	Wednesday 2 September
Deadline for receiving applications for registration	12 days	Tuesday 8 September
Deadline for receiving new postal vote and postal proxy applications, and for changes to existing postal or proxy votes	11 days (5pm)	5pm on Wednesday 9 September
Second Issue Postal Vote data to printers	-	Wednesday 9 September

Event	Working days before poll (deadline if not midnight)	Date
Second Issue Poll Card data to printers	-	Wednesday 9 September
Publication of second interim election notice of alteration	Between 18 days and 6 days	Thursday 10 September
Dispatch of Second Issue Postal Votes	-	Friday 11 September
Final dispatch of Second Issue Poll Cards	-	Friday 11 September
Deadline for receiving new applications to vote by proxy (not postal proxy or emergency proxies)	6 days (5pm)	5pm on Wednesday 16 September
Deadline for receiving applications for Voter Authority Certificates	6 days (5pm)	5pm on Wednesday 16 September
Publication of notice of poll	Not later than 6 days	Not later than Wednesday 16 September
Publication of final election notice of alteration	5 days	Thursday 17 September
Deadline for notification of appointment of polling and counting agents	5 days	Thursday 17 September
First date that electors can apply for a replacement for lost postal votes	4 days	Friday 18 September
Polling day	0 (7am to 10pm)	7am to 10pm on Thursday 24 September
Last time that electors can apply for a replacement for spoilt or lost postal votes	0 (5pm)	5pm on Thursday 24 September
Deadline for emergency proxy applications	0 (5pm)	5pm on Thursday 24 September
Last time to alter the register due to clerical error or court appeal	0 (9pm)	9pm on Thursday 24 September
Counting of Votes	-	Friday 25 September
Delivery of return as to election expenses	Not later than 28 calendar days after the date of the election	Thursday 29 October

Event	Working days before poll (deadline if not midnight)	Date
Sending postal vote identifier rejection notices	Within 3 calendar months beginning with the date of the poll	By Thursday 24 December

Invoice

INVOICE NO: 545890

INVOICE ADDRESS

NEW BRADWELL PARISH COUNCIL
UNIT 10, NEW BRADWELL WORK SPACE
ST JAMES STREET
NEW BRADWELL
MILTON KEYNES
MK13 0BJ

HEAD OFFICE

Toilets+ Ltd
32 London Road
Wymondham
Norfolk
NR18 9JD

Tel: 01953 601345

E-Mail: info@toilets.co.uk

INVOICE DETAILS

Date of Invoice: 03-Aug-26
Contract No: 110938
Contract Status: Continuing
Account Ref: NEWB01
Customer Order No: .
Last Invoice No: 539777
Last Invoice Date: 06-Jul-26

SITE ADDRESS

DRILL HALL ALLOTMENTS
OFF NEWPORT RD, NEW BRADWELL, MK
LAST SVC TUES. #A028
KEY IN BOOK, COMBI LOCK C2349
MK13 0DY

Contact: JERMAINE - 01908 313602

QTY	CODE	DESCRIPTION	FROM	TO	RATE PER	M/W/D	VAT	VALUE
TOILET(S) ON HIRE UNTIL TERMINATED BY PHONE CALL								
1	1000	8759 - STANDARD CHEMICAL PORTABLE TOILET WITH HAND SANITISER & TOILET ROLLS, INCLUDES WEEKLY SERVICE. MINIMUM HIRE CHARGES APPLY.	06-Jul-26	02-Aug-26	£24.70 WK	0/4/0	STD	£98.80

E.W.C. 20.03.99 Toilets+ S.I.C. 84.12 DUTY OF CARE CONTROLLED WASTE TRANSFER

Section(A) Description of waste: Effluent in tanker up to 250lts per unit. Carrier: Toilets+ Ltd. Registered waste carrier Reg No. CBDU125753 issued by Environment Agency,

Section(B) Current holder of waste: as delivery address below, producer of waste exempt from requirement to register as waste carrier.

Section(C) Details of transfer: weekly transfer of effluent as described from contractors/customers address from contract commencement date

We declare the waste hierarchy has been adhered to.

To see our full updated Terms and Conditions visit www.toilets.co.uk

ANY OBJECTIONS TO THIS INVOICE OR ITS TERMS MUST BE REPORTED WITHIN 10 DAYS OF RECEIPT, OTHERWISE IT SHALL BE DEEMED TO BE ACCEPTED BY YOU

VAT ANALYSIS V.A.T. No: 571 5719 25				PAYMENT TERMS STRICTLY NET BY 31-Aug-2026	GOODS VALUE	£98.80	
CODE	RATE %	TAXABLE	AMOUNT				
STD	20	£98.80	£19.76		TOTAL VAT	£19.76	
					INVOICE TOTAL	£118.56	

Please E mail your Remittance Advice to: accounts@toilets.co.uk

BAC'S Payment Details SORT CODE 60-24-52 A/C: 15178684 Please Quote Your Account Ref.

Invoice

INVOICE NO: 551822

INVOICE ADDRESS

NEW BRADWELL PARISH COUNCIL
UNIT 10, NEW BRADWELL WORK SPACE
ST JAMES STREET
NEW BRADWELL
MILTON KEYNES
MK13 0BJ

HEAD OFFICE

Toilets+ Ltd
32 London Road
Wymondham
Norfolk
NR18 9JD

Tel: 01953 601345

E-Mail: info@toilets.co.uk

INVOICE DETAILS

Date of Invoice: 31-Aug-26
Contract No: 110938
Contract Status: Continuing
Account Ref: NEWB01
Customer Order No: .
Last Invoice No: 545890
Last Invoice Date: 03-Aug-26

SITE ADDRESS

DRILL HALL ALLOTMENTS
OFF NEWPORT RD, NEW BRADWELL, MK
LAST SVC TUES. #A028
KEY IN BOOK, COMBI LOCK C2349
MK13 0DY

Contact: JERMAINE - 01908 313602

QTY	CODE	DESCRIPTION	FROM	TO	RATE PER	M/W/D	VAT	VALUE
TOILET(S) ON HIRE UNTIL TERMINATED BY PHONE CALL								
1	1000	8759 - STANDARD CHEMICAL PORTABLE TOILET WITH HAND SANITISER & TOILET ROLLS, INCLUDES WEEKLY SERVICE. MINIMUM HIRE CHARGES APPLY.	03-Aug-26	30-Aug-26	£24.70 WK	0/4/0	STD	£98.80

E.W.C. 20.03.99 Toilets+ S.I.C. 84.12 DUTY OF CARE CONTROLLED WASTE TRANSFER

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VAT ANALYSIS V.A.T. No: 571 5719 25				PAYMENT TERMS	GOODS VALUE	£98.80		
CODE	RATE %	TAXABLE	AMOUNT					
STD	20	£98.80	£19.76		STRICTLY NET BY	TOTAL VAT		£19.76
					28-Sep-2026	INVOICE TOTAL		£118.56

Please E mail your Remittance Advice to: accounts@toilets.co.uk

BAC'S Payment Details SORT CODE 60-24-52 A/C: 15178684 Please Quote Your Account Ref.

UPDATE: JUNE 2026

New Bradwell Parish Council



Cameras currently deployed:

- Alice in Wonderland Play Park, New Bradwell

June Findings:

Alice in Wonderland Play Park, New Bradwell:

Install date: 24th July 2025

Reason for install:

This camera is in place due to reports of anti-social behaviour issues.

Reports/Identified incidents:

There were no reported incidents during the month of June.

Outcomes:

There are no outstanding outcomes for this location.

Status:

We are continuing to review this camera regularly.

Redeploy?

N/A

New Bradwell Parish Council Transactions

New Bradwell Parish Council

For the period 3 August 2026 to 7 September 2026

DATE	SOURCE	REFERENCE	DEBIT	CREDIT	RUNNING BALANCE	GROSS	VAT
New Bradwell Parish Council							
3 Aug 2026	Receivable Payment	INV-11446	52.00	-	52.00	52.00	-
3 Aug 2026	Spend Money		-	1.03	50.97	(1.03)	-
3 Aug 2026	Spend Money		-	409.00	(358.03)	(409.00)	-
3 Aug 2026	Receivable Payment	INV-11490	15.00	-	(343.03)	15.00	-
3 Aug 2026	Receivable Payment	INV-11484	10.00	-	(333.03)	10.00	-
3 Aug 2026	Receivable Payment	INV-11489	40.00	-	(293.03)	40.00	-
3 Aug 2026	Receivable Credit Note Refund	CN-0735	-	100.00	(393.03)	(100.00)	-
4 Aug 2026	Spend Money		-	40.00	(433.03)	(40.00)	-
4 Aug 2026	Spend Money		-	70.00	(503.03)	(70.00)	-
4 Aug 2026	Spend Money		-	144.00	(647.03)	(144.00)	-
4 Aug 2026	Spend Money		-	145.00	(792.03)	(145.00)	-
4 Aug 2026	Spend Money		-	420.00	(1,212.03)	(420.00)	-
4 Aug 2026	Spend Money		-	1.38	(1,213.41)	(1.38)	-
4 Aug 2026	Receivable Payment	INV-11485	290.00	-	(923.41)	290.00	-
4 Aug 2026	Spend Money		-	40.00	(963.41)	(40.00)	-
4 Aug 2026	Spend Money		-	879.36	(1,842.77)	(879.36)	-
4 Aug 2026	Receivable Payment	INV-0734	25.00	-	(1,817.77)	25.00	-
5 Aug 2026	Spend Money		-	204.49	(2,022.26)	(204.49)	-
5 Aug 2026	Spend Money		-	0.59	(2,022.85)	(0.59)	-
5 Aug 2026	Receivable Payment	INV-11483	27.00	-	(1,995.85)	27.00	-
5 Aug 2026	Receivable Payment	INV-11493	5.00	-	(1,990.85)	5.00	-
5 Aug 2026	Receivable Payment	INV-11492	20.00	-	(1,970.85)	20.00	-
6 Aug 2026	Spend Money		-	118.56	(2,089.41)	(118.56)	-
10 Aug 2026	Spend Money		-	56.70	(2,146.11)	(56.70)	-
10 Aug 2026	Spend Money		-	27.38	(2,173.49)	(27.38)	-
10 Aug 2026	Receivable Payment	INV-11498	138.75	-	(2,034.74)	138.75	-
10 Aug 2026	Receivable Payment	INV-11495	100.00	-	(1,934.74)	100.00	-
10 Aug 2026	Receivable Payment	INV-11499	100.00	-	(1,834.74)	100.00	-
10 Aug 2026	Receivable Credit Note Refund	CN-0736	-	100.00	(1,934.74)	(100.00)	-
10 Aug 2026	Receivable Payment	INV-11494	40.00	-	(1,894.74)	40.00	-
10 Aug 2026	Spend Money		-	2.55	(1,897.29)	(2.55)	-
10 Aug 2026	Receivable Credit Note Refund	CN-0737	-	100.00	(1,997.29)	(100.00)	-
10 Aug 2026	Receivable Payment	INV-11507	13.50	-	(1,983.79)	13.50	-
12 Aug 2026	Spend Money		-	45.60	(2,029.39)	(45.60)	-

DATE	SOURCE	REFERENCE	DEBIT	CREDIT	RUNNING BALANCE	GROSS	VAT
13 Aug 2026	Spend Money		-	8.10	(2,037.49)	(8.10)	-
14 Aug 2026	Spend Money		-	112.90	(2,150.39)	(112.90)	-
17 Aug 2026	Spend Money		-	8.00	(2,158.39)	(8.00)	-
19 Aug 2026	Spend Money		-	2.04	(2,160.43)	(2.04)	-
19 Aug 2026	Receivable Credit Note Refund	CN-0740	-	100.00	(2,260.43)	(100.00)	-
19 Aug 2026	Receivable Payment	INV-11505	20.00	-	(2,240.43)	20.00	-
19 Aug 2026	Receivable Payment	INV-11512	10.00	-	(2,230.43)	10.00	-
19 Aug 2026	Receivable Payment	INV-11508	100.00	-	(2,130.43)	100.00	-
19 Aug 2026	Receivable Credit Note Refund	CN-0738	-	100.00	(2,230.43)	(100.00)	-
19 Aug 2026	Receivable Credit Note Refund	CN-0739	-	100.00	(2,330.43)	(100.00)	-
19 Aug 2026	Receivable Payment	INV-0722	25.00	-	(2,305.43)	25.00	-
19 Aug 2026	Receivable Payment	INV-0733	25.00	-	(2,280.43)	25.00	-
19 Aug 2026	Receivable Payment	INV-11506	18.00	-	(2,262.43)	18.00	-
19 Aug 2026	Receivable Payment	INV-11504	28.00	-	(2,234.43)	28.00	-
19 Aug 2026	Receivable Payment	INV-11392	157.50	-	(2,076.93)	157.50	-
20 Aug 2026	Spend Money		-	1.58	(2,078.51)	(1.58)	-
20 Aug 2026	Receivable Payment	INV-11491	90.00	-	(1,988.51)	90.00	-
20 Aug 2026	Spend Money		-	64.00	(2,052.51)	(64.00)	-
21 Aug 2026	Spend Money		-	2.82	(2,055.33)	(2.82)	-
21 Aug 2026	Receivable Payment	INV-11501	478.00	-	(1,577.33)	478.00	-
21 Aug 2026	Receivable Payment	INV-11503	120.00	-	(1,457.33)	120.00	-
21 Aug 2026	Receivable Payment	INV-11502	80.00	-	(1,377.33)	80.00	-
24 Aug 2026	Spend Money		-	131.92	(1,509.25)	(131.92)	-
24 Aug 2026	Spend Money		-	17.04	(1,526.29)	(17.04)	-
24 Aug 2026	Spend Money		-	35.28	(1,561.57)	(35.28)	-
24 Aug 2026	Spend Money		-	102.37	(1,663.94)	(102.37)	-
24 Aug 2026	Spend Money		-	4,500.00	(6,163.94)	(4,500.00)	-
24 Aug 2026	Spend Money		-	46.66	(6,210.60)	(46.66)	-
25 Aug 2026	Receivable Payment	INV-11518	148.00	-	(6,062.60)	148.00	-
25 Aug 2026	Spend Money		-	4.08	(6,066.68)	(4.08)	-
25 Aug 2026	Receivable Payment	INV-11514	310.00	-	(5,756.68)	310.00	-
25 Aug 2026	Receivable Payment	INV-11517	100.00	-	(5,656.68)	100.00	-
25 Aug 2026	Receivable Credit Note Refund	CN-0741	-	100.00	(5,756.68)	(100.00)	-
25 Aug 2026	Receivable Credit Note Refund	CN-0742	-	100.00	(5,856.68)	(100.00)	-
25 Aug 2026	Receivable Credit Note Refund	CN-0743	-	100.00	(5,956.68)	(100.00)	-
28 Aug 2026	Spend Money		-	3.00	(5,959.68)	(3.00)	-
28 Aug 2026	Spend Money		-	20.00	(5,979.68)	(20.00)	-

DATE	SOURCE	REFERENCE	DEBIT	CREDIT	RUNNING BALANCE	GROSS	VAT
28 Aug 2026	Spend Money		-	7.89	(5,987.57)	(7.89)	-
28 Aug 2026	Receivable Payment	INV-11516	265.00	-	(5,722.57)	265.00	-
1 Sept 2026	Spend Money		-	409.00	(6,131.57)	(409.00)	-
3 Sept 2026	Spend Money		-	9.84	(6,141.41)	(9.84)	-
3 Sept 2026	Receivable Payment	INV-11524	23.00	-	(6,118.41)	23.00	-
3 Sept 2026	Receivable Payment	INV-11525	297.50	-	(5,820.91)	297.50	-
3 Sept 2026	Receivable Payment	INV-11500	170.00	-	(5,650.91)	170.00	-
Total New Bradwell Parish Council			3,341.25	8,992.16	(5,650.91)	(5,650.91)	-
Total			3,341.25	8,992.16	(5,650.91)	(5,650.91)	-

Crimewave Ltd

Hales Folly Farm, Hartwell Road, Hanslope
Milton Keynes
MK19 7BX
VAT Registration No.: 167545970



VAT Invoice

INVOICE TO
New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St James Street
New Bradwell
Milton Keynes
Buckinghamshire
MK13 0BL

INVOICE	INV-6487
DATE	29/07/2026
TERMS	NET 28 Days
DUE DATE	26/08/2026

DESCRIPTION	QTY	RATE	VAT	AMOUNT
Evidence and information gathering service from (23/7/26 to 24/7/27)	1	6,100.00	20.0% S	6,100.00
Santander Business Bank Account no: 48102938 Sort Code: 09-01-28 Iban: GB27ABBY09012848102938 Swift/BIC: ABBYGB2L				SUBTOTAL 6,100.00
				VAT TOTAL 1,220.00
				TOTAL 7,320.00
BALANCE DUE				£7,320.00



Invoice: NBPC00383
Date: 01/9/2026

Email: dlenvironmental168@gmail.com
Tel: 07909520793

Week beginning 3rd August	2026	5hrs	@ £18.50 = £92.50
Week beginning 10th August	2026	5hrs	@ £18.50 = £92.50
Week beginning 17th August	2026	5hrs	@ £18.50 = £92.50
Week beginning 24th August	2026	5hrs	@ £18.50 = £92.50

Total costs £370

Payment details

Natwest Bank

Account number: 85655996

Sort code: 60-04-09



Invoice: NBPC00379
Date: 03/8/2026

Email: dlenvironmental168@gmail.com
Tel: 07909520793

Week beginning 29th June	2026	4hrs	@ £18.50 = £74
Week beginning 6th July	2026	5hrs	@ £18.50 = £92.50
Week beginning 13th July	2026	5hrs	@ £18.50 = £92.50
Week beginning 20th July	2026	5hrs	@ £18.50 = £92.50
Week beginning 27th July	2026	5hrs	@ £18.50 = £92.50

Total costs £444

Payment details

Natwest Bank

Account number: 85655996

Sort code: 60-04-09

ELANCITY-UK

Wilberforce House, Station Road
LONDON

NW4 4QE - United Kingdom

Phone: +442039360920

Email: sales@elancity.co.uk

NEW BRADWELL PARISH COUNCIL
Unit 10 New Bradwell Workspace
St James Street
New Bradwell
MK130BL - United Kingdom

Tel. : +441908313602

Invoice SAJ-UK/2026/03735

Your reference	Invoice Date	Invoice due date	#Quotation	Customer Code
	19/08/2026	19/08/2026	SO-UK07836	

Description	Taxes	Quantity	Unit Price	Disc.(%)	Price
[EPRA0162AA] GB[AS-BT] RADAR SPEED SIGN EVOLIS VISION - SOLAR VERSION - USB/BLUETOOTH ready to install including: - Speed Display: 38cm high (green/amber/red) with "Warning Triangle" (anti-racing function), - Dynamic Message Display: 64x16cm surface area for alert in case of excessive speed. ----- - 2mm Polycarbonate front panel screen-printed "YOUR SPEED" - Integrated solar power regulator - USB and BLUETOOTH LE (Low Energy) connection - Upgradable to 3G/4G (optional) - BI-DIRECTIONAL traffic STATISTICS, - Software provided for PC and Smartphone, - Mounting kit included (excluding clamps), - 2-year warranty on parts, labor and return to factory (return shipping included).	VAT 20%	2,00 Unit(s)	2500,00	0,00	£ 5000,00
[EACC0041AA] 100W Solar Panel & mounting kit	VAT 20%	2,00 Unit(s)	394,23	100,00	£ 0,00
[EACC0046AB] Assembled Yuasa 12V22Ah Battery with Integrated Fuse Protection (8A) - 6-month warranty	VAT 20%	4,00 Unit(s)	64,96	100,00	£ 0,00
[061] TRANSPORT & PACKAGING	VAT 20%	2,00 Unit(s)	89,99	0,00	£ 179,98

ELAN CITY LTD, Wilberforce House, Station Road, London NW4 4QE | Registration number : 11087636 |

VAT registration number : GB 297094655 | Phone: (020) 3936 0920 | Email: sales@elancity.co.uk | Website: www.elancity.co.uk |

Bank / Branch : BNP PARIBAS - London NW1 6AA | IBAN : GB83BNPA40638490402014 | SWIFT/BIC : BNPAGB22XXX - Sort Code : 40-63-84 - Account Number : 90402014

ELANCITY-UK

Wilberforce House, Station Road
 LONDON

NW4 4QE - United Kingdom

Phone: +442039360920

Email: sales@elancity.co.uk

Description	Taxes	Quantity	UnitDisc.(%)	Price
[EDSC0004AA] Commercial discount	VAT 20%	1,00 Unit(s)	-501,00 0,00	£ -501,00
[EDSC0004AA] Commercial discount	VAT 20%	1,00 Unit(s)	-179,98 0,00	£ -179,98
Net Total:				£ 4499,00
VAT:				£ 899,80
Total:				£ 5398,80

Tax	Base	Amount
20.0 - VAT 20%	£ 4499,00	£ 899,80

Payment terms : in advance - Pro forma valid until 19 September 2026

Payment in advance

Financial Summary

New Bradwell Parish Council

For the period 3 August 2026 to 7 September 2026

3 AUG-7 SEPT 2026

28 JUN-2 AUG
2026

Turnover

DHA Income	75.00	-
Community Events - Sales	230.00	195.00
Community Centre Sales	2,336.25	2,955.25
CRA Income	-	25.00
Total Turnover	2,641.25	3,175.25

Cost of Sales

Community Budget	802.80	314.50
DHA Expenses	98.80	965.80
Community Events - Expenses	94.08	2,295.00
Newsletter	470.83	-
Office	-	38.00
Total Cost of Sales	1,466.51	3,613.30

Gross Profit	1,174.74	(438.05)
---------------------	-----------------	-----------------

Administrative Costs

Bank Fees	55.22	67.29
IT Software and Consumables	99.70	61.70
NBPC - Light, Power, Heating	49.83	50.90
Rent	204.49	204.49
Salaries	4,500.00	4,500.00
Telephone & Internet	85.31	58.73
Square Fees	1.32	-
Community Centre Expenses - Utilities	125.64	122.63
Audit & Accountancy Fees	56.70	47.25
Community Centre Expenses - CCTV Sim Card Smarty	13.42	6.67
Community Centre Expenses - Misc	818.00	2,800.36
Community Centre Expenses - Gardening	80.00	-
Community Centre Expenses - Water	53.33	53.33
Community Centre Expenses - Maintenance costs - unplanned	120.00	-
Community Centre Expense - Cleaning	-	347.50
Total Administrative Costs	6,262.96	8,320.85

Operating Profit	(5,088.22)	(8,758.90)
-------------------------	-------------------	-------------------

Profit on Ordinary Activities Before Taxation	(5,088.22)	(8,758.90)
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Profit after Taxation	(5,088.22)	(8,758.90)
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IN GRATEFUL MEMORY OF

VERNON DRAPER

New Bradwell Community Centre Manager

*In recognition of his outstanding dedication,
time, and tireless effort in the upkeep
and running of New Bradwell Community Centre.*



Microsoft Limited
Microsoft Campus
Thames Valley Park
Reading Berkshire RG6 1WG
UK
VAT Reg. No. GB724594615

Sold To
New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St James Street
Milton Keynes
BUCKINGHAMSHIRE
MK13 0BL
GB

Bill To
New Bradwell Parish Council
Unit 10 New Bradwell Workspace
St James St
Milton Keynes
MK13 0BJ
GB

Summary

Billing Profile	New Bradwell Parish Council
Billing Number	G175444140
Document Date	07/08/2026

Total Amount **GBP 27.38**
Due on 07/08/2026

Questions on your bill? Visit <https://aka.ms/invoice-billing>

Invoice for activity on 06/08/2026

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G175444140>

Billing Summary	
Charges	22.82
Subtotal	22.82
Tax	4.56
Total (including Tax)	GBP 27.38

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.



Invoice

Microsoft Limited
Microsoft Campus
Thames Valley Park
Reading Berkshire RG6 1WG
UK
VAT Reg. No. GB724594615

Billing Profile

Tax Invoice Number

Tax Invoice Date

New Bradwell Parish Council

GB-TI2603787833

07/08/2026

Sold To

New Bradwell Parish Council

Unit 10, New Bradwell Workspace

St James Street

Milton Keynes

BUCKINGHAMSHIRE

MK13 0BL

GB

Bill To

New Bradwell Parish Council

Unit 10 New Bradwell Workspace

St James St

Milton Keynes

MK13 0BJ

GB

Invoice for activity on 06/08/2026

Section Summary		
Section Name	Charges (GBP)	Total (GBP)
New Bradwell Parish Council	22.82	22.82
Total (excluding Tax)		22.82
Tax Amount		4.56
Total (including Tax)		27.38

Billing Details By Product							
New Bradwell Parish Council							
Exchange Online (Plan 1) - One-Year commitment for monthly/yearly billing							
Purchases	Charge Start Date - Charge End Date	Unit Price (GBP)	Qty	Charges/ Credits (GBP)	Tax Rate	Total (excluding Tax) (GBP)	Tax Line Indicator
	06/08/2026-05/09/2026	3.26	7	22.82	20.00%	22.82	A
Tax Description			Sub-Total Amount (GBP)	Tax Amount (GBP)	Total (including Tax) (GBP)	Tax Line Indicator	
Tax 20.00%			22.82	4.56	27.38	A	
			Subtotal			22.82	
			Azure Credit			0	

Tax	4.56
Total	GBP 27.38



Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Tax Invoice



Bill to
New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St. James Street
New Bradwell
Milton Keynes
Milton Keynes
MK13 0BL

clerk@newbradwell-pc.gov.uk

Ground-Tech Group Limited
99 Sanders Road
Finedon Road Industrial Estate
Wellingborough
Northamptonshire
NN8 4NL

CRN: 17229916
VAT: 520963105
lknight1985@gmail.com
+44 07398 856121

Amount due	Due date	Issue date	Invoice number	Reference
£4,392.00	24 Aug 2026	17 Aug 2026	GT-025	QUGT-025

View online

Description	Quantity	Price	Tax	Amount
Supply and installation of approximately 270 metres of stock netting, excluding fence posts. Includes 2 galvanised gate posts.	1	2,435.00	20%	2,435.00
Supply and installation of 7 metres of security fencing.	1	1,225.00	20%	1,225.00



View online

Subtotal	3,660.00
Total VAT 20%	732.00
Total	4,392.00
Amount due	£4,392.00

Ground-Tech Group Limited
Account number: 31877228
Sort code: 04-06-05

45.60 GBP

PAYMENT IN PROGRESS

Download ▾

TAX INVOICE

xero

To

Germaine Newnham
unit 10, New Bradwell Workspace, St James St, New Bradwell
Milton Keynes
MK13 0BJ
United Kingdom

Invoice number

INV-30864543

Issue date

Aug 10, 2026

Due date

Today

From

Xero (UK) Ltd
5th Floor 100 Avebury Boulevard
Milton Keynes
MK9 1FH
-
All Billing Enquiries
central.xero.com

VAT Number

GB891621118

Description	Amount
*** Charges receiving no discount ***	
New Bradwell Parish Council. Monthly fee, Bank Feeds - Metro Bank United Kingdom, 10 Jul 2026 to 09 Aug 2026.	1.20
*** Charges receiving subscriber discounts ***	
New Bradwell Parish Council. Monthly Subscription, Grow, 10 Aug 2026 to 09 Sep 2026.	44.40



45.60 GBP
PAYMENT IN PROGRESS

[Learn more about Xero subscription invoice payments](#) 

Terms

The amount due will be debited from the payment details you have provided to us on or after the due date stated above

Company Registration No: 6071722
Registered Office: Xero, 100 Avebury Boulevard, Milton Keynes, Milton Keynes, MK9 1FH, United Kingdom

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TAX INVOICE

New Bradwell Parish Council
10 St. James Street
New Bradwell
MILTON KEYNES
Buckinghamshire
MK13 0BL
GBR

Invoice Date
9 Jul 2026

Invoice Number
INV-29493

VAT Number
101280671

I Print MK Ltd
Unit E1 (10) Mount Mill
Farm
Stratford Road
Wicken
Milton Keynes
Buckinghamshire
MK19 6DG
UNITED KINGDOM

Description	Quantity	Unit Price	VAT	Amount GBP
1300 x A5 Flyers	1.00	145.00	Zero Rated	145.00
Subtotal				145.00
TOTAL ZERO RATED				0.00
TOTAL GBP				145.00
Less Amount Paid				145.00
AMOUNT DUE GBP				0.00

Due Date: 27 Jul 2026

BACS/Bank Payment info:
Account Name: I print mk ltd
Bank Barclays Bank PLC
9 Midsummer Place
Central Milton Keynes
MK9 3GB
Sort Code: 20-57-40
Account Number: 20973467

PAYMENT ADVICE

To: I Print MK Ltd
Unit E1 (10) Mount Mill Farm
Stratford Road
Wicken
Milton Keynes
Buckinghamshire
MK19 6DG
UNITED KINGDOM

Customer	New Bradwell Parish Council
Invoice Number	INV-29493
Amount Due	0.00
Due Date	27 Jul 2026
Amount Enclosed	Enter the amount you are paying above

New Bradwell Community Centre
Church Street
New Bradwell
Milton Keynes
MK13 0DA

Car Park Clearance Invoice

28/08/2026

Work carried out

- trim shrubs around car park
- trim shrubs off footpaths
- clear ivy off walls
- put all cuttings in green bins

Labour: £120.00

Invoice for work completed on 28/08/2026

Bank details

Sort code: 20-57-40

Account number: 13682943



Billing Summary

Microsoft Limited
Microsoft Campus
Thames Valley Park
Reading Berkshire RG6 1WG
UK
VAT Reg. No. GB724594615

Sold To

New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St James Street
Milton Keynes
BUCKINGHAMSHIRE
MK13 0BL
GB

Bill To

New Bradwell Parish Council
Unit 10 New Bradwell Workspace
St James St
Milton Keynes
MK13 0BJ
GB

Summary

Billing Profile	New Bradwell Parish Council
Billing Number	G179233242
Document Date	21/08/2026

Total Amount	GBP 46.66
Due on 21/08/2026	

Questions on your bill? Visit <https://aka.ms/invoice-billing>

Invoice for activity on 20/08/2026

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G179233242>

Billing Summary

Charges	38.88
Subtotal	38.88
Tax	7.78
Total (including Tax)	GBP 46.66

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.



Invoice

Microsoft Limited
Microsoft Campus
Thames Valley Park
Reading Berkshire RG6 1WG
UK
VAT Reg. No. GB724594615

Billing Profile

New Bradwell Parish Council

Tax Invoice Number

GB-TI2604098476

Tax Invoice Date

21/08/2026

Sold To

New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St James Street
Milton Keynes
BUCKINGHAMSHIRE
MK13 0BL
GB

Bill To

New Bradwell Parish Council
Unit 10 New Bradwell Workspace
St James St
Milton Keynes
MK13 0BJ
GB

Invoice for activity on 20/08/2026

Section Summary		
Section Name	Charges (GBP)	Total (GBP)
New Bradwell Parish Council	38.88	38.88
Total (excluding Tax)		38.88
Tax Amount		7.78
Total (including Tax)		46.66

Billing Details By Product				
New Bradwell Parish Council				
Microsoft 365 Business Standard - One-Month commitment for monthly billing				
Purchases				
Charge Start Date - Charge End Date	Unit Price (GBP)	Qty	Charges/ Credits (GBP)	Tax Rate
20/08/2026-19/09/2026	12.96	3	38.88	20.00%
			Total (excluding Tax) (GBP)	Tax Line Indicator
			38.88	A
Tax Description	Sub-Total Amount (GBP)	Tax Amount (GBP)	Total (including Tax) (GBP)	Tax Line Indicator
Tax 20.00%	38.88	7.78	46.66	A
Subtotal				38.88
Azure Credit				0

Tax	7.78
Total	GBP 46.66



Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Tax Invoice



Bill to
New Bradwell Parish Council Office
Unit 10
New Bradwell Workshops
St. James Street
New Bradwell, Unit 10
Milton Keynes
Milton Keynes
MK13 0BL

clerk@newbradwell-pc.gov.uk

Nixon Cleaning Services (Milton Keynes) Ltd

Nixon Cleaning Services (Milton
Keynes) Ltd
1 Gisburn Close
MK13 7QQ

CRN: 11902193
VAT: 323314150

Amount due	Due date	Issue date	Invoice number
£417.00	28 Sept 2026	5 Sept 2026	INV- 67459

[View online](#)

Description	Quantity	Price	Tax	Amount
Community centre and office clean for the month of August	1	347.50	20%	347.50



[View online](#)

Subtotal	347.50
Total VAT 20%	69.50
Total	417.00

Amount due **£417.00**

TO PAY BY BACS, PLEASE USE THE FOLLOWING DETAILS:
Please include your invoice number for payment reference
ACCOUNT NAME: Nixon Cleaning services (Milton Keynes)
Ltd
BANK NAME: BARCLAYS BANK PLC
ACCOUNT NUMBER: 33322971
SORT CODE: 20-57-44

New Bradwell Parish Council

Notice of conclusion of audit

Annual Governance & Accountability Return for the year ended 31 March 2026

Sections 20(2) and 25 of the Local Audit and Accountability Act 2014

Section 16 of the Accounts and Audit Regulations 2015 (SI 2015/234)

	Notes
1. The audit of accounts for New Bradwell Parish Council for the year ended 31 March 2026 has been completed and the accounts have been published.	This notice and Sections 1, 2 & 3 of the AGAR must be published by 30 September. This must include publication on the smaller authority's website. The smaller authority must decide how long to publish the Notice for; the AGAR and external auditor report must be publicly available for 5 years.
2. The Annual Governance & Accountability Return including the auditor's certificate and opinion is available for inspection and copying by any local government elector of the area of New Bradwell Parish Council on application to:	
(a) <u>G. Newnham Clerk & RFO</u> <u>UNIT 10, NEW BRADWELL WORKSPACE</u> <u>ST JAMES ST</u> <u>NEW BRADWELL, MK13 0B.</u>	(a) Insert the name, position and address of the person to whom local government electors should apply to inspect the AGAR
(b) <u>MON - FRIDAY 10am to 2pm.</u>	(b) Insert the hours during which inspection rights may be exercised
3. Copies will be provided to any local government elector of the area on payment of £ <u>1</u> (c) for each copy of the Annual Governance & Accountability Return.	(c) Insert a reasonable sum for copying costs
Announcement made by: (d) <u>G. Newnham Clerk & RFO</u>	(d) Insert the name and position of person placing the notice
Date of announcement: (e) <u>8 September 2026.</u>	(e) Insert the date of placing of the notice

Oliver Anderson Ltd

Plumbing & Heating Services

TAX INVOICE

New Bradwell Parish Council

Invoice Date

29 Jun 2026

Account Number**Invoice Number**

INV-3662

Reference**VAT Registration Number**

GB 451 411 235

Description	Quantity	Unit Price	Amount GBP
Toilet repairs at the church - Repairs to Disabled Toilet	1.00	120.00	120.00
Subtotal			120.00
TotalVAT 20%			24.00
Invoice Total GBP			144.00
Total Net			0.00
Payments GBP			
Amount Due GBP			144.00

Due Date: 06 Jul 2026

BANK DETAILS

Account Name: **Oliver Anderson Limited**

Bank: Monzo Bank

Account Number: 35972484

Sort Code: 04-00-03

CRN (England): 15108837

43 Kingshill Drive | Deanshanger | Milton Keynes | MK19 6GH

Mobile: 07762 339814





S Glavin Bookkeeping

TAX INVOICE

New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St James Street
New Bradwell
Milton Keynes
Buckinghamshire
MK13 0BL
UNITED KINGDOM

Invoice Date
03 Aug 2026

Account Number

Invoice Number
INV-0128

Reference
July 2026 Xero Assistance

S Glavin Bookkeeping
22 Bromley
Long Marston
Tring
Hertfordshire
England
HP23 4QU
UNITED KINGDOM

Description	Quantity	Unit Price	VAT	Amount GBP
HOURLY, Hourly Rate	2.1667	25.00	No VAT	54.17
Subtotal				54.17
Total No VAT				0.00
Invoice Total GBP				54.17
Total Net Payments GBP				0.00
Amount Due GBP				54.17

Due Date: 10 Aug 2026

BANK DETAILS

Account Name: Sarah Glavin
Bank: Revolut Limited
Account No.: 95589244
Sort Code: 04-29-09

HOLMES TREE SERVICES LTD

1 Park Close, Cosgrove
Milton Keynes, Northamptonshire, MK19 7JN
United Kingdom
Email info@holmestreeservices.co.uk



Invoice To:

New Bradwell Parish council
Drill Hall Allotments
New Bradwell
Milton Keynes
Buckinghamshire
MK13 0AA

Invoice Date

03/08/2026

Due Date

08/09/2026

Invoice Number

SI-1128

SALES INVOICE

Description	Qty/Hrs	Price/Rate	VAT %	Net
Clear fallen Willow tree to approx knee height / where base become tangled with fencing.	1.00	325.00	20.00	325.00
Ego plug base to prevent regrowth.	1.00	30.00	20.00	30.00
Remove all logs from site.	1.00	50.00	20.00	50.00
All woodchip to be kept onsite, leaving area clean and tidy.	1.00	0.00	20.00	0.00

VAT Rate	Net	VAT
Standard 20.00% (20.00%)	£405.00	£81.00

Total Net	405.00
Total VAT	81.00
TOTAL	£486.00

Notes:

Payment Made To:

HOLMES TREE SERVICES LTD
Sort Code: 55-70-06
Account Number: 76298396

Terms and Conditions:

Payment Terms

Payment is due by the 8th September. A 10% surcharge may be added to the total invoice should this not be paid within 7 days.
All payments are to be made by bank transfer unless agreed otherwise.

Complaints

Any concerns must be raised within 48 hours of completion of works. Holmes Tree Services Ltd will make every effort to resolve issues promptly and professionally; after such time, work will be corrected at a standard charge.



Axiomb2

12 Hollister Chase, Shenley Lodge
Milton Keynes, Bucks, MK5 7DH
United Kingdom
Telephone: 07769700566
Email admin@axiomb2.co.uk



Invoice To:

Germaine Newnham
New Bradwell Parish Council
Unit 10 New Bradwell Workspace
St James Street
New Bradwell
Milton Keynes
MK13 0BL

Invoice Date 04/08/2026
Due Date 03/09/2026
Invoice Number SI-1323

SALES INVOICE

Description	Price/Rate	VAT %	Net
July Monthly watering costs Total £272.80	272.80	20.00	272.80

VAT Rate	Net	VAT	Total Net	272.80
Standard 20.00% (20.00%)	£272.80	£54.56	Total VAT	54.56
			TOTAL	£327.36

Notes:

Please make payment to:
Axiomb2
Account Number: 43582873
Sort code: 09-06-66



S.K. Signs & Labels Ltd

SK Signs, PO BOX 3865
Norwich, Norfolk, NR7 7AJ
United Kingdom

Website www.sksigns.co.uk
Telephone: 01702 462401
Email info@sksigns.co.uk



Invoice To:

Customer Sales
New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St James Street
New Bradwell, Milton Keynes
MK13 0BL

Deliver To:

Customer Sales
New Bradwell Parish Council
Unit 10, New Bradwell Workspace
St James Street
New Bradwell, Milton Keynes
MK13 0BL

PRO FORMA INVOICE

Invoice Date
27/08/2026

Due Date
27/08/2026

Reference
Germaine Newnham

Customer Code
MISC01

This is not a VAT Invoice

Description	Qty	Price	VAT %	Net
A5 Portrait Plaque : Gold/Black acrylic engraving laminate : Casalon font with 3M double sided tape Re: Memorial Plaque	1.00	28.95	20.00	28.95
Carriage			20.00	9.95

VAT Rate

Standard 20.00% (20.00%)

Net

£38.90

VAT

£7.78

Total Net

38.90

Total VAT

7.78

TOTAL

£46.68

Notes:

Many Thanks for Your Order

To be sent by courier FAO Germaine Newnham

Terms and Conditions:

Payable on receipt of invoice

Goods remain the property of SK Signs & Labels Ltd until paid for in full

BACS Payments : Account No. 40853330 Sort Code: 09-06-66

IN GRATEFUL MEMORY OF
VERNON DRAPER

New Bradwell Community Centre Manager

*In recognition of his outstanding dedication,
time, and tireless effort in the upkeep
and running of New Bradwell Community Centre.*