



LEDBURY TOWN COUNCIL

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13 November 2025

To: All Councillors

Dear Councillor

Please find attached To Follow reports for the meeting of **LEDBURY TOWN COUNCIL**, to be held on **Thursday. 13 November 2025 at 7.00 pm** in the **Town Council Offices, Church Lane, Ledbury, HR8 1DH**

Yours faithfully

Angela Price PSLCC, MIWFM, AICCM
CiLCA (England & Wales)
Town Clerk

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AGENDA

FINANCE, POLICY & GENERAL PURPOSES

12. To approve invoices for payment for November 2025 (interim)
(Pages 5107 - 5114)

ENVIRONMENT & LEISURE

23. Storage Container Report (Pages 5115 - 5121)

Distribution: Full agenda and reports to all Councillors (11)
Plus file copy

Agenda and reports excluding confidential items to:
Local press (1)
Library (1)
Council Website (1)

FULL COUNCIL	13 NOVEMBER 2025	AGENDA ITEM: 12
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Report prepared by Angela Price – Town Clerk

INVOICES AGREED TO BE PAID – NOVEMBER 2025

Purpose of Report

The purpose of this report is to provide Members with information to support the invoices for payment for November 2025.

Detailed Information

Attached is a list of payments that were due for payment for November 2025 in the sum of £8,100.17 plus VAT.

The table below provides explanations in respect of overspends and other queries relevant to those payments.

	Code	Company	Description	Comments
1	202/4115	Shredall	Confidential Waste	As previously reported this budget line will be overspent by the end of the financial year – currently awaiting copy of contract from Shredall as per request from Cllr Hughes as Chair of Finance - monitor

Electricity Contracts

Transition Network Use of Systems (TNUoS) standing charges are fixed daily costs that fund the UK's high-voltage electricity transmission network, and they are set to rise sharply from April 1, 2026. The increase is mainly due to the need for significant grid reinforcement to support renewable energy. These charges vary based on a site's connection size and voltage and are applied per meter, not per unit of electricity consumed, meaning every business with an electricity supply will be affected.

Ledbury Town Council use Northern Gas and Power to review their electricity supply costs and as a result of their most recent review they have advised that due to the current status of some of the electricity contracts, if the Council did not act now to secure a fixed rate they could potentially experience an increase of 94% in 2026/27 and the two following financial years due to the increase to the TNUOs charges

What are TNUoS standing charges?

Purpose: They cover the costs of operating, maintaining, and upgrading the high-voltage transmission network, which includes pylons and substations that move electricity around the country.

How they are charged: The charge is a fixed daily amount, which is added to your electricity bill as a standing charge. It depends on the size and voltage of your connection, and some variations exist by region.

Why they are increasing

Grid investment: The main reason for the planned increase is the massive investment needed to upgrade the electricity grid to handle more renewable energy generation.

Renewable integration: This investment is needed to handle the increased capacity of renewable energy sources connected to the grid.

Ofgem's Targeted Charging Review: A shift in how network costs are recovered is part of the outcome of the review, moving more costs into the fixed standing charge.

Forecasts: Previous under-forecasting of demand has also contributed to the current increase.

The [National Energy System Operator \(NESO\)](#) forecasts a sharp increase, with the total fixed residual standing charges rising significantly from £3.84 billion in 2025/26 to £7.52 billion in 2026/27.

What this means:

Business impact: Businesses are directly affected because the increase is applied per meter, not based on energy consumption.

Supplier pass-through: Most suppliers will pass on these costs to customers, and even those with fixed-term contracts could see changes in their standing charges if the contract extends past April 2026.

Preparation: Businesses should check their contract terms, understand their charging band, and budget for the expected increases.

Ledbury Town Council currently have a number of electricity contracts which are shared across a number of companies. There are 3 meters located within the Council offices, 1 in each of the cemetery, market house and High Street:

Attached is a breakdown which shows the current costs for 5 of these accounts in respect of 2025/26 against a new fixed rate from now until 2029. The information attached shows a considerable increase in relation to 4 of the accounts (the additional EON information is awaited, but it is confirmed that this could be included in this plan).

Proposal

The proposal would be to move all of the Council's electricity accounts to one contract (which may be made up of one or more suppliers) with one Direct Debit payment each month to cover all of the 6 electricity accounts, through one portal. A breakdown of costs for each location would still be provided monthly for budget allocation purposes, but it would secure the Council's costs for a period of 4 years and avoid further increases of 94% over the next 4-years.

Financial Implications

The attached cost breakdown does show an increase of £3,250.35 on 4 of the accounts and it is also likely that there will be an increase in respect of the remaining account (EON Council Offices). In contrast it shows a saving of £530.83 in respect of the Market supply in High Street. It is anticipated that there would have been an increase in the electricity costs for 2026/27, due to the nature of the current contracts. Making this switch now would help inform the 2026/27 budget setting process and guarantee the fixed rates until 2029.

The increase in the 2026/27 electricity costs will equate to £2,719.52 , plus any increase in relation to the one remaining account, currently with EON.

Recommendation

1. That Members approve the invoices for payment in the sum of Clerk that the invoices for payment in the sum of £8,100.17 plus VAT.
2. That Members authorise the Clerk to proceed with a switch of its electricity accounts from their current status to the new offer received from Northern Gas and Power, noting that there will be an increase in excess £2,719.52 to the Council's annual electricity costs in 2026/27, but that this will secure charges up to 2029.

Current costs 2025/26

Supplier	Type	MPAN	Day Consumption	Night Consumption	Day Rate	Night Rate	Standing Charge p/day	Annual Cost
Octopus	4	1410995981003	22,765	5,691	27.84	22.76	55.18	£7,834.45
Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost		
Octopus	3	1417427091000	8,879	26.91	55.18	£2,590.75		
Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost		
Octopus	3	1470000583608	705	26.91	55.18	£391.12		
Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost		
Eon Next	3	1460001496289	10,307	26.26	48	£2,881.82		

Total Annual £13,698.14

New, fixed: 2026/27

Supplier	Type	MPAN	Day Consumption	Night Consumption	Day Rate	Night Rate	Standing Charge p/day	Annual Cost
Octopus	4	1410995981003	22,765	5,691	27.806	21.052	457.91	£9,199.48
Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost		
Octopus	3	1417427091000	8,879	26.644	117.96	£2,796.27		
Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost		
Octopus	3	1470000583608	705	26.764	80.3	£481.78		
Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost		
Eon Next	3	1460001496289	10,307	26.538	475.53	£4,470.96		

Total Annual £16,948.49

Note: All totals are shown as “pence” e.g. standing charge 2025/26 – 55.18 = 5 pence
2026/27 – 457.91 = £4.58

Current

Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost
Npower	3	1470000245914	366	37.753	210.592	£906.84

Offer

Supplier	Type	MPAN	Consumption	Rate	Standing Charge p/day	Annual Cost
YU	3	1470000245914	366	26.362	76.58	£376.00

Saving £530.83

Creditors for Month No 8

Order by Invoices Entered

Invoice Date	Invoice Number	Ref No	Supplier A/c Name	Supplier A/c Code	Net Value	VAT	Invoice Total	Nominal Ledger Analysis			Analysis Description
								A/C	Centre	Amount	
05/11/2025	11195203	99	CHUBB	CH001	122.26	24.45	146.71	4170	202	122.26	Fire extinguisher servicing
03/11/2025	9303927315	100	SET	SET001	46.94	9.39	56.33	4170	202	46.94	Fire extinguisher tracking
27/10/2025	11184867	101	CHUBB	CH001	102.38	20.48	122.86	4185	220	102.38	Engineers visit as requested
04/11/2025	66850604	102	HOOPLE	HOOP	675.00	135.00	810.00	4050	230	675.00	Sexual Harassment training
07/11/2025	0359/26	103	B B SERVICES	BBSERV	264.50	52.90	317.40	4170	202	264.50	New lock back gate
08/11/2025	REIMAP	104	APRICE	AP	24.00	0.00	24.00	4607	127	24.00	4 x posys for war memorial
TOTAL INVOICES					8,100.17	861.81	8,961.98	8,100.17			

VAT ANALYSIS CODE E @ 0.00%

3,791.13

0.00

3,791.13

VAT ANALYSIS CODE S @ 20.00%

4,309.04

861.81

5,170.85

TOTALS **8,100.17** **861.81** **8,961.98**

FULL COUNCIL	16 JULY 2025	AGENDA ITEM: 23
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Report prepared by Angela Price – Town Clerk

REPORT FOR FULL COUNCIL MEETING: ALTERNATIVE STORAGE SOLUTIONS FOR CEMETERY

Purpose of Report

The purpose of this report is to provide Members with an update on the possible storage options at Ledbury Cemetery which will assist with the storage of the electric vehicle which Council previously agreed to purchase.

Detailed Information

Background

Previously, it was discussed that a 20ft shipping container be installed within the cemetery grounds to facilitate storage needs in conjunction with the purchase of an e-buggy for use by the maintenance operative. The container was intended to provide a secure, weatherproof storage solution for equipment and supplies.

It was proposed that this storage container would be used to store some of the equipment currently stored in the shed storage attached to the Cemetery Chapel to make space within the permanent storage space for the e-buggy so that it may be charged using the electricity within the buildings. It is not being proposed that any new storage unit would have electricity connected to it; to do this would be at considerable cost to the council and seems an unnecessary option when there is already a suitable space for the e-buggy which has electricity available.

Initially it was agreed to consider purchasing a 20ft storage unit, however upon further investigation into the logistics of installing the shipping container it has been recognised that it is not possible to have a shipping container delivered to the cemetery due to there being insufficient space for a low loader within the cemetery grounds.

Transport and Site Access Issues: The size and weight of a 20ft shipping container require a suitable vehicle for transportation. Currently, access points within the cemetery may restrict the manoeuvrability of such large transport vehicles, making delivery and placement problematic and potentially not possible.

Location of any new storage container

Previously consideration had been given to locating the storage adjacent to the area where the skip is located, however there are concerns that any storage container located here would be sited extremely close to grave spaces and could potentially be upsetting for families who have loved ones buried in this area.

The photographs below show an area of the cemetery which has not been used, which may prove unsuitable for burials, and it is proposed that any storage solution be sited in this location.

The change in location of the storage does not resolve the issues around delivery of any final solution.



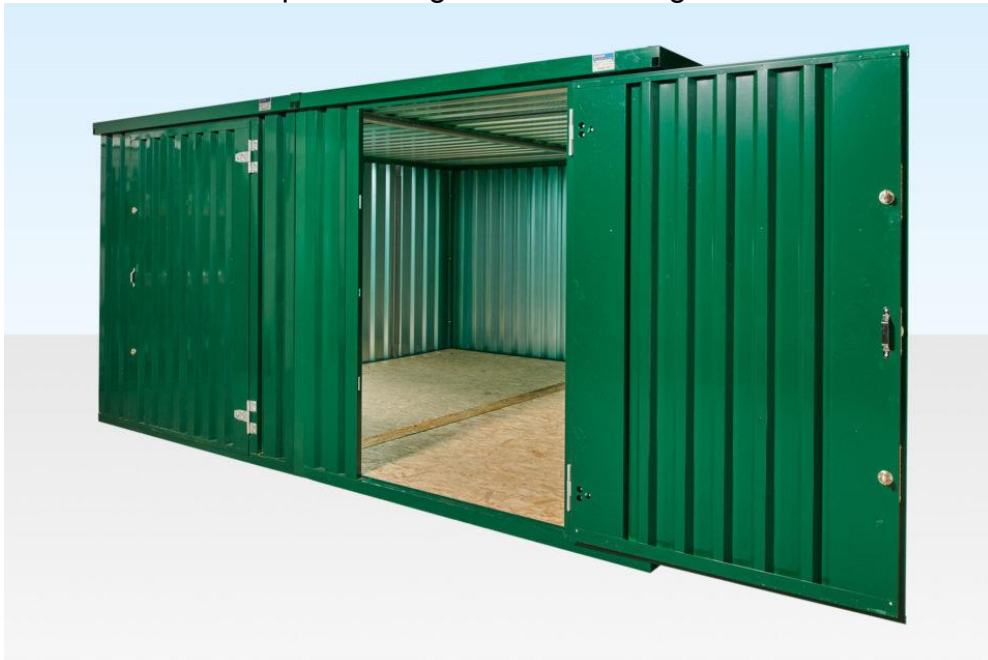
On further investigation of available options officers have discovered that it is possible to purchase flat packed storage units that could be erected on site, which would resolve the issues around delivery.

The pictures below show a Flat Packed Storage Container 3m x 2.1m and one where two of these have been linked together to make one storage unit. These can be linked side by side or end to end and if Council were minded to agree this then officers would suggest that the end to end option is purchased.

3m x 2.1m flat pack storage unit



Two 3m x 2.1m flat pack storage units linked together



The issues associated with the delivery of an established storage container would not be an issue with the delivery of these two units; as all three companies approached have advised that they can either be delivered on a lorry fitted with a Hiab, or they have a sub-contractor who could deliver it on a flat-bed transit vehicle.

It is likely that a lorry fitted with a Hiab would have difficulty getting into the cemetery and officers have been advised that if the units were delivered on the flat-bed transit it would require a team of 4 people to be available to help unload the flat pack from the vehicle. The companies have confirmed that these two units are manoeuvrable by hand, and that they would recommend that a team of 4 people be available to erect the units. All three companies have advised that they could supply a team to assist with this.

They come with a base which would not require any specific ground works to be undertaken before being put in place, but naturally it would be essential to ensure the ground is flat prior to the install.

There is also an option to purchase just one of the units initially if it was felt that it would be of benefit to do so and assess how much space is required to move items from where they are currently stored to the container.

The following information has been taken directly from the website of one of the companies providing these, which is similar to the information provided by all three companies:

“This system provides all the usual benefits of the flat pack storage range notably that the individual components can be moved by hand and erected in challenging positions behind or even within buildings as required.

The linking kit is powder coated in green to match the containers and for long life the green powder coated finish (RAL6005) makes it an ideal storage for discreet use in the countryside.

Please note flat pack containers can only be joined in one direction eg: side by side or end on end.

3m x 4.2m Flat Pack Storage ContainerS (Powder Coated) Benefits

- *Simple to join together*
- *Many users like the softer lines and building feel compared to shipping containers of similar sizes*
- *Storage units can be taken apart and moved at anytime*
- *Ideal for storage of bulky items or different products when you need the space to reach the items at the back of storage*
- *Doors are simple and easy to use by all, operated with just the turn of a key”*

There is also an option to purchase shelving which would fit in the unit and ramps should they be required.

Security – a locking bar is available at an additional cost, which includes a Yale combination padlock, the locking bar is shown in the following picture.



The easily fitted locking bar provides additional security to any of the 2m, 3m or 4m flat pack stores.

The above option is similar in size and storage space to the original suggestion of a 20ft storage container and resolves the issues around delivery that come with a ready built storage container.

Lighting options

As there is no electricity available in the vicinity of the proposed location for the container it is suggested that the council consider installing an off-grid solar lighting system which can be easily installed. The cost of a system suitable for the storage containers would be in the region of £150-£200.



This type of system is a simple 'plug and play' lighting installation kit which is fully independent from the grid, powered solely by sunlight. By day the 25W solar panel charges the 12V battery housed inside the control unit, which can then be used to power the 4 x 5W 12V LED bulbs which can be switched on and off independently, and there is also a standard 5V USB socket for powering up or charging USB compatible devices. The switches are on the bulbs themselves.

The 25W solar panel can charge the battery to full capacity with only 4-5 hours of bright sunshine, a little longer in cloudy weather, and the battery can power the 4 bulbs continuously for 6 or 7 hours, if you are only using 2 bulbs you will get twice the runtime, one bulb, four times etc.

Easy to install, the panel comes with 10m of cable, and each bulb comes with 5m of cable, each with an independent on/off switch. The control box has simple LED indicators, to give you an up to date status as to whether it is currently charging, and the battery status, and to show if the lights, or the USB port is powered. There is also the option of mains charging the battery if there is prolonged cloudy weather.

You can also add on [extension cables](#) in either 5M or 10M lengths, the cable has input and output connectors on either end and can be used to extend either the solar panel cable or the lightbulb cables, allowing you the flexibility to place the solar panel further away, or extend the bulbs over a greater distance.

Financial Implications

Company 1 – Based in Stowmarket in Suffolk

Cost of 2 x flat packed storage containers 3mx 2.1m	£2,990.00
End linking kit	£ 88.00
Flatbed delivery and assembly*	£ 950.00
Locking bar and Yale lock	£ 136.00
TOTAL COST (ex VAT)	<u>£4,164.00</u>

*Delivery only option without assembly cost £510.00, however the council would need to identify a team of four people who could assist with the unloading and assembly of the units.

Company No. 2 – Based in Redditch in Worcestershire

Cost of 2 x flat packed storage containers 3mx 2.1m	£3,036.00
End linking kit	£ 70.00
Kerbside 4x4 + Trailer delivery and assembly	£ 700.00
Locking bar and Yale lock	£ 60.00
TOTAL COST (ex VAT)	<u>£3,866.00</u>

Company No. 3 – Based in Liverpool

(No breakdown of costs provided)

2 x flat packed storage containers 3mx 2.1m	
End linking kit	
Kerbside 4x4 + Trailer delivery and assembly	
1no 1.25m wide end door with double locking system	
TOTAL COST (ex VAT)	<u>£3,550.00</u>

Recommendation

1. That Members authorise officers to purchase 2 x flat packed storage containers from Company no. 2 at a cost of £3,866.00 as detailed above, to be delivered on a flatbed transit vehicle, and to include off-load and assembly and that the costs for these units be taken from budget line 102/4312 – Storage container (£2,000), with the remaining £1,866.00 being taken from the council's general reserve and paid back in the 2026/27 budget.
2. That the Deputy Clerk be instructed to make arrangements urgently for the levelling of the ground within the cemetery identified for locating the storage container.