

Bassetlaw District Council – Tuxford Funding Programme Update Report

For submission to Tuxford Town Council

1. Meeting Details

Meeting date	29/10/2026
Report prepared by	Bassetlaw District Council
Tuxford representatives attending	
Bassetlaw representatives attending	Julie Beresford, Head of Growth and Economic Prosperity Robert Craighead, Regeneration Manager George Wilkinson, Regeneration Officer
Subject / programme	Tuxford Streetscape funding programme / £1m funding
Date report submitted to Clerk	22/10/2026
Town Council meeting	Extraordinary

2. Purpose of the Meeting

For Bassetlaw officers to provide an update to Tuxford Town Council on the Streetscape Programme and seek a formal decision from the Council on how they wish to proceed with the Gilbert Avenue Playing Field project.

3. Current Position / Summary

Current Budgetary Review, Total allocation £1,000,000

Table 1. Tuxford Streetscaping Fund budget monitoring from original £1m allocation with previous indicative sums. Final figures are subject to GAPF scope of works.

Spend to date	£ 373,934.11
Budgeted Spend	
Public realm improvements - new bins and planters (estimated cost until been out to tender)	£ 50,000.00
The Beeches - civic space improvements	£ 90,000.00
Gilbert Avenue Playing Field Improvements	£ 400,000.00
Clark Lane Fencing	£ 15,000.00
Total	£ 928,934.11
Remaining Projects	£ 71,065.89

Linden Ave Improvements (Bench, Bird box etc)	
Depot and Scout Hut PV	
Brown signs and heritage trail	
WMC Wall Repairs	

Public Realm Update

Details regarding location, bin type, and necessary instructions are now being finalised – with thanks to Clare, Simon McCarthy, and the rest of the grounds team. This should be moving towards the procurement/request for quotes process as soon as capacity allows.

A1 Fencing

Initial fencing works along the playing field have successfully been installed and snagged. Discussions with National Highways to extend the fencing further down to the roadside, as originally intended, are on-going. Significant changes or licenses are anticipated to occur additional costs.

Gilbert Avenue CCTV

The Council have now started the works at Gilbert Avenue and have completed the initial civils and excavation works. We had originally planned to undertake the Harworth works at the same time; however, there has been a delay in receiving the required licences, which has held things up slightly.

Revised dates are to recommence works on 9th November. At that point, we'll be installing the CCTV column and completing the associated electrical works.

We expect the installation to take approximately two weeks from that date, after which everything should be fully operational.

Gilbert Avenue Field Lease

Bassetlaw DC reviewing the amendments made to the lease by TTC's solicitors and will be making some final minor amendments. BDC to report to the Council on the final lease and if approved will arrange final edits to complete in near future.

Beeches Community Centre

A Principal Contractor, Krol Corlett, has been appointed via the GEM Framework to complete the renovation works at the Beeches. Initial site visits are scheduled for mid-November, which will provide the foundation for an agreed specification and the contract negotiation. Onsite works are planned for early in the New Year.

Clark Lane Fencing

These works are paused until the further works are completed along the A1 area (as noted above). It is anticipated to complete these works before the end of the calendar year.

Gilbert Avenue Playing Field Renovation

Pitch reconstruction at Gilbert Avenue is an achievable project, however, not all aspects of the original design will be fundable or practicable. Details are provided in greater detail in the supporting report, Annex 1, but a clear viable project recommended by the Council is described below.

Overall, the Council has seen that a viable pitch renovation project at Gilbert Avenue Playing Field (GAPF) could include a high-quality grass pitch with associated drainage upgrades and a single pod, of which a toilet is most likely to have the greatest beneficial impact for users. This is coupled with resurfacing of the car park and maintaining a provisional sum for a footpath connecting Birtley Drive to the existing footpath accessing GAPF from Linden Avenue. Noted, this will not classify as an official right of way within the 99-year lease being drafted between BDC and TTC.

The Council recommends that foundation and drainage related works take priority for allocation of the capital funding as this is the greatest lacking characteristic of the pitch, especially during the winter. Second to this is a toilet facility for players and parents to utilise. Optimally, changing rooms would also be provided but with market engagement to date, current estimates indicate that these additional facilities are out of budget.

The proposed full-sized pitch (7,750m²) allows for a full 11v11 adult game to be played on the facility, which can be relined to subdivide the pitch for training or smaller 5-a-side / 7-a-side games as well.

The estimated project breakdown costs to facilitate this offering are listed below:

Table 2. GAPF Renovation suggested budgeted spend by measure

Project: Pitch Reconstruction – (Approx 7,750m ² area)	£180,725.00
Secondary Drainage Options	£39,375.00
Temporary Irrigation - Above Ground Travelling Sprinkler System (For initial 'Grow In')	£15,300.00
Gilbert Avenue Car Park Re-Surfacing – Approx 900m ²	£27,560.00
Gilbert Avenue Playing Fields Grass Pitch Reconstruction – Initial 'Grow In'	£36,480.00
Tarmac footpath £125 a metre	£12,500.00

Bathroom Pod (4x Standard Toilets, 1x DDA Toilet)	£54,600.00
Ground Screws (per Pod)	£10,500.00
Contingency 5%	£18,852.00
Subtotal	£395,892.00
Client-side Project Management 10%	£39,589.20
Total	£435,481.20

The fees described here are subject to procurement and further market engagement, to add more certainty to the current estimates, which could potentially provide greater value for money or increased cost pressures. Fees regarding planning permission and water authority licenses are currently unknown, potentially not applicable (dependent upon the proposed aspects implemented), thus omitted from provisional sums. Contingency at 5% is a very modest budget, however, with this agreed scope of works, it is hoped to find project savings elsewhere in the budget to increase the percentage. Project management fees will be required to hire external capacity to manage the technical aspects of the project from procurement through to handover.

The final business case decision to operate this facility has not been calculated by Bassetlaw District Council as it is subject to the final operator's management decisions regarding annual pitch maintenance and staff management for cleaning and operating the bathroom facilities. It is strongly recommended that Tuxford TC engage with the FA or relatable public bodies to refine their assumptions and calculations before committing to a significant commercial venture.

However, statistics for toilet pod utilities have been estimated comparing the proposed facility to existing public conveniences within the Council's assets on a square meterage basis, equivalent to £2,100/year. Minimum suggested field maintenance has also been estimated at £5,390/year, although noted additional investment in the pitch is advisable. It was found that proper management and lease of the pitch to local clubs and users, based on facilities in the local area, could generate up to £20,000/year, although this is subject to operator capability and the level of facilities ultimately provided, and without consistent bookings the pitch will not create noticeable revenue.

Finally, taking this approach alters the profiled spend for the remaining projects as seen below. Most notably, this leaves £35.5k instead of the aforementioned £71k for the remaining projects. This residual budget may be directed towards actioning some of the other requested works subject to final project costs for works at GAPF, which will be prioritised based on the ranking found in the public consultation in August 2026.

It should be noted that the estimated maintenance costs listed above are based on high-level estimates and that Tuxford Town Council must carry out appropriate due diligence of their own regarding maintenance and upkeep costs once they have identified which aspects of the project scope they would wish to take forward – prior to proceeding with the project.

Table 3. Tuxford Streetscaping Fund reprofiled considering the suggested GAPF budget. Remaining projects ranked accordingly from results in the Tuxford public consultation Aug 2026.

Spend to Date	£373,934.11
Budgeted Spend	
Public realm improvements - new bins and planters (estimated cost until been out to tender)	£50,000.00
The Beeches - civic space improvements	£90,000.00
Gilbert Avenue Playing Field Improvements	£435,481.20
Clark Lane Fencing	£15,000.00
Total	£964,415.31
Remaining Projects	£35,584.69 (subject to remaining funding not being entirely allocated to GAPF, for example, if wanting other requested elements such as further pods, utilities connection for refreshment provision, floodlights, etc.)
Linden Avenue Improvements (Bench, Bird box etc)	
Depot and Scout Hut PV	
St Nicholas' Church clock repair	
Brown Signs and Heritage Trail	
WMC Wall Repairs	

Note, Bassetlaw District Council will be looking to introduce a Memorandum of Understanding between itself and Tuxford Town Council regarding roles and responsibilities of both parties going forward for future works within the Streetscaping remit.

4. Matters Discussed

The final agreed package of works at GAPF is essential to collectively agree before proceeding with further design or procurement activities across the Streetscaping projects as it greatly impacts available spend for other works. In this report, Bassetlaw District Council have provided a solution to meet as many of the original

requested design elements while keeping to previously target budget allowances. In Annex 1, there are additional design elements that can be reviewed for GAPF should Tuxford Town Council seek to alter the proposed scope of the project and reprofile the Streetscaping budget.

Note, further project work across the portfolio will not proceed while this agreement is being sought. Impacts of delays can put wider funding at risk as projects require to have committed spend before end of financial year to avoid potential clawback from the funding bodies.

Finally, it is imperative that Tuxford Town Council obtain estimates for the identified maintenance costs and consider how the on-going operation and maintenance of the improvements at GAPF can be funded. It will be the responsibility of the operating party to scrutinise figures and ensure that subsequent investment will be kept in good working order to achieve the original designed outcomes for the local community.

5. Status of the Matter (tick all that apply)

- ☐ For information only
- ☐ Consultation - views requested
- ☐ Recommendation requested
- ☒ Decision required from Tuxford Town Council
- ☐ Decision required from Bassetlaw District Council
- ☐ Joint decision / approval required
- ☐ Further information requested
- ☐ Confidential information involved

6. What Bassetlaw District Council is Seeking from Tuxford Town Council

That it is noted that ongoing revenue costs for GAPF must be met by Tuxford Town Council and that the Town Council commences work to estimate these costs and establish how they will be met for consideration at a future meeting.

The project updates and updated budget monitoring is noted and to agree to one of the three options below:

1. To approve the reprofiled Streetscaping budget estimates to fund the suggested works at GAPF (recommended option)
 - a. Further works will follow to refine the design with an independent consultant, preparing the Council to tender for the scope of works
 - b. Draft MoU between BDC and TTC regarding on going operational arrangements of the facilities at GAPF

2. To review and suggest alternative scope of works at GAPF and provide suitable reprofiling of Streetscaping budgets to accommodate new works
 - a. Delays agreeing scope of works potentially impacting clawback or redistribution of funding
 - b. Redesign elements must still meet outputs from public consultation

7. Decisions / Recommendations Required

Is a decision required from Tuxford Town Council?	Yes
Decision / recommendation requested	Approve suggested scope of works at GAPF and accept reprofiled spend of Streetscaping budgets.
Deadline, if applicable	October 29th

8. Information Requested by Tuxford Town Council

(Record any requests for further information made by the Town Council. Bassetlaw should provide a response where appropriate).

Date requested	Information requested	Bassetlaw response	Date received

9. Confidentiality / Information Handling

Bassetlaw District Council should identify any information which it considers confidential or otherwise unsuitable for inclusion in a public Town Council report and should state the reason for that treatment where appropriate.

Is any information confidential?	No
Information / section affected	Not applicable – no information on exact suppliers has been provided, and permission has been approved by suppliers to share images with Tuxford Town Councillors where appropriate.
Reason / basis stated by Bassetlaw	Not applicable.

Note: This section is intended to distinguish genuinely confidential information from information that can be reported to the Town Council. It is not intended to determine the legal status of information independently of Bassetlaw's advice.

10. Information Suitable for Reporting to Town Council

11. Actions and Next Steps

Action	Responsible organisation / person	Deadline	Status

12. Matters Outstanding

Decision surrounding exact proposed public realm furniture items remains outstanding. Recommendation that this be considered and decided upon through the delegated TTC representatives in the Streetscaping working group.

13. Next Meeting / Next Steps

Next meeting / engagement	(Insert date / proposed date)
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14. Report Confirmation

Bassetlaw District Council confirms that this report is intended to provide Tuxford Town Council with an accurate summary of the matters it is being asked to consider and identifies any information that Bassetlaw considers confidential or unsuitable for public reporting.

Name	Robert Craighead
Role	Regeneration and Major Projects Manager
Date	22/10/2026

15. Clerk's Note

This report has been provided by Bassetlaw District Council for consideration by Tuxford Town Council. It is intended to provide a clear record of the information supplied by Bassetlaw, the matters on which the Town Council is being consulted, and any decisions or further information required. The report does not replace a formal resolution of Tuxford Town Council where a Council decision is required.