

Edith Weston Parish Council

Report to Parish Council – Asset Review

Date: July 2026

Purpose

At the June meeting of Edith Weston Parish Council, Members agreed that a review of the Council's assets should be undertaken using the approved Asset Register and accompanying Location Plan (attached as **Appendix A**).

Councillors **Malyon**, **Hammond** and **Glover** carried out the review by walking to each recorded asset within the village and assessing its location, condition and any maintenance requirements.

Asset Review Findings

Overall, the Council's assets are in a generally serviceable condition. Most require only routine maintenance rather than significant repair or replacement. The following observations were recorded.

Notice Boards

The notice board adjacent to the Village Store remains in generally good condition but requires:

- Securing, as fixings appear to have loosened.
- Minor refurbishment, including cleaning and repainting as appropriate.

The notice board at the corner of Coniston Avenue was in good condition.

Benches

All benches inspected would benefit from repainting as part of a routine maintenance programme.

Additional observations:

- The **Weston Road** bench requires replacement of several wooden slats.
- The bench at **Wells Cross** has been removed and should therefore be removed from the Council's Asset Register.

Salt and Grit Bins

All salt bins were found to be in varying degrees of disrepair.

In addition:

- The contents of all bins appeared to be in poor condition and are unlikely to be suitable for winter use.
- The **Ullswater Avenue** bin contained several inches of standing water.
- Access to the **St Mary's Avenue** bin is restricted by surrounding vegetation.

Bus Shelters

All bus shelters were found to be structurally sound and in reasonable condition.

They would, however, benefit from routine cleaning and repainting to improve their appearance.

Waste Bins

All waste bins inspected were in reasonable condition with no significant defects noted. It was also noted that these bins are defined in the asset register as being 'dog poo bins'. This is an incorrect classification as they receive all waste and therefore should be re-classified as waste bins on the Asset Register.

Defibrillators

Both defibrillators are being well maintained and no issues were identified.

Wells Cross Monument

The monument would benefit from removal of weeds and general tidying around the base.

General Matters Observed

Whilst outside the scope of the Council's asset register, the following matters were noted during the inspection:

- The hedge opposite the school requires cutting back.
- Trees on **Manton Road** have grown sufficiently to obscure highway traffic signs and require attention.
- Following the resurfacing of the road at the top of Gibbet Lane where it feeds off Weston Road the junction markings have not been replaced. This is a busy junction particularly when parents are picking up or dropping off children at the nearby School. It therefore represents a risk when cars are leaving the sailing club.

Recommendations

It is recommended that the Parish Council:

1. Commission general maintenance works to:
 - repaint benches;

- repair the Weston Road bench;
 - secure and refurbish the Village Store notice board;
 - clean and refresh bus shelters; and
 - undertake weed removal around the Wells Cross monument.
2. Seek advice from Rutland County Council regarding:
 - the condition of the salt/grit bins; and
 - replacement of unusable salt where necessary.
 3. Report the obstructed highway signs on Manton Road via **FixMyStreet**.
 4. Report the overgrown hedge opposite the school via **FixMyStreet**.
 5. Report the lack of junction road markings on Gibbet Lane via **FixMyStreet**.
 6. Remove the Wells Cross bench from the Council's Asset Register
 7. All bins currently classified as 'dog poo bins' be re-classified as waste bins on the Asset Register.

Appendix A

Approved Asset Register and Location Plan