

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Full Council Meeting** held on Monday 4th April 2022 at 7.00pm in the Library, Hungerford

Present: Cllrs Simpson, Winser, Chicken, Fyfe, Downe, Alford, Shatford, Knight, Hudson, Carlson and Schlanker.

Also: West Berkshire Council (WBC) District Cllrs James Cole (JC) and Dennis Benneyworth (DB)
Representatives from Penny Post, Newbury News, and Mark Greenwell.

In attendance: Claire Barnes (Town Clerk)

Police Report: The police were not in attendance but were present at the Annual Town Meeting on Wednesday.

- FC20220064** **Note apologies for absence** - Councillors, Lewis, Yakar-Wells and Keates
District Cllr Rowles also gave her apologies.
- FC20220065** **Declarations of interest** – Cllr Downe (item FC20220084 – Member of HEAT) & Cllr
Greenwell (after being co-opted) declared his interest in item FC20220084 as a member
of HEAT.
- FC20220066** **Approval of Minutes of the Full Council meeting of 7th March 2022, and outcome of
actions**
Proposed: Cllr Simpson
Seconded: Cllr Downe
Resolution: To approve minutes of 7th March 2022 as a true record. 2 abstentions
Outcome of actions: The Ukraine Flag is flying. The Jubilee Working Party decided not to
offer commemorative items and to leave to retailers to sell merchandise for the Jubilee. The
Annual Town Meeting took place in the Croft Hall. The Part 2 actions are complete. We
are now waiting for the HRFC to sign the engrossed lease which has been signed by HTC.
(Refer to District Cllrs update below on other actions).
- FC20220067** **To receive written applications for the office of Town Councillor and to Co-opt
candidates to fill existing vacancies**
Proposed: Cllr Simpson
Seconded: Cllr Winser
Resolution: Co-opt Mark Greenwell onto the Council to fill the vacancy.
- FC20220068** **Receive Mayor's Report – See attached**
- FC20220069** **Feedback from Annual Town Meeting** – The Mayor thanked the staff for arranging the
meeting. It was well attended and has received much positive feedback. It was good to see
young people showing an interest in the new skate park project. There was a request for
reinstatement of the question & answer session. Councillor surgeries will resume and the
first is planned at the monthly community market in May. It was not ideal that all exhibits
could not fit in the main hall. Town & Manor have apologised for the unavailability of the
Corn Exchange for the Town Meeting and are offering it next year for that meeting free of
charge. Town & Manor would welcome a social meeting with councillors. Please let the
Mayor know if you would like to attend.

- FC20220070** **Receive District Councillor's Reports** – DB confirmed work to rectify the sub-standard resurfacing recently carried out in Clark's Gardens, and Cold Harbour Road will start the week commencing 18th April and will be at no further cost to the district. There is currently no explanation as to how this work came about and no apology from the contractor. WBC agree it is appalling and will find out what the planned scope of work is to correct it.
- Maintained Nurseries (including Hungerford Nursery) have been bit hard by a knock-back in government funding. The District Cllrs have asked for a meeting with Ian Pearson and the portfolio holder and will report back to HTC.
- District Cllrs met with H2036 and Hungerford schools about the increased financial costs from reduced pupil numbers. This is a work in progress and they will keep us updated.
- Cllr Downe challenged District Cllrs to find out exactly what is causing the delay with the installation of the Electric Vehicle Chargers as we have been waiting for over a year and have no explanation and no timescale. He met with WBC at the Town Meeting about this but has yet to hear back. Do we need to consider a different location?
JC said WBC are considering what they can do about greening the taxi trade and DC Rowles is currently in an environmental meeting about this.
- JC advised Laura Farris MP is lobbying against the changes to the GWR timetable and is meeting with the Department of Transport this week. WBC has signed up to the Bedwyn Trains Passenger Group (BTPG). Reduction in direct services to Paddington is a serious issue for Hungerford. There has been a direct service since the 70s. Trains are upto 75% of their use prior to Covid. Peak use has reduced resulting in loss of the highest fares. BTPG thinks there may be a away of swapping the trains around to prevent the direct service loss. HTC hasn't responded as a collective yet but committee has agreed to act.
- ACTION:** Cllr Knight will write urgently to the MP, Department of Transport and GWR. The new timetable is due to come into effect from 1st May.
- Cllr Hudson advised £2.6 million of funding is being given to West Berks from the Department of Transport towards buses.
- FC20220071** **Plans for Wildflower planting** – Paul Hendry of WBC met with the Mayor and Clerk recently and confirmed that WBC will be appointing a contractor to plant wildflower matting on the roundabout near the Co-op garage in Hungerford this year. There will be no charge to HTC for this. They are also considering other areas such as the verge by the Hungerford sign and the centre of the road heading westbound out of Hungerford. District Cllrs could consider a member's bid to cover expenses for this.
- FC20220072** **Propose purchase of new seesaw for playpark – refer to report**
Proposed: Cllr Simpson
Seconded: Cllr Fyfe
Resolution: Accept recommendation from R&A to purchase the Wicksteed seesaw, which is aimed at a larger age-group (8 to 14 years), at a cost of £8940.15
- ACTION:** Instruct contractor.
- FC20220073** **Health & Safety – Any complaints or concerns, including Impact of Coronavirus, and lifting of restrictions – Propose adoption of working with Covid policy.**
JC advised there are no bulk deals available for Councils to purchase lateral flow tests even though they are required to meet in person for meetings and not permitted to meet remotely.
Proposed: Cllr Winser
Seconded: Cllr Shatford
- ACTION:** **Resolution:** Purchase 50 lateral flow tests for use by council. One abstention.
Proposed: Cllr Winser
Seconded: Cllr Knight
Resolution: Adopt Living with Covid Policy.
- FC20220074** **Hungerford 2036** – Receive a report from the Project Team – **See attached**

- FC20220075** **Receive Committee reports (no more than 3 minutes per report)**
F&GP (Finance & General Purposes) E&P (Environment & Planning) H&T
(Highways & Transport) R&A (Recreation & Amenities) – F&GP report see attached.
Other committees had nothing to report.
- FC20220076** **Propose authorisation of payment run (circulated along with copies of invoices)**
for March
Proposed: Cllr Winser
Seconded: Cllr Simpson
Resolution: Agree payment run for March totalling £76,274.07.
- FC20220077** **Propose Year to date accounts – refer to circulated Income/Expenditure Report**
Cllr Winser sent an end of year report but a final one will follow.
- FC20220078** **Ratify F&GP’s recommendation to change Financial Regulations – see draft**
Proposed: Cllr Winser
Seconded: Cllr Shatford
Resolution: Agree changes to financial regulations as drafted to increase limit from £3,000 to £5,000 for obtaining three quotes.
ACTION: Update document.
- FC20220079** **Croft Field improvement project – Receive recommendations from Working Party**
Cllr Fyfe advised the Croft Field is the wrong location for a changing places facility and we have not received a grant. The Church St toilets would be a better venue to consider for future which may attract a grant or CIL bid.
Proposed: Cllr Fyfe
Seconded: Cllr Simpson
Resolution: To proceed with the previous set of plans, not including the changing places facility but including the double door to the storage room. One abstention.
ACTION: Instruct architect.
- FC20220080** **Platinum Jubilee arrangements – Propose budget of £2,000 to cover costs of stewards and first aid. Suggest earmarking unspent Mayoral Expenses of £1300 towards this.**
Proposed: Cllr Simpson
Seconded: Cllr Winser
Resolution: Propose budget of £2,000 (£1300 from Mayoral expenses and balance from contingency).
ACTION: Instruct contractors.
- FC20220081** **Ukraine Crisis – Propose signing of statement and consider donation**
Proposed: Cllr Simpson
Seconded: Cllr Knight
ACTION: **Resolution:** Endorse statement from Council of European Municipality of Regions (endorsed by NALC and Local Government Association) in support of Ukraine
Proposed: Cllr Winser
Seconded: Cllr Hudson
ACTION: **Resolution:** Donate £1,000 to the Disaster Emergency Committee (from contingency)
- FC20220082** **Ratify H&T’s recommendation to proceed with upgrade to streetlights – see report**
Proposed: Cllr Simpson
Seconded: Cllr Schlanker
ACTION: **Resolution:** Appoint WBC to upgrade the list of streetlights for adoption as shown in the attached report (excluding the streetlights at Prospect Road and South View for now – due to budget constraints) at an approx. cost of £31,500 primarily financed by earmarked funds currently standing at £30,134.54.
- FC20220083** **Bridge Street War Memorial – Propose recommendation from charity**
Proposed: Cllr Simpson
Seconded: Cllr Shatford

Resolution: Agree with the decision of the charity that it would be in their best interests to transfer the freehold to Hungerford Town Council in order to protect the asset.

- FC20220084** **Agreement of Memorandum of Understanding for HEAT** – HEAT has been awarded a grant for home energy reduction. There is a source of information on all renewables such as solar PV and heat pumps owned in the town that OFCOM hold. In order to encourage others to use these, HEAT would like access to the data.
Proposed: Cllr Simpson
Seconded: Cllr Knight
ACTION: Resolution: Agree Clerk signs the Memorandum of Understanding.
Proposed: Cllr Simpson
Seconded: Cllr Winsor
Resolution: Management of the data will be restricted to John Downe and Helen Cukier.
- FC20220085** **Approve eligibility for Local Council Award**
Proposed: Cllr Simpson
Seconded: Cllr Winsor
Resolution: HTC meet all the requirements of the Foundation Award and Quality Award as specified in the Local Council Award scheme.
- FC20220086** **Any other Reports (3 minutes each) not to include any proposals** – On Friday a lorry cut the corner by Nye and Co on the high street, narrowly missing pedestrians. It was asked how members of public should communicate best with HTC about checking CCTV. The clerk advised where possible incidents should be reported to the Police as it is best with GDPR if HTC share footage directly with the Police.
JC advised WBC are working on ‘the customer journey’ and are starting with looking to improve the emergency process of reporting incidents out of hours.

PART 2 Confidential

The public and press may be excluded from the meeting on the grounds that publicity might be prejudicial to the public interest as per the Public Bodies (Admissions to Meetings) Act 1960.

- FC20220087** **Triangle Field Management Agreement – Receive update from working party**
The lease has been signed by HTC and will shortly be signed by HRFC.
ACTION: Add CCTV to the next H&T agenda.
- FC20220088** **Update on appointment of new staff member by staffing committee** – The new member will start on 19th April.
- FC20220089** **Propose accept offer from letting agent**
Proposed: Cllr Simpson
Seconded: Cllr Schlanker
ACTION: Resolution: HTC accept the offer from the letting agent and reply to his queries.
- FC20220090** **Consideration of renewal of 3-year financial commitment to Youth & Community Centre** – The right staff are now in place and the youth clubs are thriving. HTC wished to thank the group for all their effort and hard work.
Proposed: Cllr Simpson
Seconded: Cllr Winsor
Resolution: Agree to a 3-year commitment, totalling a minimum of £15,000.
- FC20220091** **Skate Park Project – Confirm tender process and acceptance of draft** - It was decided a 6-week tender process would be offered.
ACTION: Clerk to identify contractors to approach as well as advertising on government sites.
ACTION: Clerk to seek help on JCT reference and bring finalised tender back to Full Council.

FC20220092 **Update on Heads of Terms and charge on lease of land at John O Gaunt School –**
HTC solicitor has requested WBC legal department make certain amendments to the HOTS
and suggested a right of way would be preferable to a charge.

ACTION: Chase HTC solicitor regularly for an update.

FC20220093 **Agree amendments to contingency planning**

Proposed: Cllr Winser

Seconded: Cllr Knight

ACTION: **Resolution:** Update the document to include revisions.

Meeting closed 8.55pm

MAYORS REPORT APRIL 2022

Deputy Town Clerk

HTC sadly said farewell to our Deputy Town Clerk Sarah Hennessey, Sarah left the team on Friday and will now enjoy a well-earned early retirement, HTC would like to thank Sarah for her dedication and commitment to the HTC family. We will miss her immensely and hope to see her pop in for a catch up soon. I would also like to thank Sarah's partner Bruce. Bruce has been busy working on a lovely surprise for the HTC team. He has made an incredible platform stand for the Hungerford Christmas Light switch on event, it has a light up count down button and a twinkly Christmas tree decoration. Bruce, I absolutely love it! I can't wait for Christmas now...!

Town Meeting

I was thrilled to welcome Hungerford residents back to the annual town meeting, following an absence of two years due to Covid restrictions. The meeting was well attended and lively! I was pleased to welcome a younger group within the audience who had a particular interest in the skate park project, they have expressed an interest to join the working party and play an active role. It was nice to have West Berks Council in attendance, and nice to receive their praise as was mentioned; Hungerford's annual town meeting should be held up as a shining example of community engagement. I would like to thank all those who participated and attended and give a special thanks to all Cllr's and staff for their commitment on the evening.

Fund Raising

I mentioned at the town meeting how impressed I was with local fund-raising efforts to support the Ukraine crisis. Christian Alba raised over £5k with a BBQ held outside the store and Hungerford Rotary also raised over £4K. What a fantastic effort! Huge congratulations to you all.

Care Home Visit

I was finally allowed to visit Hungerford Care Home to celebrate International Women's Day with the residents and staff, I had a really enjoyable afternoon chatting with the residents, I was presented with a hand-made tissue paper bouquet as a thank you for my visit. It is always a treat to visit the care home.

Sadly, I learned of the passing of a Hungerford lady who I'd grown very attached to over the years as a resident. I was honoured to attend her funeral with staff a few days after my visit.

HTC's home Rental

I attended a meeting with the tenants of HTC's property alongside Cllr Downe. We shared some aspirations with the tenants on HTC's plans to look at improving the current heating system, also to see how recent works carried out at the property had impacted the tenants. The improvements have made a positive impact and the tenants were happy with the improvements to date.

Jubilee

Plans are formulating well, with acts now booked for the event. Meetings will be held regularly to ensure the event goes off smoothly. Thanks to all the volunteers who are supporting and organising this community event.

WBC Meeting

I was delighted to meet the new Consultation and Engagement Officer at WBC, Amanda Povey. Amanda kindly filled me in on her new role, we hope Amanda will help spread Hungerford's news far and wide and also offer support within our community by helping to signpost grants and funding opportunities available to residents and HTC, also to help spread Hungerford's news through WBC's quarterly newsletter. I hope to invite Amanda to a full council meeting in the near future. I'm sure many of you will have met Amanda at the town meeting. I know she enjoyed meeting the many groups and organisations present on the evening.

Ron Tarry

I attended the funeral of former Mayor Ron Tarry. Dear Ron was well loved and respected within the town. I was pleased to see such a wonderful turn out for Ron on the day of his funeral. Hungerford is certainly poorer without Ron's devoted commitment to Hungerford and its residents spanning many decades.

Meetings

It has been a busy month for meetings, I've attended meetings with H2036 neighbourhood plan team. I've also attended solicitor meetings as we finalise a lease on HTC hired assets. The Hungerford and Camburn Educational Trust (I'm a trustee) held a meeting to discuss this year's trust activities, this is a wonderful charity which looks to support pupils in further education by considering grant funding to support student learning. I hope those eligible will submit an application for grant funding this year.

Town & Manor

After quite a long period of time myself and Deputy Mayor Cllr Winser, were finally able to meet with the Constable Peter Joseph and trustee Greg Furr. We historically held these meetings to share calendar events and news about the organisations we represent. I was delighted to be able to meet again and discuss current plans. April is a busy month for the charity and I'm very much looking forward to attending Hocktide lunch and the Ale tasting evening in April.

Hungerford Rugby Club – Schools tournament

I was thrilled to be asked to attend the school's tag rugby tournament and to present the medals following the event. The event was extremely well attended, everyone had a lovely afternoon. It was the first time HRFC were able to host this event since Covid. The atmosphere was electric, the children had a wonderful time. Congratulations HRFC on a brilliant event for the primary school children in and around West Berks. I think I've finally thawed out now!

All in all, another very busy month, I am very grateful for the lighter evenings!
Cllr Helen Simpson – Hungerford Town Mayor

Hungerford Town Council

Public Report

Report to:

Full Council meeting April 4th 2022.

Agenda Item No FC20220074

Current Activities

The Project Team met during March assisted by Navigus Consulting for further evaluation of potential sites for housing to be included in the Neighbourhood Plan.

Key considerations have been how best to further the Town's Aims and Objectives as previously researched and consulted upon with residents ,as well as ensuring the requirements of the WBC Local Plan are able to be satisfied.

The project team will be briefing and consulting on their recommendations with the Town Council during April

Signed: John Downe, Joint Chair H2036, 1/4/2022

FINANCE & GENERAL PURPOSES REPORT FOR FULL COUNCIL MEETING ON 4TH APRIL 2022 APRIL 2021 TO MARCH 2022 INCOME & EXPENDITURE REPORT

101 FINANCE:

100% of the Annual Precept has been received. 38.4% of the Year to Date Bank Interest has been received to date, awaiting Newbury Building Society's interest payment.

102 ADMINISTRATION:

Net Income over Expenditure £23,820 positive variance. Insurance claim and miscellaneous income of £13,013 were not budgeted.

Notable underspends are;

- Salaries £999
- Mayoral Expenses £1,295
- Telephone £1,363
- Professional Fees £3,427
- Newsletter £2,500
- Insurance £954

103 GRANTS & DONATIONS:

Net Expenditure £921 positive variance.

104 POOL HOUSE:

Net Income over Expenditure £1,229 positive variance. £872 relates to rent arrears paid from 2020/2021.

105 CONTINGENCY:

Net Expenditure £6,714 positive variance.

106 TOURISM SUPPORT BUDGET:

Net Expenditure £1,358 positive variance.

109 HUNGERFORD 2036 PROJECT:

Net Expenditure £2,257 positive variance.

201 RECREATION & AMENITIES:

Net Income over Expenditure £3,137 positive variance. There is an outstanding invoice of £898 to come.

202 WAR MEMORIAL GROUND:

Net Income over Expenditure £787 negative variance.

203 ST SAVIOURS:

Net Income over Expenditure £1,308 negative variance. Burial Fee Income £481 below budget.

204 CROFT FIELD:

Net Income over Expenditure £943 positive variance. Income down by £1,288.

205 LIBRARY MAINTENANCE COSTS:

Net Income over Expenditure £1,222 positive variance.

206 TRIANGLE FIELD:

Net Income over Expenditure £3,109 positive variance. Income down by £890 due to delay in agreeing a new Lease.

301 CHRISTMAS LIGHTS:

Net Income over Expenditure £3,386 negative variance. Christmas Lights donations from the Good Exchange, £520 negative variance.

302 HIGHWAYS:

Net Income over Expenditure £11,672 positive variance. We are awaiting on WBC's lamp post annual charge of £6436.

303 CCTV:

No Expenditure this month.

402 CIL FUNDS:

No receipt of funds recorded this month.

Annual Income up by £12,030 (103.5%) and Expenditure down by £35,460 (89.7%) giving a Net Income over Expenditure positive variance of £47,490.

A revised Report will be provided once the RFO has included outstanding invoices and a final Income & Expenditure Report has been produced.

Claire Winser
Chair of F&GP
1st April 2022

Hungerford Town Council

Public Report to: H&T, 28th March 2022

Agenda Item No: HT20220018 **(UPDATED FOR FC20220082)**

Background The Council originally owned 105 streetlights around the town. When West Berkshire Council (WBC) upgraded the lights a few years ago these lights were excluded from that process. HTC agreed the process of upgrading these lights over a period and WBC have agreed to adopt them upon completion.

Objective What the council wants to achieve and when We have 62 streetlights left in HTC's responsibility (slightly less than we thought – see updated spreadsheet). Initially when this project was looked at WBC said not all would be easy to update and transfer due to their spacing needing to conform to their requirements. HTC wish to upgrade for WBC adoption as many of the streetlights as possible.

Current situation WBC has advised 31 HTC streetlights are not suitable to be transferred into WBC ownership. This is for a range of reasons, such as not being located on the highway, or being in a rural location that does not warrant a full street lighting scheme, notably the lights in Hungerford Newtown. I'm not sure if there is any other solution to this in the future.

Please see table below for an outline of the proposed works which would transfer the other 31 (suitable for upgrade) streetlights into WBC responsibility. The estimated costs do not include any traffic management that may be required. HTC would need to cover the cost of TM, but WBC don't see us requiring any so this shouldn't be an issue. If there was a requirement on some of the locations, it would only be short duration and therefore the costs would not be significant.

WBC are happy to consider Bulpit Lane for the next stage of upgrades as there is a faulty light down there that requires replacing anyway. Other than that WBC has no preference in terms of which order these are done in and have suggested if we advise how much we wish to spend on lighting this financial year, they will choose the locations accordingly. They would hope to do as many as are required this year, all of them if necessary.

There is a requirement to install a brand-new light outside number 8 Church Way, and WBC would appreciate if the Town Council could consult with the resident there, and a few houses either side, to make sure they are happy with this before we carry out any works.

Options (including quotations) WBC have outlined a few options for the suggested next part of the project at Bulpit Lane below:

- 1) Replace pole bracket (no. 3) and re-use existing lantern, remain in HTC ownership. Approx. £600
- 2) Replace pole bracket (no. 3) and fit new LED lantern, remain in HTC ownership. Approx. £800
- 3) Replace lights 1, 2 & 3 with new brackets, lanterns and telecells, passed to WBC ownership. Approx. £2,900. WBC would like to deal with street light number 4 near the football ground separately as this is a heritage style streetlight.
- 4) Recommend to FC option 3 above plus as many upgrades as possible specified in the table below within current budget and to complete all 31 upgradable lampposts once budget is available.

Available budget (£s) including cost centre The Council has been putting funds aside to cover these upgrades. The total cost quoted to upgrade 31 streetlights is £39,500. We have £30,134.54 currently so will need to find another £10k approx. to complete them.

Other information This project reduces our liability and future costs and reduces energy consumption. **Recommendation** Suggest option 4 **(H&T recommended this – agreeing list below excluding Prospect Road and South View)** **Signed:** Town Clerk 28/3/2022

Hungerford Footway Lighting Inventory (updated 23/3/22)

ID No	Road	Location					
			The 31 Highlighted are on the list to be upgraded				
			The 31 not highlighted can't be upgraded				
1	Barnards Court	on f/p r/o flats nos 1/2					
1	Breach Square	opp No 62					
2	Breach Square	opp No 46					
1	Bulpit Lane	o/s no 1					
2	Bulpit Lane	o/s no 15					
3	Bulpit Lane	opp no 33					
4	Bulpit Lane	opp Football Ground					
1	Church Way	opp no 5					
2	Church Way	o/s no 11 j/w Homefield Way					
3	Church Way	o/s no 13/14					
4	Church Way	o/s no 18					
5	Church Way	o/s garages					
6	Church Way	opp Atherton Hill					
7	Church Way	o/s No 24					
8	Church Way	by Moores Place					
9	Church Way	opp Chilton Way					
10	Church Way	opp Honey Fields					
11	Church Way	opp Cherry Grove					
12	Church Way	nr Chuch Street junc.					
1	Honeyfields	o/s No 5					
2	Honeyfields	o/s No 11					
3	Honeyfields	o/s No 23					
4	Honeyfields	opp No 27					
5	Honeyfields	nr Church Way junc.					
1	Lambourn Road	opp Tally Ho P.H.					
1	Marsh Lane						
2	Marsh Lane						
3	Marsh Lane						
3A	Marsh Lane	nr railway bridge					
4	Marsh Lane						
5	Marsh Lane						
6	Marsh Lane						
7	Marsh Lane	o/s Marsh Cottage					
1	Marsh Lane Play Area	in play area					
1	Post Office Road (Hungerford)	o/s Haven Cottage					
2	Post Office Road (Hungerford)	nr Old Post Office					
3	Post Office Road (Hungerford)	nr Old Post Office					
4	Post Office Road (Hungerford)	A338 junc.					
1	Priory Place	o/s no 10					
1	Prospect Road	nr Church Street					
2	Prospect Road	o/s Oakdene					
3	Prospect Road	nr no 29					
4	Prospect Road	nr Honeyfield					
5	Prospect Road	o/s no 23					
6	Prospect Road	opp no 12					
1	Radley Road (Hungerford)	by school					
2	Radley Road (Hungerford)	o/s Larkrise					
3	Radley Road (Hungerford)	o/s Hawthorne Rise					
4	Radley Road (Hungerford)	o/s Kingsmead					
5	Radley Road (Hungerford)	nr phone box					
1	Salisbury Road	nr cycle shop					
1	Sarum Way	o/s no 5					
2	Sarum Way	o/s no 13					
3	Sarum Way	o/s no 22					
1	South View	opp no's 8/ 9					
2	South View	opp 15/16					
1	The Forge (off Bridge Street)	nr John o' Gaunt P.H.					
2	The Forge (off Bridge Street)	o/s Bordens Carriage)					
1	Upper Eddington	opp no 12					
2	Upper Eddington	opp no 5					
3	Upper Eddington	opp no 4					
4	Upper Eddington	s/o no 19 at dead end					