

Marlborough Town Council



22 September 2026

To: Councillors serving on the Property Committee – Councillors Mark Cooper, Mervyn Hall (Chair), Caroline Sadler (Vice-Chair), Abi Beaumont plus the Town Mayor Councillor Mark Luson

Dear Councillor

Property Committee

You are **summoned** to attend the next meeting of the **Property Committee**, which will be held on **Monday, 28 September 2026 at 7pm** in the **Council Chamber, Marlborough Town Hall**.

Yours sincerely

Richard Spencer-Williams

Richard Spencer-Williams, PSLCC

Town Clerk

If members of the public wish to attend they should notify the Town Clerk of this by noon on the Friday before the meeting. Places will be allocated on a first come first served basis. Organisations and interest groups are asked to send one delegate. Some members of the public may not be allowed to attend if all the allocated seats are taken.

If members of the public wish to attend and ask a question they should also notify the Town Clerk of this prior to the meeting and provide their question in writing at the same time.

If members of the public wish to ask a question, but not attend, they can provide the question in writing to the Town Clerk by noon on the day of the meeting, and a written response will be provided.

PUBLIC QUESTION TIME

In accordance with Standing Order 3(f), members of the public may ask questions of the Property Committee. The time allocated for this should not exceed 10 minutes and be limited to one question per person unless directed otherwise by the Chair. A full response may not be possible without further research, and the Chair may direct that a written or oral response be given.

AGENDA

- 1. Apologies for absence**
- 2. Declarations of interest**
To receive any declarations of interest or requests for dispensation
- 3. Chair's announcements**
- 4. Minutes**
To approve and sign the minutes of the meeting held on 27 July 2026
- 5. Action Log**
To note and review the Action Log
- 6. Report on Town Council Properties**
To note a report by the Office Manager about Town Council-owned properties
- 7. Town Hall and Community and Youth Centre Bookings**
To note the update report on the Town Hall and Community and Youth Centre bookings
- 8. Budget Report Month 5**
To note and consider a Property finance report for Month 5
- 9. Budget 2027 28**
To consider the Committee's budget requirements for FY 2027 28
- 10. Community and Youth Centre**
To consider the update report on the Community and Youth Centres water supply
- 11. Town Hall 'hidden room'**
To note the update on the planning application to develop the attic
- 12. Elcot Pavillion**
To receive an update report on the status of Elcot Pavillion and engagement with Marlborough Boxing Club
- 13. To exclude the press and public**
Under the Public Bodies (Admission to Meetings) Act 1960, to exclude the public and representatives of the press and broadcast media from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted
- 14. Tenancy consideration - update**



Marlborough Town Council



Property Committee

Minutes of a meeting of the Property Committee held Monday, 27 July 2026 in the Council Chamber, Marlborough Town Hall at 7pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Mark Luson	Town Mayor (<i>ex officio</i>)
	Councillor Mark Cooper	
	Councillor Emily Trow	
	Councillor Caroline Sadler	Vice Chair
ALSO		
PRESENT	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer

PUBLIC QUESTION TIME

There were no questions.

123/26 APOLOGIES

Apologies for absence were received from **Councillor Beaumont**.

124/26 DECLARATIONS

There were no declarations of interest.

125/26 CHAIR'S ANNOUNCEMENTS

There were no announcements.

126/26 MINUTES

RESOLVED: that the minutes of the meeting held 14 April 2026 were confirmed as a true record and signed by the Chair

127/26 ACTION LOG

Members discussed action #282: Boxing Club Lease of Elcot Pavilion:

- The Town Clerk had made various attempts to contact club representatives but had not received any replies
- It was important to assess the condition of the roof and get further quotations for repairs to prevent more damage to the building

- It was agreed to email the club advising that if there was no response within two weeks the Town Council would access the building to allow contractors to inspect the roof and provide quotations
- The cost would be significant, and may need to be budgeted for in 2027/28

128/26 REPORT ON TOWN COUNCIL PROPERTIES

Members noted the Office Manager's report. The **Chair** advised that the Tenancy Sub Committee had met and approved a new tenant for 2A Kingsbury Street, so it was hoped this flat would soon be occupied.

129/26 TOWN HALL AND COMMUNITY AND YOUTH CENTRE BOOKINGS

Members noted hirings at the Town Hall and Community and Youth Centre:

- There had been an increase in Town Hall hirings for weddings
- Community & Youth Centre income was down: Marlborough Area Youth Forum's annual payment of £1,000 was due in September

ACTION: Clarify hirings under the category 'organisations'

130/26 BUDGET REPORT MONTH 3

Members noted the budget report at month 3.

131/26 COMMUNITY AND YOUTH CENTRE

Members noted the Deputy Town Clerk's report on the regular water samples and current status. It was likely that the main supply pipe would need to be replaced – another significant cost for the Property budget.

132/26 ELECTRICAL INSTALLATION WORKS

Members noted the electrical condition report for residential properties.

133/26 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted

134/26 TENANCY CONSIDERATION

RESOLVED: to call a meeting for a tenant, Town Clerk and Chair of Property

135/26 THE MERCHANT'S HOUSE

The **Chair** gave a verbal update on the Trust and shops at 132 and 133 High Street.

The meeting closed at 8.11 pm

To note and review the Action Log

Ref	Action	Min #	Status	Date of meeting	Notes
282	Follow up with the Boxing Club to discuss the lease, offer advice on seeking new Trustees and suggest sources of grant funding	417/24	In Progress	7 Apr 25	18 2 26 Awaiting contact by Boxing Club for trustee information. Solicitors instructed to do new lease as soon as this is received. Awaiting electric meter number to transfer to MTC suppliers. Awaiting second quote for roof from Boxing club. WC has been contacted re grants and grant support; sport development team no longer offer this service. Area Board could award funds towards roof up to £3k. 11/5 Email sent to request copy of electricity bill to progress transfer of account to MTC, and suggestion to change from lease to venue hire? 26/6 Follow up email to request reply. 27/6 Reply received to suggest club is 'misfunctioning'. 30/6 TC replied to ask 1. if club is functioning? 2. How much the club owes re electricity? Awaiting response. See Report Item 12/Committee meeting 28 9 26.

To note a report by the Office Manager about Town Council owned properties

- **5 High St Offices** – Gas boiler service complete. Fire Alarm and Emergency Lights tests completed
- **5 High St Shop** – Nothing to report
- **5 High St Flat 2** – Nothing to report
- **1/2 Kingsbury St Shop** – Nothing to report
- **1A Kingsbury St Flat** – Nothing to report
- **2A Kingsbury St Flat** – Refurbishment complete and new tenant in situ.
- **3 Kingsbury St Shop** – Nothing to report
- **3a Kingsbury St. Studio Flat** – Nothing to report
- **3b Kingsbury St. Studio Flat** - Nothing to report
- **Recreation Ground Cottage No.1** – Replace toilet & hand basin complete.
- **Recreation Ground Cottage No. 2** – Nothing to report
- **Elcot Lane Pavilion/Boxing Club** – see Item 12
- **Bowls Club** – Nothing to report
- **Town Hall** - Water heater repairs carried out. Fire Alarm and Emergency Lights tests completed
- **Marlborough Community & Youth Centre** – New Gas Boiler installed. Fire Alarm and Emergency Lights tests completed. Works to ladies toilets completed. Lead and nickel sampling carried out.
- **Coopers Corner Toilets/Community Room/Tourist Info Point** – Community Fridge Project is running successfully and is well supported. Purchase of shelving, fridge, freezer, storage and trellis.
- **Workshop** – Replacement window fitted
- **Bus Shelters** – Refurbishment ongoing
- **General** - Legionella testing continues to take place monthly at the Town Hall, Offices and MC & YC. Window cleaning carried out at Town Hall, Office and Kingsbury St.
- **Kingsbury Street** – Clearing and cleaning of gutters on flat roof. Emergency Lights testing carried out

Office Manager – September 2026

ITEM 7**TOWN HALL AND COMMUNITY AND YOUTH CENTRE BOOKINGS**

To note the update report on the Town Hall and Community and Youth Centre bookings

TOWN HALL – APRIL 2026 TO SEPT 2026

WEDDING CEREMONY COURT ROOM	WEDDING CEREMONY COUNCIL CHAMBER	WEDDING RECEPTION & CEREMONY	SALES	MEETINGS	COUNCIL EVENTS/ MEETINGS	PLAYS/FILMS CONCERTS ART	CHARITY DINNERS PRIVATE EVENTS	ORGANISATIONS EG NHS	WAKES/ FUNERAL
9	14	3	6	7	46	8	7	31	

Total Income received as of 10.09.2026 - **£16,364**

TOWN HALL – APRIL 2025 TO SEPT 2025

WEDDING CEREMONY COURT ROOM	WEDDING CEREMONY COUNCIL CHAMBER	WEDDING RECEPTION & CEREMONY	SALES	MEETINGS	COUNCIL EVENTS/ MEETINGS	PLAYS/FILMS CONCERTS ART	CHARITY DINNERS PRIVATE EVENTS	ORGANISATIONS EG NHS	WAKES/ FUNERAL
11	9	1	6	9	50	2	8	28	2

Total Income received as of 19.09.2025 - **£13,838**

MC & YC HIRINGS – APRIL 2026 TO SEPTEMBER 2026

Pre School Music	Fitness Groups	Youth Groups	Educational Groups	Meetings	Council Events/Meetings	Play Groups	Organisations	Private Hire
22	40	58	0	2			14	2

Total Income received as of 10.09.2026 - **£1,523**

MC & YC HIRINGS – APRIL 2025 TO SEPTEMBER 2025

Pre School Music	Fitness Groups	Youth Groups	Educational Groups	Meetings	Council Events/Meetings	Play Groups	Organisations	Private Hire
3	20	66	0	3	2	0	51	4

Total Income received as of 19.09.2025 - **£3,495**

To note and consider the Property budget report for Month 5

Please refer to Appendix 1.

Town Clerk 16 9 26

ITEM 9**BUDGET 2027 28**

To consider the Committee's budget requirements for 2027 28

Purpose

The purpose of this report is to provide the Committee with an overview of its current priorities and projects as agreed to date, in order for the Committee to review their priorities and projects for 2027-28, and to consider the budget requirements to support these. (Please refer to Appendix 1, Excel sheet as Item 9)

Priorities and Projects / Status

For 2026 27 the following agreed priorities were:

1. **Maintain existing properties.**
2. **Marlborough Community and Youth Centre building works** (as agreed), and water supply remedial works if required
3. **Kingsbury Street rear windows and gutters** - Complete
4. **Town Hall loft room refurbishment feasibility work** - ongoing
5. **Replenish the Property maintenance EMR** – now a budget line

Proposed Priorities 2027 28

It is proposed that the Property Committee agrees the following as its list of priorities for budgeting purposes for 2027 28:

1. **Maintain existing properties.**
2. **Marlborough Community and Youth Centre building works** (as agreed - windows), and water supply remedial works if required
3. **Elcot Pavillion** – roof and remedial works (and support for reinstatement of Boxing Club)
4. **Replenish the Property maintenance EMR** – does this need reviewing?
5. **5 High St externals** – roof, windows, guttering, paintwork all needs assessing and will need refurbishment work in the next 1-2 years.
6. **Town Hall loft room refurbishment feasibility work**
7. **Town Hall stage lighting scheme**

Budget Considerations

- Assumed 2.5% inflation oncost where applicable on provided services.
- Possible % increase to be added onto hire costs of venues (as previous years)
- The property maintenance EMR is £111,287. The sum held in the EMR at the same point of the year in 2025 26 was £125,791.

- A sum of £30,000 is provided for in this year's budget which will be transferred to the EMR at year end. This may need to be reviewed, in line with the 'Property Financial Risk Register' (Appendix 2) as discussed at the previous Committee meeting ([Property Committee Agenda, 28 July 2025](#)) as the £30,000 was intended as a mid to long-term saving fund. However already at month 6 this fund will serve to balance the depleted Property Maintenance EMR

Recommendation

Members are asked to consider and agree the Committee's priorities and budget requirements for 2027/28 and instruct the Town Clerk accordingly.

Town Clerk 16 9 26

ITEM 10

COMMUNITY AND YOUTH CENTRE

To consider the update report on the Community and Youth Centre's water supply.

Purpose

The purpose of this report is to provide an update on the regular water samples taken at the Marlborough Community & Youth Centre (MC&YC).

Current Status

- Since the last report, recent Nickel and Lead samples have been taken, processed and reported back to us. See Appendix 3.
- Recent Nickel levels in the ground floor kitchen continue to show quite significant variances in readings. A visual inspection was conducted when the last set of samples were collected to see if there were any fittings in the vicinity that could potentially have Nickel, that could be contributing to the readings, but nothing was found. There is clearly an issue somewhere and we are seeking advice from our contractors on this again. Response pending.
- Recent readings taken from the outside drinking fountain showed increased levels of nickel at stagnation. This again, has been flagged with our contractor and advice has been sought on how best to remedy this going forward. Response pending.
- In the meantime, the caretakers have been reminded of the importance of routinely flushing the taps.
- All other readings are satisfactory.

Proposal

Members are requested to note the update and await updates on actions taken following advice from our contractor.

Deputy Town Clerk 15 9 26

ITEM 11

TOWN HALL 'HIDDEN ROOM'

To note the update on the planning application to develop the attic.

Purpose

This report provides the Property Committee with an update on the pre-application enquiry submitted to Wiltshire Council Development Planning concerning the proposed installation of a staircase.

Background and status

A pre-application enquiry was submitted to Wiltshire Council Development Planning on 2 April 2026. The Deputy Town Clerk followed up the submission on 1 September 2026. The Conservation Officer responded on the same day and requested further structural information. On 2 September 2026, Andrew Bumphrey supplied additional explanatory information, including an outline schedule of works as detailed below, along with more detailed drawings; these are included at Appendices 4A, 4B and 4C.

Outline schedule of works

1. Protect surfaces around work area including existing staircase carpets etc.
2. Allow for scaffolding over stairs as required.
3. Clear working area in the roof.
4. Remove insulation as required and set aside for future use.
5. Form first floor opening at the rear of the stage in location of new stair, make good areas around.
6. Cut back and restructure corner of stage.
7. Form new stud partition at the rear of the stage with half hour fire resistance.
8. Remove door D4 (adapt or install new narrower door in new lining).
9. Remove existing redundant fire hose.
10. Install new lower stair (to level of stage).
11. Make good bulkhead formed below.
12. Install new or modified D4.
13. Form new opening at head of stair including in ceiling at rear of stage.
14. Install new wooden stair underdrawn to give half hour fire resistance.
15. Form new partition and door at D2. Studwork to be insulated.
16. Insulate sloping rood above landing at head of stair.

17. Line walls with plasterboard where shown
18. Form new opening at D1 and install new door and half hour for door.
19. Modify electrics as shown.
20. No heating in existing loft room.
21. Make good all surfaces affected by the works.
22. Paint walls at rear of stage, inside new stair, landings at foot and head of stair and staircase walls and ceiling above lower main stair where bulkhead has been formed.
23. Install new vinyl flooring to staircase and landing.
24. Replacement of 6 existing downlights with low energy LED.

Current position

A formal response to the pre-application enquiry is awaited.

Proposal

The Committee is asked to note the update report.

Town Clerk 16 9 26

ITEM 12

ELCOT PAVILLION

To receive an update report on the status of Elcot Pavillion and engagement with Marlborough Boxing Club

Purpose

To update the Property Committee on access to Elcot Pavilion, the water supply, legal advice regarding the Boxing Club lease and assets, community engagement, and the action required.

Status

Access and Keys

- No keys for the pavilion are held at the Town Council offices, and none have been located.
- On 28 July 2026, an email was sent to the known Boxing Club contacts requesting the return of the keys and notifying them of the Council's intention to enter the building and arrange remedial works.
- On 30 July 2026 the remaining Trustee replied that he believed the keys should be handed in, indicated that the club was defunct, and said that he would deliver them.
- Further reminders were sent on 14 August and 2 September 2026. The email of 2 September also proposed that the Trustee enter into a deed of surrender, in light of the legal advice summarised below.

- On 10 September 2026, the Trustee replied that he would deliver the keys the following day.
- The keys were not delivered, and a further reminder was sent on 14 September 2026. Access therefore remains unresolved.

Water Supply and Finance

On 4 August 2026, the Town Clerk met with a community volunteer who has continued to assist with the Boxing Club's accounts. He raised concern that the club's available funds were minimal and that a monthly standing order was still being paid for the water supply. As agreed at that meeting, the Council has now taken responsibility for the water account, at an estimated cost of approximately £30 per month.

Legal Advice

On 1 September 2026, the Town Clerk sought advice from the Council's legal services. The request explained that the Council wished to regain control of Elcot Pavilion in order to repair the roof, undertake any other necessary works, maintain the building appropriately, and ensure that utility accounts were paid.

The Council also confirmed that it would welcome the Boxing Club being successfully re-established and had communicated this to the existing contacts.

Legal services were asked to advise on three questions:

1. Whether the current lease could be treated as surrendered or otherwise no longer effective, leaving the Council as the only party with a legal claim over the building.
2. The Council's legal position regarding entry into the building.
3. Ownership and treatment of boxing equipment and other items installed or left inside the pavilion.

Summary of Advice

Surrender of the lease

A '**surrender by operation of law**' may arise where the tenant gives up possession and the landlord accepts that surrender. The Council would need vacant possession, including the return of all keys. A future tenant may require a statement of truth or statutory declaration confirming that the Boxing Club lease was fully surrendered.

Alternatively, the current trustee or trustees could enter into a formal '**Deed of surrender**' with the Council. Legal services can prepare the deed at a quoted cost of £850 plus VAT. This would provide the clearest legal record of the surrender.

Entry and forfeiture: The Council may be able to forfeit the lease and re-enter the property if the tenant is in breach of repairing covenants or has failed to pay rent. If this route is pursued, the matter should be referred to the property litigation team, and the correct legal procedure must be followed.

Equipment and other items: Items remaining in the pavilion continue to belong to the tenant. After the lease ends, the Council must give at least one month's written notice requiring their removal. If items are not removed, the Council may remove, store or sell them as the tenant's

agent, subject to the lease terms and reasonable efforts to locate the tenant. The preferred outcome is for the tenant to remove all belongings when vacating.

Community Engagement

Councillor Hall has made progress in engaging a potential group of residents interested in re-establishing the Boxing Club. Councillor Hall will provide a verbal update at the committee meeting.

Considerations

The Committee is asked to:

- note the update on keys, utilities, legal advice and community engagement;
- consider whether to authorise the preparation of a deed of surrender at a cost of £850 plus VAT
- instruct the Town Clerk on the next steps for securing access, addressing repairs and managing any items remaining in the pavilion; and
- consider how the Council should support any viable proposal to re-establish the boxing club.

Recommendation

It is recommended that the Committee authorise the Town Clerk to seek a formal deed of surrender from the remaining trustee or trustees, subject to confirmation of the quoted legal cost of £850 plus VAT. This approach would provide the clearest evidence that the existing lease has ended and support future occupation or leasing of the pavilion. If a signed deed cannot be obtained, the Town Clerk should return to the Committee with advice on the alternative legal route, including the procedure and likely costs of forfeiture or surrender by operation of law. In either case, the return of all keys and vacant possession must be secured before the Council treats the lease as surrendered.

Town Clerk 16 9 26

ITEM 13

TO EXCLUDE THE PRESS AND PUBLIC

That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

ITEM 14

CONFIDENTIAL - TENANCY CONSIDERATION

KEY

On budget

Over

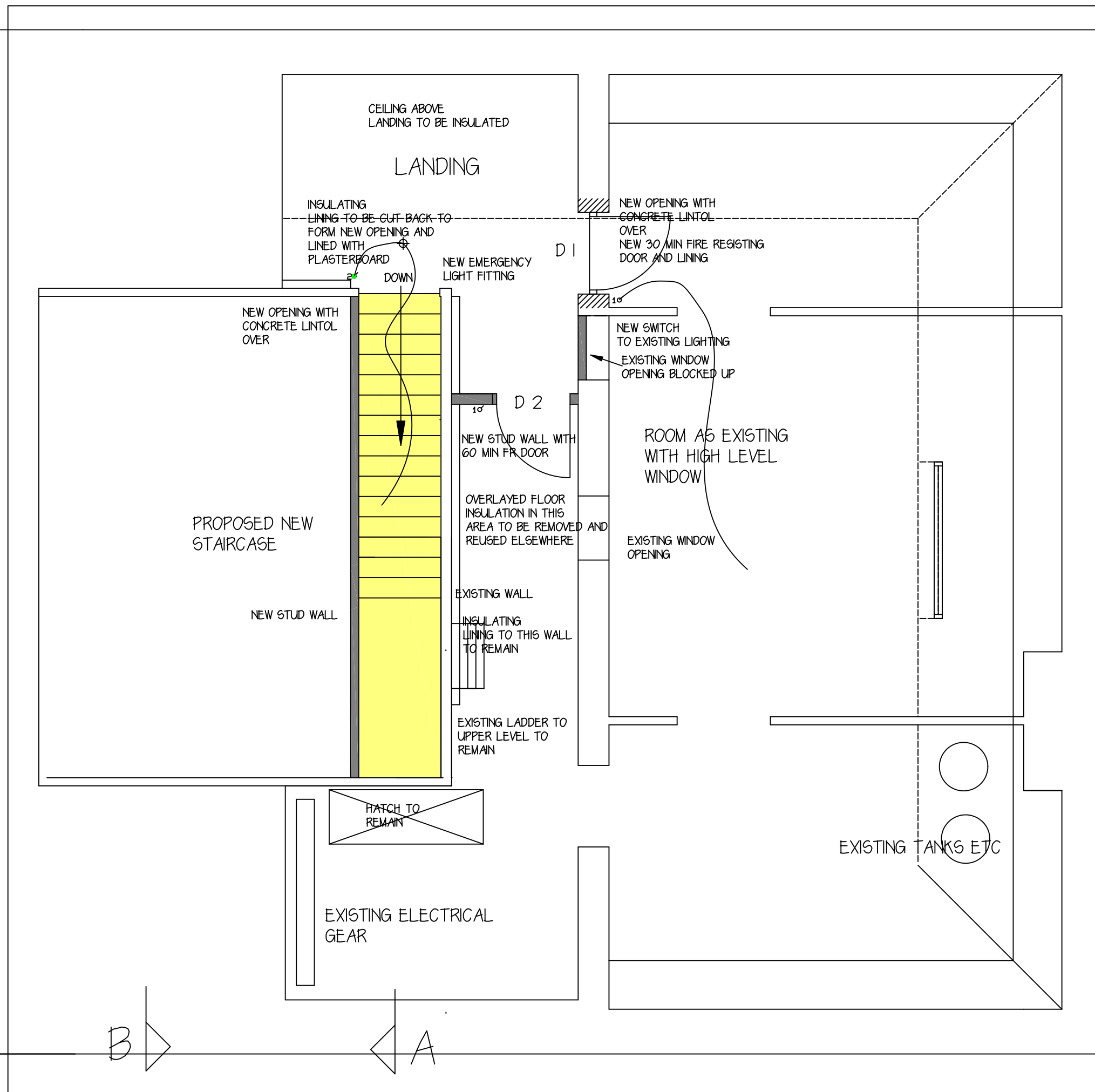
Saving

Property Maintenance Risk Register					
Risk	Probability 0.1 - 1 scale	Risk cost	When =no. yrs? (1-20 yrs)	Required Reserve	Annual EMR
KEY					
Research					
Completed out of Property Budget 2025-26					
Town Hall					
Roof	0.2	Survey			
Heating	0.1	£150,000	20	£150,000	£7,500
Windows	0.2	£1,000	4	£1,000	£500
Interior	0.2	£5,000	4	£5,000	£2,500
Curtains	1	£ 20,000.00	20	£ 20,000.00	£ 1,000.00
Seating	0.2	£5,000	4	£5,000	£1,250
Stage Lighting	0.2	£20,000 Optional			
Electrics	0.3	£3,000	6.5	£3,000	£460
Lifts x2	0.5	£40,000	5	£20,000	£4,000
Kitchen	0.1	£4,000	10	£4,000	£400
Toilet refurb	0.1	£5,000	10	£5,000	£500
5 High St					
Roof	0.3	£5,000 Survey			
Heating	0.3	£3,000	5	£3,000	£600
Windows	0.2	£3,000	5	£3,000	£600
Interior	0.4	£15,000	5	£15,000	£3,000
Electrics	0.3	£3,000	6.5	£3,000	£460
Workshop					
Roof	0.1	£5,000	10	£5,000	£500
Windows	0.1	£1,000	10	£1,000	£100
Greenhouse	0.1	£15,000	15	£15,000	£1,000
Heating	0.1	£2,000	10	£2,000	£200
Electrics	0.1	£1,500	10	£1,500	£150
MC&YC					
Roof	0.4	£75,000	5	£75,000	£15,000
Heating	0.3	£80,000	5	£80,000	£16,000
Windows	0.5	10000	3	10000	£3,350.00
Electrics	0.3	£3,000	6.50	£3,000	£460
Lift	0.4	£20,000	5	£20,000	£4,000
Kitchen	0.3	£3,000	5	£3,000	£600
Toilet refurb	0.2	£5,000	5	£5,000	£1,000
Bus shelters x3					
Roof	0.1	£2,000	5	£2,000	£400
Public toilets x2					
Vandalism / refurb	0.4	£20,000	5	£20,000	£4,000
Coopers Corner					
Roof	0.2	£3,000	10	£3,000	£300
Windows	0.1	£1,000	10	£1,000	£100
Electrics	0.1	£1,000	10	£1,000	£100
Merchant House					
Trust Failure	0.1	£10,000	10	£10,000	£1,000
Elcot Pavillion					
Roof	0.5	£5,000	20	£5,000	£2,500
Electrics	0.5	£2,000	20	£2,000	£1,000
Bowls Club					
Club Failure	0.1	£10,000	10	£10,000	£1,000
Kingsbury St					
Roof	0.1	£20,000	10	£20,000	£2,000
Windows	0.1	£30,000	20	£30,000	£1,500
Heating	0.2	£8,000	10	£8,000	£800
Rec Cottages					
Roof	0.1	£20,000	20	£20,000	£1,000
Windows	0.2	£20,000	20	£20,000	£1,000
Heating	0.4	£6,000	10	£6,000	£600
Electrics	0.1	£5,000	10	£6,000	£600
Total		£665,500			£83,030
Assumed Annual GR Savings					£25,000
Annual precept sum required					£58,030
% Precept required					5.80%

		12/07/2025		11/10/2025		18/12/2025		21/01/2026		24/04/2026		18/08/2026	
		Lead	Nickel	Lead	Nickel	Lead	Nickel	Lead	Nickel	Lead	Nickel	Lead	Nickel
1st Floor Kitchen	Pre Flush	5.02	<5	5.09	5.5	4.1	9.8	1.12	<5	4.73	<5	12.74	<5
	Post Flush	0.67	<5	1.3	<5	0.19	<5	0.1	<5	0.25	<5	0.13	<5
	Stagnation	3.3	<5			0.96	<5	0.56	<5	1.06	<5	1.2	<5
Lower Ground Kitchen	Pre Flush	3.33	<5	3.61	<5	7.91	314.9	samples were not taken due to no flow from faulty tap		2.85	14.4	8.05	398.9
	Post Flush	1.85	<5	0.61	<5	0.6	<5			0.11	43.4	0.62	<5
	Stagnation	4.01	<5			2.21	11.1			<0.1	59.8	2.2	22.4
Accessible Toilet	Pre Flush	3.41	13.9	1.14	26.5	1.83	<5	3.70	<5	4.64	<5	4.7	<5
	Post Flush	0.92	9.2	1.26	13.6	4.3	<5	2.63	<5	<0.1	<5	2.83	<5
	Stagnation	1.25	12.3			2.33	<5	2.25	<5	1.99	<5	3.41	<5
Drink Fountain	Pre Flush	5.99	<5	5.42	<5	9.19	9.7	8.97	12.7	4.64	<5	0.97	9.9
	Post Flush	1.83	<5	3.65	<5	3.75	<5	3.25	<5	<0.1	<5	0.33	<5
	Stagnation	4.35	<5			4.67	<5	4.71	<5	1.99	<5	2.42	25.4

Nickel levels should be <20

Lead levels should be <10

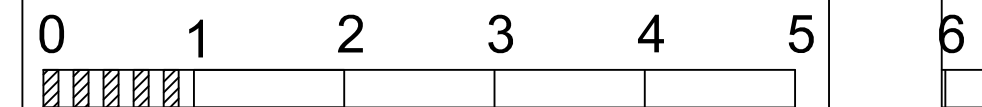


ROOF SPACE

NOTES

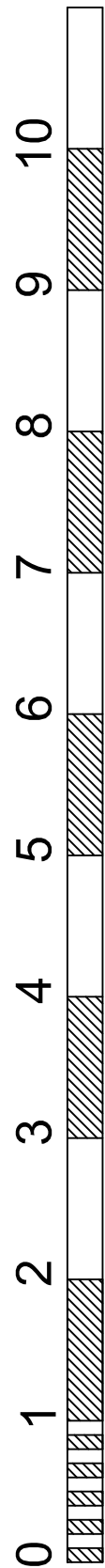
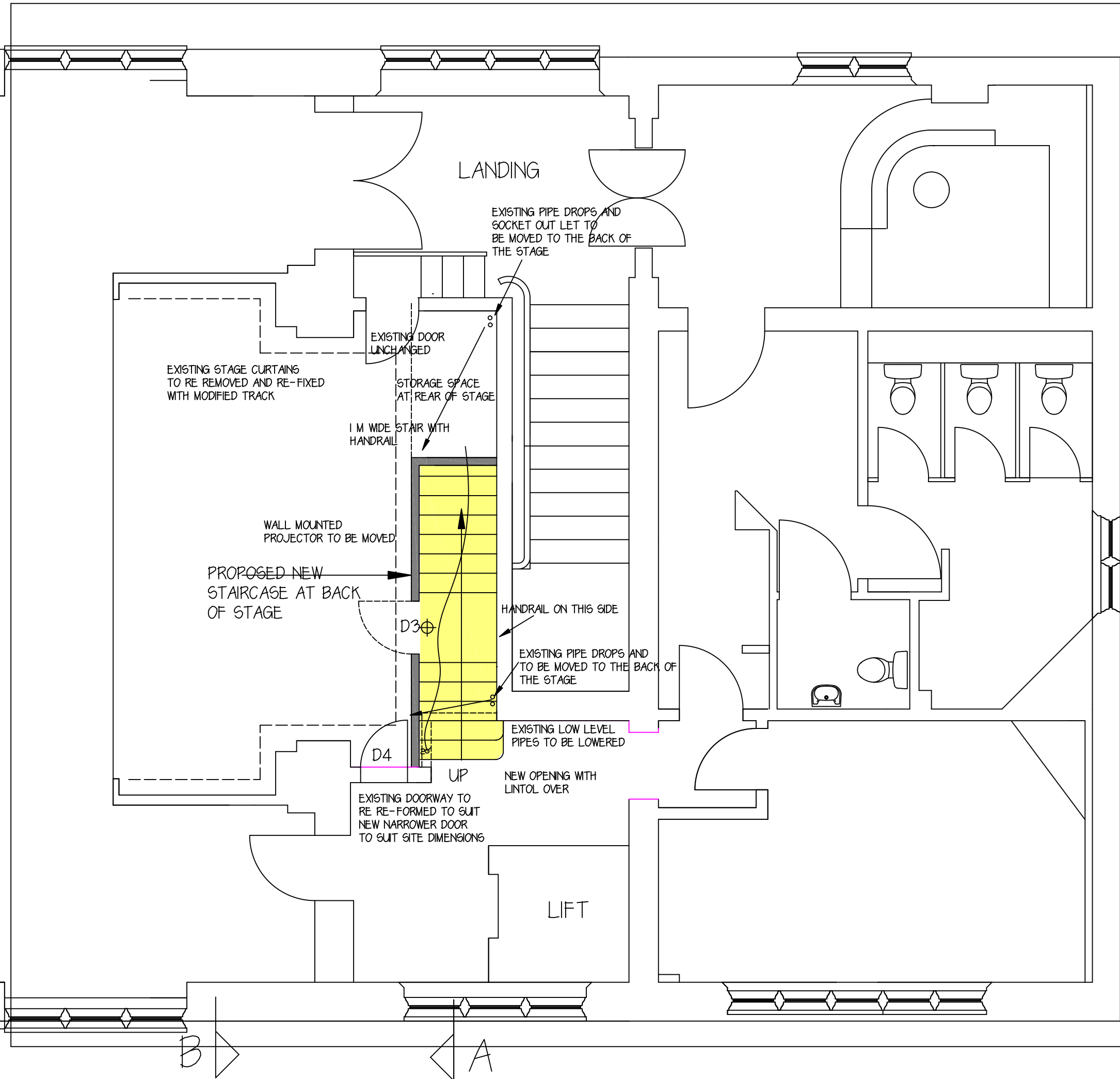
STAIRCASE TO BE A UTILITY STAIR

GOING 250 RISE 187 MM



SCALE IN METRES

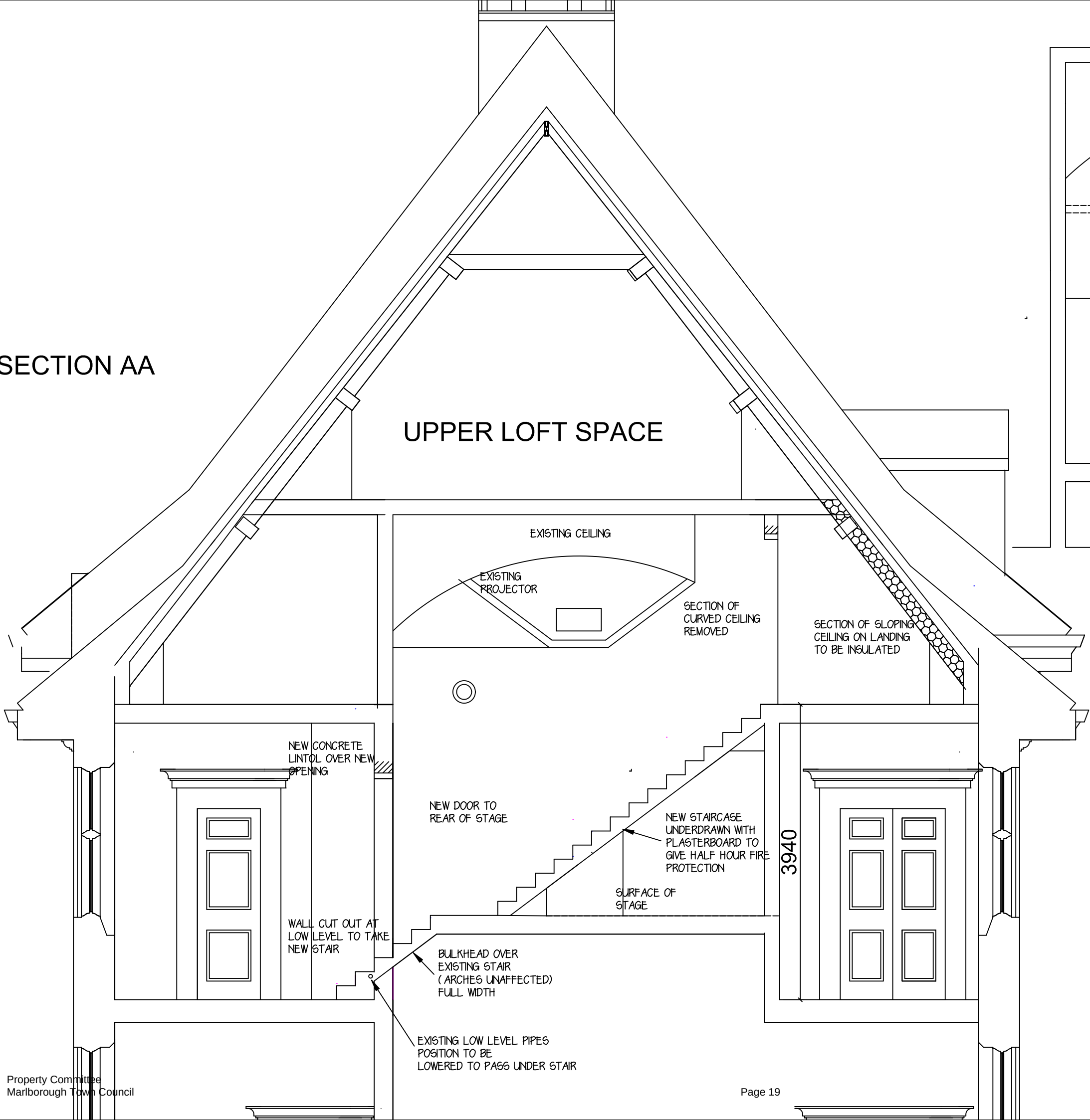
MARLBOROUGH TOWN HALL PROPOSED NEW ACCESS TO ROOF SPACE LOFT PLAN	scale 1:200 @A3 Jan 25
	Andrew Bumphrey Architects 16 George Lane Marlborough
	862 / 6



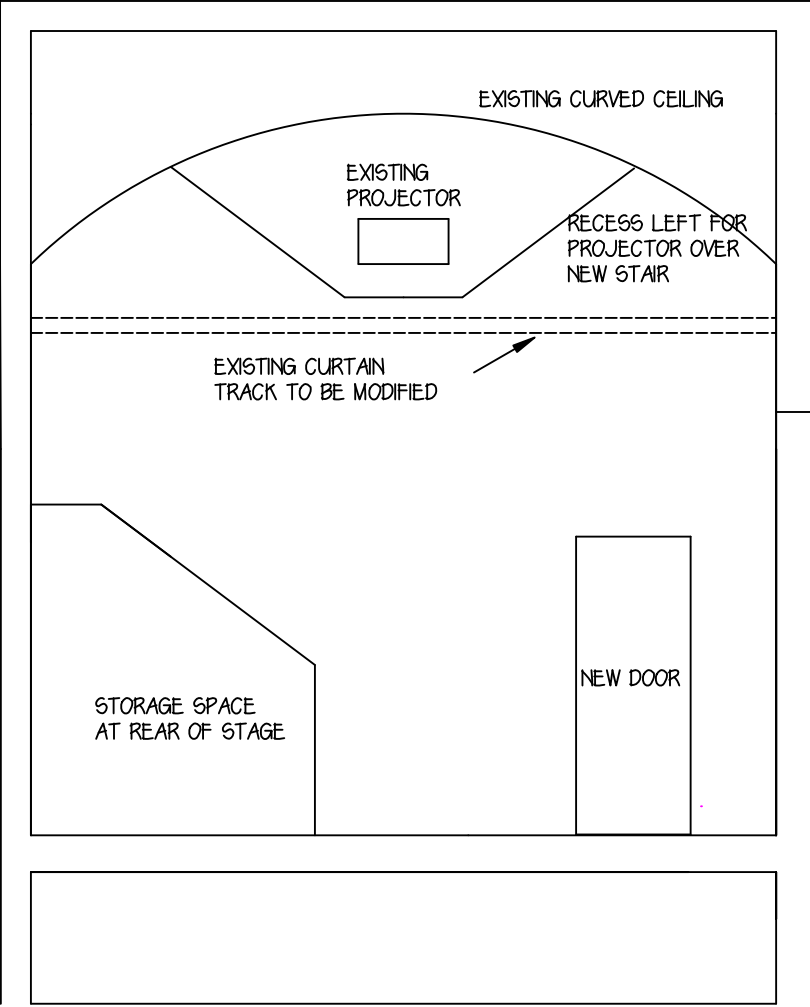
SCALE IN METRES

MARLBOROUGH TOWN HALL PROPOSED NEW ACCESS TO ROOF SPACE FIRST FLOOR PLAN	scale 1:200 @A3 Jan 25
	Andrew Bumphrey Architects 16 George Lane Marlborough
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SECTION AA



SECTION BB
THROUGH STAGE



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