

**Updated following 15 October 2025 Finance Committee Meeting - added Heritage Trail Boards**

**All Figures x 1000 (£)**

Inflation rate 2%

Long Term Works Plan	Frequency (Years)	Estimated Cost (£ - xVAT)	Cost over 25 Yrs	Yearly Cost	2025-26 ESTIMATED	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
Pavilion																													
Repairs (plumbing and electrical)	10	2	5	0.2								2										3							
Redecoration	7	1	4	0.2					1							1							1						
Structural (roof, walls)	10	2	5	0.2										2										3					
Playing Field Toilets																													
Repairs (plumbing and electrical)	5	1	7	0.3				1					1					1					1					2	
Redecoration	7	1	4	0.2					1							1							1						
Structural (roof, walls)	10	2	5	0.2										2										3					
Bus Shelters																													
Structural (roof, walls)	3	1	10	0.4			1			1			1			1			1			1			1			2	
Notice Boards																													
Repairs / Replacement	6	2	11	0.4						2						2						3						3	
Playgrounds																													
Fencing / landscaping	15	5	7	0.3															7										
Play equipment replacement - Main Playground	25	50	60	2.4										60															
Play equipment replacement - Smaller Playgrounds (B/R/W)	15	10	62	2.5			10			11					12							14			15				
Surfaces	20	10	15	0.6																				15					
MUGA																													
Fencing	40	30	40	1.6																40									
Surfaces	5	3	20	0.8					3					4					4					4				5	
Car Parks																													
Fencing	20	5	7	0.3																				7					
Surfaces	3	3	32	1.3				3			3			4			4			4			4			5			5
Streetlights																													
Replacement streetlight poles	20	3	4	0.2																				4					
Heritage Trail Boards																													
Refurbishment	10	2	8	0.3		2										2											3		
Projected Expenditure			305	12		2	11	4	5	14	3	2	2	72	12	9	4	1	12	44		21	9	36	16	8		6	20

**IMPORTANT NOTE: THE FIGURES SHOWN ON THE PLANS ARE BEST ESTIMATES FOR THE WORKS TO BE CARRIED OUT AND SHOULD BE VIEWED AS SUCH. THE PLAN WILL BE ADJUSTED WITH ACTUAL FIGURES AS YEARS PROGRESS.**

<b>LONG TERM WORKS RESERVE OPENING BALANCE</b>	<b>18</b>	<b>18</b>	<b>16</b>	<b>8</b>	<b>12</b>	<b>16</b>	<b>14</b>	<b>20</b>	<b>28</b>	<b>35</b>	<b>-6</b>	<b>-4</b>	<b>-2</b>	<b>5</b>	<b>14</b>	<b>14</b>	<b>-4</b>	<b>7</b>	<b>-2</b>	<b>2</b>	<b>-22</b>	<b>-26</b>	<b>-21</b>	<b>-8</b>	<b>-1</b>
Reserve Contribution				4	4	4	4	4	4	5	5	5	5	5	5	5	5	5	5	5	6	6	6	6	6
Felsted Community Trust Contribution				5	5	5	5	5	6	6	6	6	6	6	6	6	6	7	7	7	7	7	7	7	6
Grant Receipt Estimate - estimate 1/3 but hopefully match funding				3		3				20	4					15									
<b>Expenditure (Yearly)</b>			<b>-2</b>	<b>-11</b>	<b>-4</b>	<b>-5</b>	<b>-14</b>	<b>-3</b>	<b>-2</b>	<b>-2</b>	<b>-72</b>	<b>-12</b>	<b>-9</b>	<b>-4</b>	<b>-1</b>	<b>-12</b>	<b>-44</b>	<b>-21</b>	<b>-9</b>	<b>-36</b>	<b>-16</b>	<b>-8</b>	<b>-7</b>	<b>-6</b>	<b>-10</b>
<b>LONG TERM WORKS RESERVE CLOSING BALANCE</b>	<b>18</b>	<b>16</b>	<b>8</b>	<b>12</b>	<b>16</b>	<b>14</b>	<b>20</b>	<b>28</b>	<b>35</b>	<b>-6</b>	<b>-4</b>	<b>-2</b>	<b>5</b>	<b>14</b>	<b>14</b>	<b>-4</b>	<b>7</b>	<b>-2</b>	<b>2</b>	<b>-22</b>	<b>-26</b>	<b>-21</b>	<b>-8</b>	<b>-1</b>	<b>3</b>

<b>GENERAL RESERVE OPENING BALANCE</b>	<b>28</b>	<b>17</b>	<b>26</b>	<b>36</b>	<b>43</b>	<b>50</b>	<b>57</b>	<b>59</b>	<b>61</b>	<b>63</b>	<b>65</b>	<b>67</b>	<b>69</b>	<b>71</b>	<b>73</b>	<b>75</b>	<b>77</b>	<b>80</b>	<b>83</b>	<b>86</b>	<b>89</b>	<b>92</b>	<b>95</b>	<b>98</b>	<b>102</b>
Reserve Contribution	-11	9	10	7	7	7	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	4	4
<b>GENERAL RESERVE CLOSING BALANCE</b>	<b>17</b>	<b>26</b>	<b>36</b>	<b>43</b>	<b>50</b>	<b>57</b>	<b>59</b>	<b>61</b>	<b>63</b>	<b>65</b>	<b>67</b>	<b>69</b>	<b>71</b>	<b>73</b>	<b>75</b>	<b>77</b>	<b>80</b>	<b>83</b>	<b>86</b>	<b>89</b>	<b>92</b>	<b>95</b>	<b>98</b>	<b>102</b>	<b>106</b>

RECOMMENDED RESERVE CONTRIBUTION - BUDGET SURPLUS	9	10	11	11	11	6	6	6	7	7	7	7	7	7	7	8	8	8	8	9	9	9	10	10
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The large **top box** on the plan shows the dates (across the top) and works (down the side) with the figures in the grid representing the anticipated cost and date for the given works. The bottom row of the box ("Projected Expenditure") is the total anticipated cost for each year to be met from the Long Term works reserve.

The **Green Box** below shows the anticipated opening balance, expenditure and closing balance of the Long Term Works reserve. The Reserve contribution will be met by the transfer of budget surplus to reserves each year and the expenditure is the total from the large top box. This allows us to see how the balance of the Long Term works reserve will change through time and enable us to ensure that sufficient funds are available to pay for the anticipated works.

The [Blue Box](#) at the bottom shows the balance of the General Reserve by year. Contributions here are also met by the transfer of budget surpluses. The Finance Committee recommends collecting towards 6m of expenditure (approx £75k which would be achieved in 2039-40 on the plan).