

## **EPPING TOWN COUNCIL ASSET REGISTER**

**31<sup>st</sup> March 2026**

*The form of this asset register was adopted following receipt of advice from Peter Lacey of NALC/SLCC and a discussion with Jo Taylor of the Audit Commission (29<sup>th</sup> March 2010). It was reviewed by council in October 2012 (Minutes #201 & #222 of 2012/13 refer).*

This Asset Register has four main purposes.

- a. It forms a basis for completion of box 9 in the 'Annual Return.'
- b. It forms a basis for decisions on risk and insurance issues.
- c. It provides information on the condition and need for replacement of machinery items.
- d. It provides assurance of the continued existence of Council's property

### **Annual Return – Fixed Assets**

Items of machinery and equipment which have a useful life of more than one year and with a value greater than £1,000 are defined as 'Fixed Assets.' These are itemised below and their value reported in box 9 of Council's 'Annual Return.' Council does not depreciate or adjust fixed asset values and they are not calculated as part of a balance sheet. For fixed assets Council must approve the valuation methodology which must be applied consistently year on year. The preferred value will be the original acquisition cost. Alternative acceptable valuations are the replacement cost at a particular date or an insurance cost at a particular date. A fourth method of valuation for land or buildings which only have community value will be a nominal value of £1 (but please note the war memorial is listed at its original cost in 1922 of £650. The fixed asset value for any individual item will not usually be altered from year to year. Therefore, a change in the total value for fixed assets (in box 9 of the Annual Return) indicates the acquisition of new and/or the disposal of old assets of significance.

It will be necessary to review the threshold value for fixed assets (currently £1,000) annually to ensure the value continues to include the types of items currently listed as fixed assets. Such a review will require the revaluation of both the current and previous years' asset registers to give a consistent basis for comparison.

### **Insurance Decisions**

From the above it follows that not all assets are classed as 'Fixed Assets.' The guidance indicates that only items with a relatively high value which will be useful for more than one financial year are entered to the 'Fixed Asset' box 9 on the Annual Return. Council has many smaller items which individually have a replacement value less than £1,000 (small tools, furniture, benches etc.). These items are listed in inventories and the total for any given inventory may far exceed £1,000. The total value of inventories may alter quite rapidly as new items are entered or removed. It is still necessary to ensure these items are secured to the council and to assess the risks of loss so that suitable insurance may be maintained if necessary. For these reasons the inventories are updated and reviewed annually. As a guide to these insurance decisions, an attempt will be made to maintain a replacement value for inventory items as well as for relevant fixed asset items. It will be necessary for Council to review the insurance valuation each year to ensure insurance levels remain relevant to the inventoried items. This should be undertaken at the Corporate Governance Advisory Committee meeting each February. This should be done annually, even if Council enters into a three-year insurance policy. Premiums are likely to increase annually even during a three-year arrangement, as Insurance Premium Tax changes and Council's assets may change.

Not all items are insured for damage or loss since the nature of risks is not the same for all items. Larger items of play equipment are very robust and comprise a number of smaller components. Damage to other items may be assessed as unlikely to occur or of insignificance cost if it does. Historically, Council has generally not insured play equipment, seats, bins or signs. These are now insured. Playground surfaces are, however, not insured, as they are very difficult to remove and have little use or value once removed to record as an asset. Some items are insured on all risks. These include laptops, audio visual equipment, the Mayor's Chain and tools. Vehicles are all insured on a fully comprehensive basis.

### **Replacement Decisions**

Decisions to replace machinery and tools may be affected by the residual value/life of the existing equipment and the cost of replacement.

## **FIXED ASSETS**

**At 31<sup>st</sup> March 2026 the following assets were held:**

Buildings	£3,986,681
Play Equipment and Street Furniture	£ 317,905
Road Legal Vehicles and Equipment	£ 83,381
Plant Machinery and Non-Road Registered Vehicles	£ 52,413
Civic Regalia	£ 18,035
Office Equipment	£ 9,233
Land (page )	£ 7
<b>Total of Fixed Assets for Annual Return as at 31<sup>st</sup> March 2026:</b>	<b><u>£4,467,655</u></b>

**Total of Fixed Assets as at 31<sup>st</sup> March 2025: £4,467,960**

**Variance 31<sup>st</sup> March 2025 - 31<sup>st</sup> March 2026: £305**

### **Explanation of Variance:**

Total of Fixed Assets added during the year (includes corrections) £1195

Total of Fixed Asset removed during the year (includes corrections) £1500

**Sum Variance £305**



Deed No.	Description	Size	Tenure	Acquisition Date	Buildings	(1)Uses	(2)Covenants etc	Value
L001	Land at Lindsey St Community Association	17,250 sq.ft	Freehold	14/3/2008	Lindsey Street Community Association premises (not ETC)	Freehold acquired from EFDC 2008 Lease renewal with Community Assoc commenced June 2008  (See Note A below)	Covenants: Community use Utility easement	£1
L002	Stonards Hill Recreation Ground, Stonards Hill	15.109 A	Freehold	?/3/1947	Scout hut (not ETC)  Band hut (not ETC)  Jack Silley Pavilion  Garage Workshops House no 7	Ground leased to 4 <sup>th</sup> Epping Scouts  Ground leased to EF Band  Tied rental to Groundsman (See Note B below)	Covenants: Community centre Recreation ground Games and community Utility easements  Handgate licences 6a Palmers Hill Vehicle (Currently not operative with current owner) s.106 obligation planting footpath	£1
L003	Lovelock's Field, Swaines Green	1.78 Ha	Freehold	15/8/2005	None	(See Note C below)	Covenants: Open Meadow with public access. Various access licences in operation. Listed elsewhere in this document FI.	£1
L004	Meadow Road Allotments, Meadow Road	17.05A	Freehold	29/9/1980	None	Allotments (part) 13.42 A Leased for agriculture to N Pegrum (See Note D Below)	Utility easement handgates	£1
L007	Lower Bury Lane Allotments, Off Tower Road	0.75 Ha	Freehold	9/1/1957	None	Allotments	Pedestrian access only	£1
L008	Epping Cemetery, Bury Lane	6.328 A	Freehold	17/8/1910	Chapel			£1
L012	Ivy Chimney's Recreation Ground	0.56 Ha	Possessory title lodged	N/A	None	Adverse Possession claimed 2007	Utility easement footpath	£1

			27/4/2007. Absolute title granted Aug 2019.			Title Absolute granted after 27/4/2019. (Land Registration Act 2002 s.62.4) Granted August 2019.		
	<b>Total</b>							<b>£7</b>

## APPENDIX 1

### SUMMARY OF VEHICLES

#### FA 1 Road legal vehicles and equipment

**£83,381**

Description	Year of Purchase	Purchase Cost	Estimated Replacement Cost	Estimated Current Value	Estimated Residual Life (years)	Registration Number	Inventory No	Estimated replacement date
Ford Tractor 2120	1996	18,400	28000	3500	1 (Repaired 2016 Life expectancy increased from 1 yr to 5)	P559 OAR	41	Max 2022
Ford Transit Connect	2010	5,560	10,000	500	0	YE56 KEJ	65	2019 (2020)
Comment: Next for replacement. 2021. Already exceeded life expectancy.								
Toyota Hi-lux Invincible 4X4 D-4D (s/hand 2014)	2017	16,499	17,000	15,000	6	YF64 CZP	XX	2027
*Tractor Iseki TK532 (market use)	2010	7,500	25000	3500	2	T915 JUJ	64	2023
Comment: Tractor had full service in 2018/19 financial year, new tyres and extras. This has extended life expectancy. Already exceeded life expectancy.								
Ransomes Jacobson Highways 3 Mower	2016	21,950	29000	20000	3	EX63 VDV	XX	2024
Ford Transit Courier	2021	13,472	13,742	13,742	8	WX69 LXB	XX	2030
<b>Total for Annual Return</b>		<b>83,381</b>						

#### FA 2 Plant Machinery and Non Road Registered Vehicles

Annual Return Value

**£52,413**

(Stonards Hill)

Equipment	Year of Purchase	Purchase Cost £	Estimate of Replacement Cost £	Estimate of Current Value £	Estimate of residual life	Inventory No
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Bateson Trailer	1994	1995	3500	400	2	38
Four Way Bucket	1996	3600	6000	2000	2	41
Charterhouse Vertidrain s/h	2001	5700	19000	1500	2	46
Teleshore – Grave shoring large	2014	1737	2000	1737	5	
Teleshore – Grave shoring small	2014	2000	2000	2000	5	
5.7KVA Generator	2002	1500	3300	800	4	48
Rabbit brushcutter	2008	4500	5000	3000	7	61
Komatsu Mini Digger (S/Hand)	2006	8500	19000	8000	4	57
Kuhn Comete Spreader	2006	1562	2000	500	2	58
Indispension 2 ton trailer	2007	1550	2000	1500	6	59
Stihl multi unit/saw/trimmer ext.	2014	1000	1000	1000	5	
Billy Goat leaf blower	2015	1090	1090	1000	5	
Rotavator	2016	1000	1000	1000	5	
Thwaites 300	2017	3000	3000	3000		
Brendon Mobile Power Washer	2017-18	2200	2200	2200		
Textron Jacobson mower	2024	10750	17500	10750		
Bunded fuel tank 2500 ltr Ston Hill	2022	2229	2672	2672		
<b>Total for Annual Return</b>		<b>52413</b>				

Nb. Items with a very low residual life may still be retained if they are useful but have deteriorated to a condition where they are potentially subject to extensive maintenance costs

### **FA 3 Office Etc. Equipment – Epping Hall (Annual Return Value)**

**£9,233**

Description	Insurance Category	Date of purchase	Purchase Cost £	Replacement Cost £	Condition
Cooker Falcon	A	2000	1583		Good
Asber Tech Enviro 500mm Dishwasher 30A & DP	A	2020	1150		Excellent
4 drawer Fire Proof Cabinet	A	2007	1858		Good
Fujitsu fileserver	C	2015	1350		Good
Hand held radio mic system	D	2016	1051		Good
Tie clip radio mic system	D	2016	1051		Good
Macbook Air Laptop (Town Clerk)		2021	1190		Excellent
<b>Total For Annual Return</b>			<b>9233</b>		

(The above items are included in the contents insurance for Epping Hall)

### **FA 4 Play Equipment Etc. (Annual Return Value)**

**£317,905**

Location	Description *includes wetpour	Purchase Cost £	Estimate of Replacement Cost £ (Equipment only – Wetpour and installation will approximately double cost) (All fixed items have an installation cost)
Lower Swaines (2022)	The Wizard's Hideaway house	12840	12840
	Tipi Carousel with top brace	2750	2750
	Swing frame unit	3750	3750
	Fairytale seesaw	3990	3990
	Multiplay unit	20450	20450
	Swing frame unit	3310	3310
	Mini Spacenet	11510	11510
	Cableway	7190	7190
	Cableway start station	2620	2620
	Twin ring sky carousel	2550	2550
	Bloqx 2 cube	6570	6570
	Five way swing	5030	5030
	Multigoal 8m wide	5210	5210
Parklands Coopersale (2018)	Speed gyro	2845	2845
	Small pod swing	2020	2020
	Combination swings metal	1440	1440
	Diabolo Multiplay unit	5025	5025
	Junior metal horizontal bars	1245	1245
Stonards Hill (play area)	Double junior swing	3500	3750 1535
	Double infants swing	3500	3750 1535
	Sutcliffe toddler zone unit DZW267 ) (2008)	13036	14000
	Sutcliffe spring seesaw TNB030 )	2148	2300
	Sutcliffe nest swing SNS080 )	2266	2500
	Flywheel roundabout 2022	5660	5660
	Plastic play logs 2022	10920	10920
	Climber play logs 2025	1195	1195
Stonards Hill	Sutcliffe Winer Diner Picnic bench	1000	1000
	Outdoor table tennis table	1478	1478
	Outdoor gym	10500	15000
St. Hill (skateboard park)	Whiteskate concrete skate park (2007)	32248	32000
Stonards Hill tennis court	Tennis court floodlights (1992)	6386	14000
Ivy Chimneys	Multiplay* )	13500	17600
	Double junior swing 1 ) (1993)	3500	3750 1535
	Double Junior Swing 2 )	3500	3750 1535
	Double infant swing )	3500	3750 1535
	Timber trail (2003)*	4572	4600 2933
	Mantis zipwire 2015	3569	3569
	Spinmee roundabout 2015	4105	4105
	Maliton 2015	9610	9610
	Basket swing and seat 2015	2510	2510

Frampton Road	Flat & cradle swing (2017)	1627	1627
	Multiplay Kiboko (2017)	9573	17600
	Football wall/basketball (2003)	1760	3156
	Basket swing (2017)	1900	1900
	DDA roundabout (2017)	5000	5000
	Adult exercise cycle (2017)	1654	1654
	Adult exercise skier (2017)	2494	2494
	Wooden train set (2017)	1069	1069
Town Greens Palmers Hill	Wooden Town Sign (2011)	1650	2000
High Road (Beech Close)	Wooden Town Sign (2014)	1800	1800
o/s Church, High St	Bus Shelter (2008)	7300	8000
Opposite Church, High St	Bus shelter (2008)	7300	8000
Palmers Hill, East side	Bus shelter (2012) Gifted by ECC	7300	8000
Palmers Hill West side	Bus shelter (2012) Gifted by ECC	7300	8000
The Plain, o/s St Marg H	Bus shelter (2012) Gifted by ECC	7300	8000
The Plain near Coop'sale	Bus shelter (2012) Gifted by ECC	7300	8000
Tesco, High Street	Notice Board 2015	1010	1010
Market Store, opposite M&S	Notice Board 2015	1010	1010
Station Road	Notice Board 2015	1010	1010
<b>Total for Annual Return</b>		<b>317905</b>	

## FA 5 Community Buildings

**£3,986,681**

Deed No.	Description	Tenure	Acquisiti on Date	Uses	Value	Valuation basis
	Market Garage, R/O High Street, Epping	Freehold	2012	Storage for Market equipment	100,000	Insurance 2012
	7 Stonards Hill, Stonards Hill Recreation Ground (L002)	Freehold	N/A	Tied accommodation for Head Groundsman	117,044	Insurance 2009
	Garage, Stonards Hill Recreation Ground (L002)	Freehold	N/A	Groundsman's tool and equipment store	35,210	
	Shed, Stonards Hill Recreation Ground (L002)	Freehold	N/A	Groundsman's tool and equipment store	65,609	Insurance 2009
	Jack Silley Pavilion, Stonards Hill Rec. Grnd. (L002)	Freehold	N/A	Meeting and function rooms, changing rooms for Rec Ground	979,440	Insurance 2009
	Cemetery Chapel, Epping Cemetery, Bury Lane (L008)	Freehold	N/A	Cemetery chapel	175,983	Insurance 2009
L006	Epping Hall, St John's Road, Epping	Freehold	24/2/2000	Meeting and function rooms, Epping Town Council Offices	1,216,900	Insurance 2009
	War Memorial	Permissive (on Epping	1922	War Memorial	650	Actual cost

	Forest Land)			(1922)
<b>Total for Annual Return</b>			<b>3,986,681</b>	

\*Please note: a rebuild cost assessment was undertaken in 2019 and the details are included below for information.  
No value change for Annual Return.

## **FA 6**

## **Other**

Civic Regalia (Mayor's Chain etc.) 2009 insurance valuation

**£18,035**

### **TOTAL VALUE OF ITEMS IN THIS ASSET REGISTER (FOR ENTRY TO THE ANNUAL RETURN)**

**£4,467,655**

### **Notes and Inventory Items Nil Value for Annual Return**

The following items are noted below as a record of items which have an individual purchase value lower than £1,000 but have a considerable value on aggregate. The inventories are checked and amended on an annual basis.

Inventory No.	Location	Replacement value	Custodian	Check date
1	Garage, shed and yard Stonards Hill	51,217 (incl 21,000 Christmas stars)	Head Groundsman	2019 then 2024
2	Jack Silley Pavilion	14,086	Head Groundsman	2019 then 2024
3	Cemetery Chapel	11,833	Head Groundsman	2019 then 2024
4	Market	17,002	Market Supervisor Head Groundsman	2019 then 2024
5	Epping Hall	59,339	Caretaker Town Clerk	2019 then 2024
6	Minor Play Equipment, Seats and Bins	57,947	Head Groundsman	2019 then 2024
<b>Total Value</b>		<b>211,424</b>		

\*Please note: these costs include project management and demolition so a whole rebuild cost

Rebuild cost 2019	Excl VAT	Incl VAT
1. Epping Hall	3,343,351	3,812,021
2. 7 Stonards Hill	175,500	210,600
3. Jack Silley Pavilion	1,740,960	2,089,152
4. Garage & Shed at Stonards Hill rec	146,543	175,851
5. Cemetery Chapel	315,900	379,080
6. Market store	109,440	131,328
7. Public toilets (Qualis)	209,044	250,849

<b>Total rebuild cost</b>	<b>5,831,694</b>	<b>6,798,032</b>
<b>Rebuild cost 2024</b>	<b>Excl VAT</b>	
<b>1. Epping Hall</b>	<b>3,074,000</b>	
<b>2. 7 Stonards Hill</b>	<b>300,000</b>	
<b>3. Jack Silley Pavilion</b>	<b>1,777,000</b>	
<b>4. Garage &amp; Shed at Stonards Hill rec</b>	<b>202,000</b>	
<b>5. Cemetery Chapel</b>	<b>1,027,000</b>	
<b>6. Market store</b>	<b>126,000</b>	
<b>Total rebuild cost</b>	<b>6,506,000</b>	

Review date: February 2027