COUNCILLOR BRIEFING NOTE – produced by Town Clerk

Glebe View / Wellhouse Open Space – Replacement Posts

Agenda item

To consider and agree the preferred type of replacement post (oak or recycled plastic) for the Glebe View / Wellhouse Open Space area, and to agree the most cost-effective approach to installation, including whether the work should be undertaken by the groundsmen or an external contractor.

Purpose of the item

Councillors are asked to choose the preferred post material and decide how installation should be delivered. The decision should take account of the full cost, the groundsmen's time and manual effort, and the work required to remove and dispose of the existing posts and their concrete bases.

Background

There are 86 posts around the Wellhouse Open Space area. The existing wooden posts, which have been in place along Glebe View since 2009, are rotting at ground level and require replacement. A double kerb is already in place to deter vehicles from parking on the paved area.

A Google Maps image showing the existing posts is referenced in the information supplied.

Options for replacement posts

Option A – Recycled plastic posts

The supplied figures for **86** recycled plastic posts are:

Item - 2023	**Calculation**	**Cost- 86 posts**
Recycled plastic posts	86 × £34.82	£2,994.52
Post-mix bags	86 × £6.97	£599.42
Subtotal before delivery and other costs		£3,593.94
Delivery	Amount not provided	TBC
Auger hire	£114 per week (figure dated April 2023)	TBC
Removal/disposal of existing posts	Cost not provided	TBC

Disposal of concrete bases / skip hire	Cost not provided	TBC
Groundsmen's time	Hours and cost not provided	TBC

The £3,593.94 subtotal covers only the posts and post mix. It is not the total project cost. Delivery, auger hire, removal and disposal, skip hire and staff time still need to be established. The auger-hire figure is dated April 2023 and should be checked before use.

Option B – Oak posts

The supplied contractor information is for the supply and installation of **10** oak posts, specified as 100 × 100 × 1,200 mm planed oak posts with pyramid tops and double recess, including waste disposal.

Contractor - March 2026	Material	Price for 10 posts	Basis
	Oak	£1,710.00	Quote
	Green oak	£2,078.94	Estimate
	Oak	£2,578.94	Estimate

Important: these oak prices relate to 10 posts, whereas the recycled-plastic figures relate to 86 posts. They are therefore not directly comparable.

Installation and value for money

The groundsmen could potentially install the posts, but the work may be time-consuming and labour-intensive. The existing posts and concrete bases will need to be removed, and the new posts installed and secured. The work may also require auger hire, skip hire and disposal arrangements. The information supplied does not include an estimate of the groundsmen's hours or the value of the time diverted from other duties.

Before deciding whether in-house installation offers value for money, compare the full estimated cost of the groundsmen undertaking the work—including staff time, equipment hire, waste disposal and delivery—with a contractor's price for the same number and specification of posts, including removal and disposal.

Decisions requested from Councillors

- Agree the preferred material: oak or recycled plastic.
- Decide whether to ask the groundsmen to install the posts or obtain/accept a contractor installation option, based on the full cost and time required.
- Agree the next steps, including confirming current prices, disposal arrangements and a realistic installation timescale.

Key points to note

- There are 86 existing posts, rotting at ground level.
- The recycled-plastic posts and post mix total £3,593.94 for 86 posts before delivery, hire, disposal and labour (note prices were obtained in 2023).
- The oak prices supplied cover 10 posts only and are quotes/estimates, not a comparable price for all 86 posts.