



Report To:	Council
Date:	8 th October 2025
Subject:	Use of the Council's Capital Reserve.
Purpose:	To approve the use of the Council's Capital Reserve as described within this report.
Key Decision:	N/A
Portfolio Holder:	Councillor Craig Leyland, Leader of the Council.
Report Of:	Andy Fisher, Deputy Chief Executive, Programme Delivery and Assistant Director, General Fund Assets.
Report Author:	Andy Fisher, Deputy Chief Executive, Programme Delivery and Assistant Director, General Fund Assets.
Ward(s) Affected:	Various as set out within the report.
Exempt Report:	No

Summary

At its meeting on 24 September 2025, Executive Board supported the use of up to £1,650,000 from the Council's capital reserve to fund the full refurbishment of six sets of Public Conveniences (PC's) across East Lindsey and the replacement of a seventh set with a new modular unit. As the Council's Constitution requires Council approval for the use of the Capital Reserve above £500,000, Executive Board resolved to recommend the use of up to £1.65 million of the reserve to Council accordingly.

The public conveniences it agreed for traditional refurbishment are:

- Spa Road PC's, Woodhall Spa.
- St. Lawrence Street PC's, Horncastle
- Market Place, Wragby
- High Street PC's, Spilsby
- Pullover PC's, Anderby Creek
- Brooks Walk PC's, Wainfleet All Saints

with Castle Lane PC's, Coningsby, being agreed for replacement with a modular suite.

Recommendation

That Council approves the use of up to £1.65 million from the Council's capital reserve to fund the Public Convenience refurbishment/replacement works set out in this report.

Reasons for Recommendations

Public conveniences offer significant amenity value to local residents and visitors, it is important to have a programme of refurbishment and replacement to ensure all public facilities serve the needs of our visitors and residents and improve their experience of our places.

Other Options Considered

Do nothing - is not considered an option for the reasons identified above.

Allocate resources to other projects – not recommended.

1. Background

- 1.1 The Council and its partners have invested over £70m in infrastructure and capital projects in the last three and a half years to support the health and well-being of its residents and enhance the district's tourism offer; the additional investment recommended here will further enhance the overall offer within East Lindsey, targeting capital reserves at seven sets of public conveniences in need of refurbishment or replacement.
- 1.2 It was not viable to include the seven sets of conveniences detailed in this report within the Council's current Public Convenience contract so they have not had the same investment and refurbishment as those within the contract.

2. Report

- 2.1 At its meeting on 24 September 2025, Executive Board supported the use of up to £1,650,000 from the Council's capital reserve to fund the full refurbishment of six sets of Public Conveniences (PC's) across East Lindsey and the replacement of a seventh set with a new modular unit. The six sets of Public Conveniences (PC's) approved for significant refurbishment are:
 - Spa Road PC's, Woodhall Spa.
 - St. Lawrence Street PC's, Horncastle
 - Market Place, Wragby
 - High Street PC's, Spilsby
 - Pullover PC's, Anderby Creek
 - Brooks Walk PC's, Wainfleet All Saints,

with Castle Lane PC's in Coningsby being approved for demolition and replacement with a new modular PC facility.

- 2.2 Costs for the refurbishments/replacement of these PC's have been secured by officers through the Scape Regional Construction Framework and underpinned the recommendation to Executive Board to approve the use of up to £1.65 million from the Council's capital reserve.
- 2.3 As the Council's Constitution requires Council approval for the use of the Capital Reserve above £500,000, Executive Board resolved to recommend the use of up to £1.65 million of the reserve for these purposes to Council.

3. Conclusion

- 3.1. Should Council approve the expenditure, works can be contracted without delay.

Implications

South and East Lincolnshire Councils Partnership

The use of capital resources in the way set out in this report supports the delivery of the South and East Lincolnshire Councils Partnership Growth and Prosperity Plan.

Corporate Priorities

The use of the capital reserve as recommended supports the Sub-Regional Strategy around Growth and Prosperity.

Staffing

No additional resources are necessary to enable the WC refurbishment and replacement works recommended within this report.

Workforce Capacity Implications

No additional resources are necessary to enable the WC refurbishment and replacement works recommended within this report.

Constitutional and Legal Implications

As set out in the report.

Data Protection

None arising from this report.

Financial

Use of up to £1,650,000 from the Council's capital reserve for the purposes recommended is supported by the Council's s151 Officer.

Risk Management

Any capital expenditure will be monitored within existing governance arrangements.

Stakeholder / Consultation / Timescales

Consultation over the proposed investment has taken place with the Portfolio Holder for Coastal Economy and Portfolio Holder for Market Towns and Rural Economy, both fully supporting the investment.

Reputation

Investing in public convenience facilities should be positive in terms of reputation.

Contracts

The recommendations of this report are all congruent with the Council's contract management and financial procedure rules.

Crime and Disorder

None directly.

Equality and Diversity / Human Rights / Safeguarding

None directly.

Health and Wellbeing

The provision of quality public conveniences makes a general contribution to health and wellbeing.

Climate Change and Environmental Implications

Refurbishment and replacement will improve the energy performance of each asset.

Acronyms

PC's – Public Conveniences

Appendices

None

Background Papers

Background papers used in the production of this report are listed below: -

Document title**Where the document can be viewed**

Executive Board Report – East Lindsey Investment Fund and Capital Reserve. Accessible at: [\(Public Pack\)Supplementary Agenda - Item 5 Agenda Supplement for Executive Board, 24/09/2025 18:00](#)

Chronological History of this Report

The subject of this report was considered and approved by the Executive Board at its meeting held on 24 September 2025.

Report Approval

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Approved for publication: Councillor Craig Leyland, Leader of the Council.