

Bradford on Avon Town Council

Full Council

10th March 2026

Application for Loan



Purpose of Report

To seek Council approval to apply to the Ministry of Housing Communities and Local Government for a loan to finance the amenity and public toilet building project in Victory Field.

Introduction

Bradford on Avon Town Council have gained planning permission to build an amenity building with a public toilet in Victory field along with a pavilion in Colver Close. The council has decided to split the building into two phases and progress the amenity building/toilet as phase one.

The architect and quantity surveyor had produced a schedule of works; this will form the base of a contract for the build and have used recent 'rates' to build a cost, they have also allowed a sum for inflation and contingencies along with the associated fees.

To build the public toilet and amenity building the council requires a loan from the Public Works Loan Board (PWLB), this has been included in the budget for 2026/27, therefore we can proceed to the application process following the resolution from this report.

There are two types of loans available from the PWLB, an annuity, whereby the repayment is fixed for the entire loan period and an Equal Instalments of Principal (EIP). The EIP has an initial higher repayment which has a small reduction on each payment over time, the annuity is cheaper 'upfront' but more expensive overall. To make the repayments affordable it would be sensible to take a 50 year loan (maximum period offered), until the application is made the exact details of the repayments and interest rates is not fixed.

To ensure that the loan is sufficient for the project, the architect has been asked to refresh the financial estimates, and it may then be prudent to undertake a procurement exercise before the actual loan application.

The current estimate includes the cost of building the facility, fees associated with the project and an allowance for inflation.

The council has made the following assumptions in setting the budget.

The loan amount £620,000 for a period of 50 years. The loan would be an EIP loan so the repayments would reduce slightly each period with the initial payment being c. £50,000 per annum.

The Council in setting its budget for 2026/27 has identified the funds to cover the cost of the repayments.

Consultation

There have been a number of public engagement events throughout this process; these include the events that brought us to the design and location of the buildings and pavilion.

The planning process includes formal consultation and due to the time that Wiltshire Council took to process the application, this was open for a considerable amount of time.

The whole project has been discussed in Council meetings which are open to the public and during the budget process we followed up with questions in the residents panel and an online survey.

The main question associated with regard a loan application, was.

“Given that the new amenity building will provide public toilets and storage facilities, should the town council proceed with this project if it results in an increase in council tax as specified above, for the purpose of the annual loan repayments?”

The results from the residents panel and online survey were mainly positive. The residents panel, sent out on the 5th December, had 77 responses from 110 panel members. There were 19 negative responses, 14 neither negative or positive and 44 positive. The results of the panel were reported at the Community and Wellbeing committee 10th February 2026.

The online survey ran from 15th December 2025 to 18th January 2026, this was advertised in the Councils newsletter (going to all residents), via social media posts and on noticeboards. The council received 338 responses. There were 136 negative responses, 29 neither negative or positive and 173 positive.

Therefore, the overall response, 155 negative responses, 43 neither negative or positive and 217 positive.

It should also be noted that at this point the estimated costs used in the consultation was £675,000 (fees and inflation have currently reduced).

Recommendation:

The Full Council resolves:

At the Full Council meeting of 10th March 2026, it was **resolved** to seek the approval of the secretary of state for the Ministry of Housing Communities and Local Government to apply for a PWLB loan of £620,000 over the borrowing term of 50 years for the purpose of building and amenity building and public toilet in Victory Field, Bradford on Avon. The annual loan repayments will come to around £50,000.

It is not intended to increase the council tax precept for the purpose of the loan repayments.

Ian Brown
Chief Executive & Town Clerk
4th March 2026