

Fixed/Community Assets – 31 March 2026

	£
Allotments	
Adjoining St. Mary's Churchyard – Land Reg Title: NN379910.	1
Fencing & gates.	795
Includes access strip r/o Castle Rd. & right of way over 2, Church St. – Land Reg awaited.	
Burial Ground/Cemetery	1
Adjoining St. Mary's Churchyard. Access & ROW as Allotments.	
Land Reg Title: NN379910.	
Bus Shelters	21,500
Situated in Byfield Rd., Hinton Rd. [erected May 2011] & Phipps Rd. original values 3 x £3,500 = £10,500].	
Station Rd. revalued for insurance purposes September 2025 £11,000.	
Clock & Weathervane	905
Installed [2015] at the Memorial Centre, Station Rd. to mark [100 years] start of WWI.	
Conveniences, Public	89,000
Kings Corner, junction of Parsons Street & Station Road. One noticeboard. Land owned by West Northamptonshire Council. Building responsibility of Woodford CM Parish Council.	
Property revalued for insurance purposes mid-2018 increase from original £15,000 to £78,000.	
Property revalued for insurance purposes September 2025 – Reinstatement Cost £89,000.	
Defibrillators	
One donated by Hinton Methodist Church sited at Woodford Halse Fire Station.	2,500
One affixed to front of Memorial Centre, Station Road.	
Dog Waste Bins	6,271
There are 20 throughout the parish	
Footbridge	13,000
R/o Sidney Road linking Castle Road & the Cinderpath, over the Cherwell.	
Wooden bridge & associated fencing replaced with steel & reconstituted materials after complete destruction by deluge November 2024. Original FA value £1,750 - revalued £13,000 at construction cost.	
Gardening Equipment	1,000
Garden hand tools, wheeled strimmer, brush cutter, hedge trimmer.	
Great Central Woodland	191,840
September 2016 Council acquired, for public amenity, 25.5 acres [10.32 ha.] of former railway embankment north of Station Rd., Woodford Halse & associated land east of the Cinderpath.	
Wildlife pond constructed mid-2025.	
- Freehold Title NN122119 & Leasehold Title NN130690 - for £191,840 [land £185,000, vendors' agent £4,440 & legal fees £2,400].	
Funded by loan from the Public Works Loan Board repayable over twenty-five years – current balance of principal see year end accounts.	
Hinton Fields Open Space	1
Land situated on the residential development West of Phipps Road. It is public openspace [central grass area & verges] transferred to Council by Wilcon Homes & Tarmac Homes with commuted maintenance sum – current balance see year end accounts [reserves].	
Land Reg titles: NN189970 & NN184641.	
Litter Bins	6,272
There are 16 situated throughout the parish.	

Memorial Centre

Council built on site of former Ex-Servicemen's Hall in 1992/3. Final repayment of a 25 year loan from the Public Works Loan Board made 31.03.2017. Wing leased [NN158736] to Sec. of State for Health, from 01.04.93 for 60 years, at £5,500 p.a.
Carpark, grit bin, flagpole, litterbin, notice board & public seat. War horse on site see below.
Building insurance revaluation mid-2018 increase from original £291,100 to £563,000.
Revaluation for insurance purposes September 2025 £795,000.
Contents [incl. cooker, dishwasher, furniture, microwave oven, refrigerator, ceiling projector]. 7,250
Land Reg title to whole site - in progress.

Multi Games Courts

Original construction - enclosed, floodlit, hard surface within the Sarafield providing for basketball, netball, skateboarding, soccer & tennis. Significant reduction in facility over time - long term renovation project envisaged. Part fencing renewed mid-2022 £10,678.
Leased to Woodford United Football Club Ltd. 27 June 2025 to 26 June 2055. 111,950

Office Equipment

Office: Filing cabinets [3], Epson photocopier/printer/scanner. 2,826
Library: equipment [part belong to County Library Service].
Admin Officer:
- HP Laptop computer December 2018 = £355. Replaced Dec. 2025 = £311.
- HP printer Dec. 2025 = £170.
Newsletter: HP Pavilion PC Nov. 2018 = £750. Epson Workforce printer Nov. 2018 = £155.

Play Equipment

Play equipment, youth shelter, surfacing, fencing & footbridge situated on the Ryefields & Sarafield play areas. 56,987
Opening value = £57,960. Ryefields play area renovated March 2013. Equipment & surfacing removed £26,120. New & restored equipment at cost £25,147.
Apparatus & basketball stands transferred from developer February 2025 on Woodford Meadows residential development – [est. £20,000]. 20,000

Ryefields Open Space

Public openspace comprising children's play area, network of footpaths & smaller grassed areas on the Ryefields residential development between Byfield Road & Hinton Road. It was transferred to Council by Wilcon Homes with a commuted sum for its future maintenance – current balance see year end accounts [reserves]. 1
Land Reg Titles: NN289573, NN105622, NN23323.

Seats, Public

23 throughout the parish. Value to here £7,500. [Incl. Memorial Centre above]. 10,150
Additions: two donated seats sited in the Great Central Wood = £1,050 plus one donated seat [Armed Services memorial] also in the Memorial Glade = £600.
Additions: Three February 2025 Woodford Meadows openspace = £1,000

Sarafield, Byfield Road

Council owns the freehold of this 3.65 ha. field. There are facilities for organised sport, children's play & public openspace. 1
Land Reg Title: NN353129.
Defined area leased to Woodford United Football Club Ltd. 27 June 2025 to 26 June 2055.

Sarafield Field "Extension"

Council holds a lease [from West Northamptonshire Council - formerly DDC] of 2.43 ha. of recreational land North of the Sarafield. Term 50 years from 22.03.00. 1
Land Reg Title: HN10496.
Council sublets part [peppercorn] to Woodford United Football Club – 21.03.02 to 20.03.50.

Sports Pavilion, Sarafield, Byfield Road

Original building "inherited" from the Sara Charity 2004. Pavilion extension & spectator stand constructed during 2005/06 via multiple funding. 1,629,000
Lease to Woodford United Football Club Ltd. incorporating Woodford Halse Sports Community Club with the obligation to allow all this parish's sports clubs to use the facility 27 June 2025 to 26 June 2055.

Value original £717,760.

Property revalued for insurance purposes mid-2018 = £1,251,600.

Property revalued for insurance purposes September 2025 = £1,629,000

Streetlighting 224,700

There are 250 pole & bracket, footway lamps throughout the parish. Kitchen Lane network extension March 2023 £18,000. Christmas streetlights - disposed of December 2016.

Traffic Speed Indicator Signs 6,585

Three vehicle activated signs [Truvelo UK Ltd.]

Village Centre 2,001,000

Comprises Dryden Hall, Farndon/Hinton Rooms currently occupied by a community café [lease in place], Library, stores, separate storage building, derelict former offices & medical surgery and car park. Council purchased the freehold from the Dryden Family in April 2000. Loan from the Public Works Loan Board repaid over 25 years.

Land Reg Title: HN10062.

Library premises leased to NCC from 01 June 1978 to 31 December 2019 at £3,500 p.a.

Library fittings left by NCC – negligible value.

Buildings original valuation = £1,031,240.

Insurance revaluation mid-2018 = Dryden Hall “side” £845,000 plus Library/Farndon Room “side” £609,000 = Total £1,454,000.

Revaluation for insurance purposes September 2025 = Dryden Hall “side” £1,156,000 plus Library/Farndon Room £845,000 = Total

Contents: convector heaters (2), cooker, furniture [incl. new tables March 2026 = £500], refrigerator, microwave oven, “Community Fridge” = £500 – scrapped Nov. 2025. 5,750

War Horse [Steel Sculpture] 3,500

Council accepted gift from Woodford Halse Community Craft Group “Jim” the war horse.

Council Minute C183/24. Located in Memorial Centre grounds. 2024 replacement value.

War Memorial 1

Situated in St. Mary’s Churchyard.

Woodford Meadows Open Space 1

Public openspace comprising central “green”, grass areas, two attenuation ponds, children’s play area [refer to above at Play Equipment] with 6 apparatus, basketball court with goals, 3 public seats & 1 litter bin.

Land transferred by Taylor Wimpey UK Ltd. to Council 27 February 2025 with commuted maintenance sum. Current balance see year end accounts [reserves].

Year end 31 March 2026 Total **5,207,789**

- The most appropriate and commonly used method of fixed asset valuation for first registration on the asset register is at acquisition cost. This means that the recorded value of the asset will not change from year to year, unless it is materially enhanced.
- Where an authority receives an asset as a gift at zero cost, for example by community asset transfer, it should be included with a nominal one-pound (£1) value as a proxy for the zero cost.
- Assets that do not have a functional purpose or any intrinsic resale value (for example, a village pond or war memorial) are often referred to as ‘community assets’. Authorities should record community assets in the asset register in the same way as gifted assets.
- The particular method of asset valuation is not specified in proper practices so authorities may use any reasonable approach to be applied consistently from year to year.
- Commercial concepts of depreciation, impairment adjustments, and revaluation are not required nor appropriate for this method of asset valuation.
- Above concepts adopted. Any variation in method should be recorded against the asset concerned e.g. property valuations.