

**Minutes of the Full Council Meeting held at the Village Hall on Monday 10th March  
2025 at 7.00pm**

**PRESENT:** Richard Draycott, Eric Benton (Chair), Mark Brooks, Marc Frost, Nikki Williams, Chris Carberry, Russell Adams Bedford Borough Councillor Spice, and four members of the public.

**1. WELCOME AND APOLOGIES FOR ABSENCE:**

The Chair welcomed all attendees, there were apologies for absence received and accepted from Parish Councillor Karen Hollands and Mark Brooks running late, as well as Borough Councillor Graeme Coombes.

**2. DECLARATION OF INTEREST FOR THE MEETING:**

There were no new declarations of interest received for this meeting.

**3. OPEN FORUM:**

Members of the public expressed continuing concerns regarding parking congestion in Church Road and in Cotton End Road near the crossroads. Loading and unloading designated area suggestion for the garage in the area 5 Cotton End Road and Dines Close, to be followed up, as well as seeking clarity on whether the new proposed highways restriction will include loading or not, understanding where the loading and unloading is expected to take place by the local authority. **Action 3.01:Clerk**

**4. PLANNING AND DEVELOPMENT:**

- a) **25/00338/TPO** T1 - Lombardy Poplar - sectionally fell close to ground level and grind stump - reason damaging road at 8 Oak Avenue – application had been shared with Tree Warden, the Working Group recommendation was no objection. **Action 3.02: Clerk**
- b) Consideration of any planning applications received after the publication of the agenda – none received.

**5. BOROUGH COUNCILLOR REPORT**

**Action 1.01: AS** *To have road signage at Whitworth Way that it leads to Wooding Way*  
**Action 1.01: Ongoing**

Feedback had been sent to the local authority proposing changes be taken forward with the possible addition of double yellow lines being extended on the South side of Cotton End Road towards the crossroads as part of the highways safety improvement works. Revised drawing recently received, circulated, noted that 20mph zone village centre and 30mph Duck End Lane drawings had not been included, these need to be received to ensure no items are lost in taking these important highways safety improvements forwards for the village. Borough Cllr to follow up with Officer as well as items raised at the meeting. **Action 3.03:**

**MF/AS**

**Action 6.08(23): MF/GC/Clerk** *To explore real time information boards for the village with a cost enquiry to be made with the Borough Council.* **Action 6.08 (23):Ongoing**

**Action 1.04:GC** *To see what options there are regarding the Elstow Lake site regarding the investigations being looked into for the type of waste and where the waste will be coming from,* GC had been taking this up with Paul Pace at Bedford Borough Council to see what options there are, awaiting feedback from GC. **Action 1.04 (24):Ongoing**

**Action 1.08:AS** *To support with the school path maintenance improvements* support is still needed as there are steps in the paved footpath which still remain an issue it was noted.

AS added that this has been followed up, the feedback was not as positive as hoped but it is being monitored. MF had followed up recently after the July meeting. It was detailed there have been not enough reported accidents, there have been it was detailed. AS will follow up again.

**Action 1.08 (24):Ongoing**

**Action 6.01:AS** To follow up 3 Cotton End Road planning concern raised by member of the public See above under Para 3 - Open Forum. **Action 6.01: Ongoing**

Other updates given, devolution is not progressing locally in the first round, tourist information is moving into part of the former Debenhams site, flood reserve update, gully cleaning new machines as well as a new resurfacing machine. Police crime levels rising in Bedford, being followed up.

**6. LAND TRANSFER AND COMMUNITY PROJECT UPDATES TO INCLUDE LONGMEADOW DRIVE, HUCKLE'S MEADOW AND COMMUNITY WOODLAND:-**

**Action 11.07 (23): EB** To await response from Persimmon regarding the Longmeadow Drive transfer negotiations in light of the Parish Council not wishing to take on the balancing pond, given the Internal Drainage Board feedback, unless the outlet from the pond has been examined and, if necessary cleared, in view of the flooding that has occurred over the past months. Reports of the path cracking up from silver birch roots still to be followed up with Persimmon. Latest update is that camera awaiting to be placed still in the balancing pond, when the weather improves. **Action 11.07(23): Ongoing**

**Action 2.04: GC/AS/MF** To support with community woodland transfer which remains outstanding. After Teams meeting held with local authority, Parish Council representative, and Forest Centre representative nothing further has progressed. EB to forward information on the latest status to MF who will help follow up on this.

**Action 2.04(24): Ongoing**

**Action 4.06: EWG** Huckle's Meadow work continues. MB has completed clearing the old fencing, posts. Now this work is completed work can commence on the gate and the entrance to the site as discussed with Borough representatives. Forest Centre have advised on potential contractor for a path on site, also able to plant hedging in the gaps, site meeting on 18<sup>th</sup> looking at hedging. **Action 4.06: Ongoing**

**7. FINANCE AND POLICY MATTERS**

**a) Quotes for consideration**

Gate from allotments into the churchyard to be looked at. **Action 3.04:RA/MB**

Quotation received, for Huckle's Meadow gate for £1,864, it was unanimously agreed to accept, resolution passed, payment to be issued.

Litter picking equipment, request from Wilstead Wombles that additional equipment be purchased, unanimously agreed to approve expenditure of additional litter picking sets up to £240, resolution passed, 10 sets of items to be purchased.

Burial Ground maintenance quotation for Garden of Remembrance, and path through the Burial Ground plus the beds need to be maintained, up to three days work agreed at a cost of £600 to clear the items, agreed. Contractor to be notified. **Action 3.05:EB**

Grass cutting quotation for 2025 had been accepted it was noted.

*MB arrived at this point of the meeting*

**b) Invoices to be paid –**

**Payment of accounts:**

<b>Payee</b>	<b>Service</b>	<b>Amount</b>
1. Mark Brooks	Huckle's Meadow clearance/fence	£505.00
2. Backlight Ltd	February service	£1046.44
3. Paul Riches Skip	Allotment clearance	£420.00
4. Richard Maskell Plant hire	for Huckle's Meadow work	£216.00

5. Travis Perkins Plant hire for Huckle's Meadow work £413.43

Fire safety work

Accompanying invoices filed ahead of this meeting in the Invoices and Quotations folder of Parish Council documents held online within the folder for this meeting in Office 365 SharePoint. As minuted in March 2020 the F&GP WG is delegated to approve and pay urgent items electronically (with retrospective approval at the next PC meeting). However, these items are yet to be paid, so it is proposed that payment of the above be made.

Payments made as per direct debit agreements:

Zen Telephone and broadband	£40.80 direct debit
Swalec Street lighting energy	£110.27 direct debit
3G CCTV Wifi	£12.53 direct debit

Payments made between meetings were ratified:

We Are Your It direct debit

Councillors unanimously agreed to approve the expenditure above being mindful of MF being RFO and MB also declaring an interest, so took no part in the vote, resolution passed.

Village Hall to be sent pump invoice and fire safety invoice to ensure reimbursement is received by the Parish Council.

**Action 3.06: Clerk**

**c) Parish Councillor vacancy ability to co-opt, Working Group structure, Councillor responsibilities to be discussed**

Application forms for joining the Parish Council requested from two individuals.

Working Group structure reviewed, as well as individual responsibilities with Clerk to seek clarity from individuals if they wish to continue in role(s) ahead of annual review in May.

Updated list had been circulated

**Action 3.07: Clerk**

EB announced with regret that for personal reasons he would be stepping down from the Parish Council with effect from the Annual Parish Meeting in May. He would forward a list of current responsibilities to Council members and the March meeting would consider how these are to be covered. It was agreed that the vacancies on the Council need to be filled and an article for the next Newsletter would be drafted by EB for approval by email.

**Action 7.02: EB Ongoing**

The list of payees who receive annual PC approval for regular payment needs to be reviewed and approved for a further year. **Action 7.01: Ongoing**

It was unanimously agreed that the bank mandate would be amended to allow the Parish Clerk to have full access to the Barclays accounts, both to view and action payments. NW to also be included on the revised mandate. **Action 7.03: EB Ongoing**

## **8. CORRESPONDENCE AND INFORMATION RECEIVED**

NALC Events Bulletin emails

Age Partnership email promoting services

BBC Planning weekly list email

Homewatch article submitted

Online playgrounds promotional information

CPRE update emails

Bank statements

ERTA Voluntary Transport email

Allotment tenant various communications

Burial ground and associated communications

Communications from land owner regarding boundary line – followed up

BBC Planning Parish Consultation letter for 24/02231/MAO – agenda, circulated

BBC Officer communications regarding pedestrian refuge bin misuse at Bedford – chased  
Resident communication regarding overflowing dog bin – followed up  
BBC Decision sheet for Rural Affairs Committee, Monday, 25th November, 2024, 6.30 pm  
Healthwatch Bedford Festive lunch invitation - Parish Councils  
CPRE November 2024 newsletter  
Wilstead Pre-School Fundraising communication – responded to  
BBC Officer communications regarding average speed camera installation/calibration communications – updates circulated to Councillors  
Persimmon communications, BBC Officer communications relating to Longmeadow Drive – ongoing  
BBC Officer communications copied into regarding pedestrian refuge at Wilstead Crossroads (pedestrian warning sign) - chased  
CPRE November newsletter  
Wilstead Homewatch article submission  
BBC Officer Recycling regarding bin in road at Church Road – followed up, Borough Councillor MF copied in  
BBC Highways Officer communication regarding highways items in the parish – followed up  
Bedford Borough Council Parish and Town Council Update - circulated  
Councillor follow up communications copied into with Anglian Water regarding the water metres  
Cambridge and County Building Society Your bond is due to mature soon communications  
Borough Councillor feedback on Christmas lights switch on  
Chairmanship Training with BATPC - Dates and Booking Details  
BBC Planning Parish Consultation letter for 24/01788/FUL – agenda item, circulated  
Copied into communications regarding nursery at Jubilee Centre usage  
Jubilee Centre grass cutting communication clarity  
BATPC Local Government Services Pay Agreement 2024/25 – agenda item  
Request for keeping chickens on the allotment communication feedback given  
Surface Water management The Pastures - site meeting communications follow up copied into  
BBC Officer follow up pedestrian refuge at Wilstead Crossroads (pedestrian warning)  
Latest VARS Data  
BBC communications regarding Huckle's Meadow maintenance work  
Cambridge and Counties Welcome to your new fixed rate bond  
Resident communication regarding highways safety in Cotton End Road – responded to and followed up  
BBC Officer communication regarding request for 20mph zone  
BBC Officer communication regarding lineage work in Cotton End Road  
BBC Officer communication regarding Persimmon land transfer copied into  
Councillor communication regarding dog bins in the parish – followed up  
BBC Parish and Town Council Update – circulated  
National Highways Important roadwork information - A421 eastbound between A603 / A421 roundabout Black Cat Roundabout essential maintenance  
Grounds Maintenance Service for 2025 communication  
CPRE December newsletter  
Reporting Back: PTCN December 2024

**9. TO AGREE THE MINUTES OF THE COUNCIL MEETING HELD ON 10<sup>th</sup> FEBRUARY:**

All Councillors unanimously agreed approval of the Parish Council 10<sup>th</sup> February, it was agreed to approve the minutes. The Working Group items to be listed as an appendix to the meeting minutes.

#### **10. CLOSE OF MEETING:**

Chair closed the meeting at 8.45pm.

The following items are a collation of the latest reports from Parish Council Working Groups and, whilst they represent the latest status, they were not discussed at the meeting as none required a decision to be made and no further explanation was necessary.

#### **PLANNING**

##### **DECISIONS TO BE NOTED:**

25/00135/HPN Prior notification for single storey rear extension(s) between 3 and 6 metres depth at 5 Vicarage Lane – Refused

24/02452/FUL Single storey side extension, loft conversion with dormer windows and increase roof height at 106 Cotton End Road – Permitted

24/02254/TPO T1 - ASH - Sectionally fell and grind stump due to Ash dieback at 8 Oak Avenue – Permitted

24/01788/FUL Installation of disabled access platform lift at 8 Maple Close - Permitted

##### **ANY OTHER PLANNING MATTERS:**

**Action 4.02: PWG (21)** *To action contacting planning enforcement regarding 166 Cotton End Road The fencing remains in situ, to be reported.* **Action 4.02 (21): PWG**

**Action 2.04: Clerk (22)** *To follow up with the Borough Council Officer to investigate what could be done to improve cycling facilities in the village as well as the link along the A6 to be safer for users. Yo Highton and Melanie MacLoed at the Officers who will give an update on this, all that is known is that the local authority are just about to start work on the preparation of a Local Cycling and Walking Improvement Plan for the Borough. This document is expected to be ready in the autumn time. Chased March 2024*

**Action 2.04 (22): Ongoing**

**Action 4.02:PWG** *To follow up at end of Hampton Close moving forwards with making a public right of way application to the local authority on this matter given it has been walked by residents for over thirty years.*

**Action 4.02:Ongoing**

**Action 4.03:PWG** *To follow up if the wildlife habitats being reported as a wildlife crime can be followed up with the local Police as well, contact with resident to be made to see if this has been done.*

**Action 4.03:Ongoing**

**Action 6.04: NJ** *To follow up why such change of use applications are not formally consulted on by the local authority.*

**Action 6.04: Ongoing**

**Action 3.05:PWG** *To have a formal meeting with Robinson and Hall to measure the site boundary out which is the first step on this matter* It had been agreed to carry out a site visit to have a formal measurement of the boundary which is a separate matter to the access along Jubilee Way to the proposed development area. Awaiting site visit to be arranged.

**Action 3.05: Ongoing**

**Action 10.02: Clerk** *To arrange meeting with service director, alongside the associated Planning Officer and Planning Policy Officer to better understand how 24/01566/MAO will be considered in light of the Borough Council Local Plan position and the village Neighbourhood Plan. Wixams End also to be discussed. Potential meeting dates circulated, meeting expected shortly.*

**Action 10.02: Ongoing**

**Action 10.08:Clerk** *To administer communications on behalf of the Parish Council to the landowner it was agreed. It was felt best to proceed to mediation on this matter, with Sharman solicitors hopefully able to help with how to arrange an independent individual to*

assist with mediation. Clerk was communicating as point of contact it was noted.

**Action 10.08: Ongoing**

**Action 1.02: WG 24/02452/FUL** Single storey side extension, loft conversion with dormer windows and increase roof height at 106 Cotton End Road - the Working Group recommendation was to review the application in more detail ahead of submitting comments. **Action 1.02: WG**

## **BOROUGH COUNCILLOR**

Items covered during meeting.

## **PLAY AREA**

**Action 7.17 (21): Clerk** *To follow up with CPM Playgrounds to review and advise next steps accordingly, regarding the mixing bolt that needs replacing on the Playdale spinner, and the locomotive needs taking apart and reviewing more closely* Contractor had been asked to undertake review of locomotive, site meeting arranged on 1<sup>st</sup> February to look at the spinner with Playdale representative.

**Action 7.17 (21): Ongoing**

**Action 7.05: PAWG** *To explore options with funding opportunities, and it was agreed to consult the village at a later stage when there is more information available for residents to understand the proposals* MB had made contact with the local authority and school to discuss the proposed location of the play area improvements which it is intended will have limited encroachment on the area the school use. A further site meeting with a potential contractor has been arranged. Funding opportunities information had been shared with MB. It was noted that the Council agreed once all proposals are finalised total cost will need to be developed and means of funding pursued. It was felt that the £60k in the Reserves budget plus £25k from outstanding CIL payment would be inadequate, the above costs do not include major earthworks or surfacing. **Action 7.05: Ongoing**

## **ENVIRONMENT**

**Action 9.10: EWG** *To follow up at Crossroads; extensions to yellow line parking restrictions, marking of pedestrian crossing access and cutting back of undergrowth on south side of Cotton End Road approach.* RD has been following up on all actions and these are complete with the exception of a definitive answer from the Borough regarding the re-installation of a pedestrian safety island at the entrance to Cotton End Road. Feedback was received: When the old junction was adapted to be a mini-roundabout, in order to fit the required roundabout diameter it was unfortunately necessary to remove the old pedestrian refuge. As a consequence we installed new crossing points as close as possible to the roundabout give ways lines without affecting the flow of the mini-roundabout. This is in line with the requirements of the design standard, but unfortunately means that the crossing points are further away from the junction than previous. Given the width of Cotton End Road and the space needed for turning vehicles (including any vehicles coming into and out of the car sales garage), it is not feasible to install a new island in this location. It is also difficult to improve visibility of pedestrians on the southern side of the junction as we are unable to remove the large oak tree on the corner. This limits options for improvements here and my recommendation is that we highlight the presence of pedestrians with the installation of some traffic signs on the approaches to the junction as per a sign that can be installed to raise awareness. The Parish Council have requested this sign be installed as soon as possible and full update shared in Homewatch. Awaiting sign installation, which RD has chased, signs have been ordered and awaiting installation. Latest update early July is it is hoped that the signs will be installed over the next couple of weeks. Cotton End Road bus lines removal expected and had taken place. Superseded

by more recent highways safety meeting February 2025, action to be deleted.

**Action 9.10: To Be Deleted**

**Action 11.09 (21): MB** *Some repairs are needed to the gates into churchyard to refresh the gates* MB to explore quotes for this with a local contractor. This has been explored and it is expected due to the age of the gates they will require more substantial work carried out than just light touch maintenance. Council will need to consider next steps as budget impact likely to be larger than initially expected.

**Action 11.09 (21): Ongoing**

**Action 11.08: EB** *To follow up with Council to know what else they would advise for suitable highways safety measures along the Littleworth area* This had been done at the recent site meeting, it was noted Clerk to request highways pole installation at Littleworth with interim measure proposed that the VAS is placed on existing street furniture if local authority highways agree. With Councillors agreeing the expenditure for the VAS unit to be moved by Andy Muskett along with the yellow warning plate.

**Action 11.08 (22) :Ongoing**

**Action 2.04: EB** *To consider the village cross roads quotations reviewed by Councillors, three looked at with all given the same specification,* It was unanimously agreed to award the work to Phil Woskett noting the Parish Council do not own the land but have the landowners permission, this is on hold. The middle takeaway shop was approached with regard to resurfacing the car park area that had become a trip hazard. This has been done but not well so that there remain large puddles of water in the area after rain. It is still intended to tidy up the area but requires further thought on what exactly needs to be done.

**Action 2.04: Ongoing**

**Action 2.05: EB** *A new village sign to be made and commissioned for being centrepiece of the work, a design competition to be arranged.* Schoolchildren submitted proposals for the sign but these have not been taken up. On hold pending a decision on Action 2.04

**Action 2.05: Ongoing.**

**Action 6.10:EB** *To arrange for a quotation for the Jubilee MUGA shelter*

**Action 6.10: Ongoing**

**Action 10.04:EB** *To seek quotations and considerations for the hedge work to be laid at the boundary between 5-7 Bedford Road and Jubilee Way allotments.* This work will await the final decision and placement of boundary hedge between agreed Parish Council land and the owner of 5 – 7 Bedford Road. Robinson & Hall to be used to draw up the boundary line and ensure the agreement is registered/recorded. Awaits agreement with the land owner as per Action 3.05.

**Action 10.04: Ongoing**

**Action 11.08: Clerk** *To seek a quotation for the highways humps to be painted in yellow along Jubilee Way* This to be taken forwards as part of the highways actions and the marking of the parking bays.

**Action 11.08: Ongoing**

**Action 2.13: Clerk** *To share vehicle speed data with local community police team*

**Action 2.13: Ongoing**

**Action 2.07:MB** *To explore options regarding the Jubilee Way knee rail repairs* Quote accepted for £225.88 for the knee rail repairs, also discussed having an extension to this knee rail repair to prevent vehicles accessing the field going forwards, so could exploration of a more permanent fixture be explored for these options, so the knee rail repair to be held off until the other options being extended have been explored.

**Action 2.07:Ongoing**

**Action 4.01: Clerk** *To follow up with Inspector Goldsmith about having an article collated to share in local publications about how best to report items* to the Police would be helpful to promote the right way to send items in. Also Inspector Goldsmith to look into racing vehicles along the A6 late at night Contact details for reporting to the Police had been placed in Homewatch. Clerk has followed up the A6 racing vehicles as well.

**Action 4.01: Ongoing**

**Action 7.04: EB** *To raise with Wave to remove the sewage charge for the allotment water supply Communications have been sent on this update was January 2025 Wave confirmed wholesaler has backdated the sewerage charges only to December 18, 2024, as per their policy, rather than to January 2023 as requested on your behalf. Unfortunately, Anglian Water's policy does not allow us to backdate de-registration dates beyond the request submission date.*

**Action 7.04:Complete**

**Action 9.04:MB** *To explore additional parking along Jubilee Way being explored, with options being considered before putting up the new knee rail fence (Action 2.07). There was a suggestion of clearer signage would be beneficial to direct users to park in overspill area. MB offered to collate a specification to enable quotes to be sourced.*

**Action 9.04:Ongoing**

**Action 10.12:MB** *To go ahead with the Huckle Meadow entrance gate - MB declared an interest in this item and took no part in the vote. The quote covered additional widening of the entrance, excavation works for the steel posts, a new hardcore base for the opening the additional installation costs will be £3305.00 including VAT. This figure includes all materials (concrete, hardcore, membrane), plant hire costs, delivery, collection of materials and all labour required for the install. The gate to be a steel kissing gate option designed for disabled pedestrian access. The gate being explored is from McVeigh Parker for the materials, the quote being £1409.00 excluding VAT. It was unanimously agreed to go ahead with the proposal from Useful Bloke, with it being agreed the fencing work would be done separately and the final gate pricing to be confirmed and the Parish Council would pay for the gate directly, resolution passed.*

**Action 10.12:Ongoing**

**Action 11.09:Cerk** *To follow up further planning relating to possibly storing 10 foot storage container at the allotments to enable a more secure facility Clerk had started to pursue with the local authority Planning team, feedback received and circulated.*

**Action 11.09:Complete**

Low allotment fencing and gate proposals considered but an estimate of £3k was considered too high a cost. Instead, MB will provide the cost of rolls of chicken wire and stakes that could be given to allotment holders to protect their plots

## **FINANCE AND GENERAL PURPOSES**

**Action 4.10 (18): F & GP WG** *To update and sign the Jubilee Centre lease given the length of time that has now passed and the lack of response from the solicitors and to be registered with the Land Registry. License to operate the building on behalf of the Parish Council to be followed up, MF to follow up with an annual renewal.*

**Action 4.10 (18): Ongoing**

**Action 2.10: Clerk** *To issue Bedford Borough Council with an invoice for part reimbursement of external audit fee*

**Action 2.10:Ongoing**

**Action 3.10: F&GP WG** *To review the Standing Orders and Financial Regulations of the Parish Council to ensure they reflect the employer changes Policy list for Council to review collated, Financial Regulations approved.*

**Action 3.10: Ongoing**

**Agreed 11.12: F&GP WG** *To arrange for the Clerk to have read only access to view the accounts online Clerk to be added to the mandate to save the cost of proceeding with online access as it is £50 a month service.*

**Agreed 11.12: Ongoing**

**Action 1.15: Clerk** *To arrange production of accounting information relating to Wilstead CIL funds separately*

**Action 1.15: Ongoing**

**Action 7.01: Clerk** *To ensure the Google contact details are updated as currently they are out of date MB has been supporting with this. Clerk has tried to update location address.*

**Action 7.01 (22): Ongoing**

**Action 12.07: MB/EB** *To receive feedback from MB and EB who will look in more detail at the potential options including phasing.*

**Action 12.07(22): MB/EB**

**Action 6.01: Clerk/EB** *To arrange for a second key to be cut for the village noticeboard.*

**Action 6.01: Ongoing**

**Action 11.11: Clerk** *To bring an updated asset register schedule as a future agenda item.*

**Action 11.11: Ongoing**

**Action 1.07: Clerk** *To follow up the Village Hall flooring invoice accounting for VAT*

**Action 1.07: Ongoing**

**Action 7.05: Clerk/MF** *To share new Councillor paperwork and arrange new email addresses* All actioned, just need KH's signed paperwork **Action 7.05: Ongoing**

**Action 10.13: F&GP WG** *To bring recommendation to ensure arrangement of best products for earning money for the Parish Council in regards to the savings rate change from Barclays* The recommendation was that the two fixed rate bonds, fixed for two years with Cambridge & Counties Building Society, a further bond be secured, with example rates given to Councillors. With suggestion of re-investment to top up to £30,000 be placed, it was unanimously agreed to go with this, resolution passed. The funds in a one year bond to gain better interest than getting at Barclays, with agreement in principle for up to £25,000 to be transferred to the bond, resolution passed. These applications were ongoing.

**Action 10.13: Complete**

**Action 11.05: Clerk** *To feedback to Wilstead Flower and Produce Association, Working Group recommendation to award a donation of £400 towards the hall hire and printing cost for the annual show, unanimously agreed by all present, resolution passed. Clerk to share details of possible alternative print suppliers.*

**Action 11.05: Complete**