

Minutes of the Property Committee meeting held in the Council House, 44 Old Street, Clevedon at 7.00pm on Wednesday, 18 April 2007.

Present: Cllr D Shopland - Chairman, in the Chair  
Cllrs C Francis-Pester, G Watkins.

Apologies: Cllr C Hall - work commitments, C Wring - holiday.

PC/07/07 MINUTES of the Property Committee meetings held on 22 November 2006, 5 March 2007 and 28 March 2007 were approved as true records and signed as such by the Chairman.

PC/07/08 DECLARATIONS OF INTEREST - None were made.

Min No		Action
<b>Part 1 items – DECISION REQUIRING APPROVAL BY COUNCIL</b>		
PC/07/09	<p><b>COUNCIL HOUSE - NOTICEBOARDS PC/06/23.2</b> As requested the Clerk provided quotations for alternative noticeboards of varying sizes; 3 bay 2411 x1057 (27 A4 sheets) £2674.49p, 3 bay 1880 x 848 (12 A4 sheets) £1737.69p 3 bay 1905 x 965 (10 A4 sheets) £1695.00p, 3 bay 1200 x 900 (10 A4 sheets) £1240.44p <b>RESOLVED:</b> TO RECOMMEND COUNCIL purchase the noticeboard, the design of which was previously agreed by Council and thought to be in keeping with the building, costing £1,695 which will hold 10 A4 sheets. To be funded from remaining Council House fit out monies.</p>	Office to action after full Council
<b>Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b>		
PC/07/10 10.1	<p><b>VILLAGE HALL PC/06/33</b> <b>LONG TERM RENTAL OF VILLAGE HALL - CAB</b> Notes on informal discussions following Ms Richards attendance at the inquorate Property Committee on 28 March 2007 and <i>her initial response in italics</i>.</p> <ul style="list-style-type: none"> <li>• Possibly the initial lease could be for 10 years with a review every 3 years. <i>CAB would be happy with this arrangement.</i></li> <li>• None of the proposed work to commence until the lease is agreed and signed. <i>CAB want the lease or at least payment of rent to commence on opening premises to public. When CAB moved to Badger Centre a 'letter of intent' was signed to give their landlords the confidence to proceed with the refurbishment. CAB only liable for rent on moving in and opening to the public.</i></li> <li>• An expressed a reluctance to allow a rent free period as requested by the CAB. <i>CAB reiterated their request.</i></li> <li>• Possibility of sub-letting CAB's existing offices when empty was suggested. <i>CAB Solicitors had advise the lease precludes sub-letting.</i></li> <li>• Consideration on keeping separate the CAB rent &amp; Town Council grant to CAB. <i>CAB ask whether the grant would be increased to match the "new" rent and paid from the date of signing the lease, if so CAB would be able to agree and sign lease at an earlier stage.</i></li> </ul> <p>Following lengthy discussions it was; <b>RESOLVED:</b> To reply to CAB offering;</p> <ul style="list-style-type: none"> <li>• a lease to commence on 1 July 2007, payments to begin 1 October 2007 following the refurbishment – giving 1 quarter rent free.</li> <li>• Rent £7,500 pa, also to meet the cost of services and NNDR (£700pa). Town Council responsible for maintenance of the roof.</li> <li>• With regard to the annual grant to the CAB this is fixed within a three year service level agreement which ends in April 2009. Clevedon Town Council has therefore based current budgeting on this agreement.</li> </ul>	Office to action
10.2	<p><b>LONG TERM RENTAL OF VILLAGE HALL - ROYAL BRITISH LEGION</b> The British Legion had replied that the rental was beyond their financial resources.</p>	Noted
10.3	<b>CENTRAL HEATING - Service completed.</b>	Noted
10.4	<b>DAMP - Damp area on back wall still not solved.</b>	Noted
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11.1	CENTRAL HEATING - Service completed.	Noted
11.2	REQUEST FROM CLEVEDON ART CLUB Art Club has now decided the Council House will not be an appropriate venue for the 2007 Open Exhibition. Reason given shortage of space for rejected works and the need to accommodate the Town Council's furniture. The Club is currently looking at an alternative venue in Clevedon.	Noted
11.3	CLEVEDON HOSPITAL SUMMER FETE Request from the League of Friends to hold the Summer Fete on 8 September 2007, 2.00-4.30 pm in the Council House if the weather prevents the event taking place in the hospital grounds. <b>RESOLVED:</b> Not to agree to this request as there were concern that, on a wet day, the carpets in the Council House would be damaged, despite the offer to lay a covering in the entrance hall.	Office to action
11.4	WORKS OUTSTANDING PAT Tests for both Village Hall and Council House completed. Hearing Loops - quote being obtained. Display Cabinet - no progress.	Noted
11.5	INCOME & EXPENDITURE REPORT Income 2006/07 Village Hall, Council House & 42 Old Street £10,762.60 Expenditure 2006/07 Village Hall, Council House & 42 Old Street £14,545.88	
PC/07/12	<u>42 OLD STREET PC/06/36</u> Quarterly Inspection Report - West Country Property highlighted the following; damp patches, stiff front door loose catch plate on bathroom window, all of which their handyman will repair.	Noted
PC/07/13	<u>SKATE PARK PC/06/37</u> YOUTH SHELTER - No reply from Mr Moore NSC regarding section 106 funding.	Continue to Follow up
PC/07/14	<u>LAND OFF HIGHDALE ROAD AND HIGHDALE AVENUE PC/06/38</u> NSC Solicitor has collecting statements from local residents. Hearing likely to take place in a couple of months time – if possible it will be held in Clevedon.	Noted
PC/07/15	<u>CLEVEDON CHILDREN'S CENTRE PARTNERSHIP GROUP</u> Cllr Shopland and the Clerk had attended the Design Team interviews, at which a team had been appointed. The next meeting with Children's Centre project representatives is on 21 May 2007.	Noted
PC/07/16	<u>YOUTH CAFÉ WESTON SUPER MARE</u> Weston Super Mare Town Council had written asking for assistance in keeping the Barcode Youth Café open. The success of the café has exceeded all expectations however it is more costly than most youth facilities. <b>RESOLVED:</b> Not to financially support this facility which is based in Weston and serves Weston young people mainly.	
APPROVED AS A TRUE RECORD		
CHAIRMAN: .....		
The meeting finished at 7.30pm		
DATE:.....		