

CLEVEDON TOWN COUNCIL**PROPERTY COMMITTEE**

Minutes of the Property Committee meeting held in the Council House, 44 Old Street, Clevedon at 7.30pm on Wednesday, 14 November 2007.

Present: Cllr D Shopland - Ctte Chairman, in the Chair
Cllrs C Francis-Pester, from 7.40pm, L Little, J Middleton, G Watkins.

In Attendance: Cllr P Gannicliff until 8.00pm

Apologies: Cllrs R Garner - another commitment, P McNeill - holiday.

7.30pm INFORMAL BUSINESS CLEVEDON YOUTH & COMMUNITY CENTRE

Mr C Parry and Mr R Carroll were in attendance as representatives of the Management Committee. They provided a budget forecast for 2008 to 2011 and copies of the accounts for the year ended 31 March 2007. The Town Council had provided a grant of £10,000 per annum for the last 3 years and it was anticipated, with careful management, there would be no need to increase this figure for the next 3 years.

An itemised list of building repairs and maintenance this year had been included. The main item of expenditure in the future is a new boiler. The Centre is fully booked on weekdays at present however the budget forecast takes into account a possible 20-30% reduction in bookings during the construction of the Children's Centre. The Management Committee feel the addition of the Children's Centre will be a major advantage and will enable them to use small rooms in the Centre for small group meetings and classes. They are working with the Children's Centre Partnership Group to agree maintenance, insurance liability for shared areas and schedules for the construction work. It was agreed the Town Council, as lease holders, should be kept informed of these discussions.

7.45pm FORMAL BUSINESS

PC/07/40 MINUTES of Property Committee meeting held on 29 August 2007 were approved as a true record and signed as such by the Chairman.

PC/07/41 DECLARATIONS OF INTEREST – None were made.

Min No		Action
Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
PC/07/42	<p><u>CLEVEDON CHILDREN'S CENTRE PARTNERSHIP GROUP PC/07/38</u> Members were provided with copies of the Town Council letter to NSC asking for consideration that the lease is handed over to NSC in order for them to have their own dedicated building for youth provision in Clevedon. This would be subject to the existing building being maintained as a Youth & Community Centre for the remainder of the term of the lease, approximately 14 years. The Town Council would continue to consider providing a nominal grant to assist with this provision during this period. However, if this is not possible, then requesting the integrity of the existing building is independently maintained – should it need to be demolished when the lease finishes, which is a requirement within the terms of the lease.</p> <p>NSC had now replied suggesting the existing ground lease on The Barn be varied to remove the liability for the Town Council to demolish the building at the end of the lease. This could be done by surrendering the current lease and re-granting a lease without this provision. At the same time a lease plan could be prepared showing the extent of The Barn to be leased and reporting/identifying any shared areas. Cost of varying the lease would be met by NSC.</p> <p>RESOLVED: To accept NSC's suggestion of a new lease, provided;</p> <ol style="list-style-type: none"> 1. There is no additional revenue costs or liability on The Barn following the completion of the Children's Centre 2. The Barn will be restored to a viable, separate entity should the Children's Centre fail, the cost of which will be met by the Children's Centre (NSC), along with the adaptation, or formation, of an acceptable entrance provision. 3. Obtain an agreement on the condition of the building – Schedule of Condition – for when the lease runs out. <p>Future working arrangements and practical provisions to be part of continued discussion.</p>	Office to action
PC/07/43	<p><u>REPORT FROM COUNCIL REP ON CLEVEDON YOUTH & COMMUNITY CENTRE</u> Cllr Gannicliff had attended the recent AGM and provided copies of papers. He was impressed with the work of the Management Committee and the Administrator. He felt it was a well run facility that was gradually expanding and if the Children's Centre is realised it would be an asset to Clevedon.</p>	

