



ST IVES TOWN COUNCIL

Town Hall, Market Hill, St Ives,
Huntingdonshire PE27 5AL
Tel: 01480 388929

e-mail: clerk@stivestowncouncil.gov.uk

TWINNED WITH STADTALLENDORF

Issued: 21 September 2022

The Town Mayor and Members of St Ives Town Council

You are hereby summoned to attend an **Extraordinary Meeting** of St Ives Town Council to be held in the **Town Hall** on **Wednesday 28 September 2022 at 7.00 pm.**

Proper Officer Locum Clerk Diane Bayliss

AGENDA

- C69.00 APOLOGIES**
To receive and note apologies for absence.
- C70.00 DECLARATIONS OF INTEREST**
- C70.01 Making Declarations of Interest**
Clarification of the policy and procedures for Members to declare interests during all Council and Committee meetings (copy herewith).
- C70.02 Retrospective Declarations**
An opportunity for Members to give Declarations for past meetings where they either did not declare an interest or it was not recorded.
- C70.03 Declarations of Interest**
To receive Declarations of Disclosable and/or Non-disclosable Pecuniary Interests as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda item.
- C71.00 PUBLIC PARTICIPATION**
A maximum of 15 minutes in total is permitted for members of the public to address the Council in accordance with the Town Council's approved Public Participation Policy. Each participant will be limited to 3 minutes in which to make their comments.
- C72.00 CORN EXCHANGE ROOF**
To consider report from Locum Clerk that works to the Corn Exchange roof be deferred until 2023 (copy herewith).

**C73.00 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960
EXCLUSION OF THE PRESS
AND THE PUBLIC**

To resolve that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business, the Press and the Public be excluded from the Meeting.

C74.00 STAFFING MATTER – TOWN CLERK

To consider report from Interim Deputy Clerk (copy herewith).

**C75.00 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 RE-ADMITTANCE OF
THE PRESS AND THE PUBLIC**

To resolve that the confidential business having been concluded, the Press and Public be re-admitted to the meeting.

EXTRACT FROM CODE OF CONDUCT 2020

Appendix B Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1** (Disclosable Pecuniary Interests) which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2** (Other Registerable Interests).

"Disclosable Pecuniary Interest" means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest.

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

5. [Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it]

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which directly relates to the financial interest or wellbeing of one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but

otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which directly relates to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in **Table 1**) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

8. Where a matter arises at a meeting which *affects* –

a. your own financial interest or well-being;

b. a financial interest or well-being of a relative or close associate; or

c. a financial interest or wellbeing of a body included under Other Registrable Interests as set out in **Table 2** you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

9. Where a matter (referred to in paragraph 8 above) *affects* the financial interest or well-being:

a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;

b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest.

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. [Where you have an Other Registerable Interest or Non-Registerable Interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it]

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the 19 January 2021 Page 14 of 17 councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor's knowledge)—

	(a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and (b) either— (i)) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* ‘director’ includes a member of the committee of management of an industrial and provident society.

* ‘securities’ means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
 - (i) exercising functions of a public nature
 - (ii) any body directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)

ST IVES TOWN COUNCIL

DATE: 28 September 2022

SUBJECT: CORN EXCHANGE ROOF

1 Introduction and Purpose of Report

- 1.1 To make members aware of subsequent conversations and planning meetings with Corn Exchange Directors with regards to the need for its roof replacement and to obtain an agreement for the Property Committee to progress the project,.

2 Recommendations

- 2.1 That the report is received and content noted.
- 2.2 That an agreement be given to defer the building works until July 2023 to enable the property committee to form a full and comprehensive timeline working document and plan, thus also giving a longer period to confirm changing costs and approve expenditure still likely to be £360,000
- 2.3 That the subject of further funding be discussed at a future meeting.

3 Background

- 3.1 At a meeting of the Town Council in November 2019 it was agreed to undertake a survey of the Corn Exchange Roof in order to obtain an expert opinion on repair work and to allow for appropriate budgets to be allocated, going forward. The results of the survey indicated a remaining life of 5-10 years before water is likely to ingress in numerous places and that asbestos needs full removal of the area.
- 3.2 As a result, the Property Committee appointed Stockton Bradley Chartered Building Surveyors.
- 3.3 Considering the above, Members of the Property Committee determined in January 2021 that replacement of the roof would be the best option, as encapsulation would only be an interim measure and would need to be revisited at a later date.
- 3.4 To date expenditure on the project has totalled £6,714.90 for the survey and business case with structural report.
- 3.5 The Directors of the Corn Exchange have requested for the deferral of the works until July 2023 due to financial losses and will also allow them to prepare, plan and execute business loss minimisation plans accordingly, they feel that the timescales to run with the current start date of Jan 2023 would be too early.
- 3.6 The Corn Exchange Directors have requested that the following areas to be agreed thus deferring the start date:
- That the Corn Exchange Roof Works will commence July and be complete end-September 2023
 - That the Riverport Cafe Lounge and Tony Burgess Room will be inaccessible for the duration of the Works on the roof
 - That the main entrance, Charter Hall, Kitchen and Flexi Rooms will be available for normal use for the duration of the Works, in liaison with the building contractor

- That the Town Council would look to carry out other necessary infrastructure repairs/making good, as identified by the Corn Exchange Operations Director, whilst the scaffolding is in place
- That the Town Council would work with the Corn Exchange to find alternative venues for Community Hirers so that they are not disadvantaged during the Works

4. Proposal

4.1 It is proposed that Council defer the commencement date of the build in order for all parties to work on a structured plan , communicate more constructively and at a timely manner that has been before this report, also Stockton Bradley still wish to proceed with engaging the contractor to enable release of the Planning (Conservation) Conditions, they will also write again to the neighbours concerning access in the hope of avoiding a Court Order to enable works off their property..

5. Financial Implications

5.1 There is £145,000 earmarked in reserves with the Corn Exchange Roof (EMR) and further funding can be allocated in the budget this coming year to allow a reduction in 3rd party borrowing.

6. Policy Implications

6.1 There are no current policy implications.

7. Health and Safety Implications

7.1 Before any works take place, appropriate risk assessments, method statements and evidence of sufficient insurance are required. The contractor will need to confirm they can meet the requirements of CDM and have a Health and Safety policy in place that complies with legislative requirements

8. Reporting Officer – Matthew Price – Locum Clerk