



ST IVES TOWN COUNCIL

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TWINNED WITH STADTALLENDORF

Issued: 24 November 2022

**Councillors J Tiddy, B Luter, C Smith, R Chapman, M Mallol Wright, M King, M Burke, M Setchell
Town Mayor**

You are hereby summoned to attend an **Extraordinary Meeting** of the **Property Committee** of St Ives Town Council to be held in the **Town Hall**, St Ives on **Wednesday 30 November 2022 at 6.00 pm.**

Locum Clerk – Matthew Price

AGENDA

PR24.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PR25.00 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.

PR26.00 PUBLIC PARTICIPATION

A maximum of 15 minutes in total is permitted for members of the public to address the Committee 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.

PR27.00 UPDATE REPORTS

To receive verbal reports on:

PR27.01 Warner's Park Pavilion

PR27.02 Burleigh Hill Community Centre

PR28.00 HEALTH AND SAFETY

PR28.01 Audit

To consider the results of a recent audit on the Grounds Maintenance Depot and whether quotations for similar audits on all Council-owned properties should be sought.

PR28.02 Legionella Testing

To agree that quotations be sought for legionella testing at Council-owned properties.

PR28.03 Electrical Testing

To agree that quotations be sought for electrical testing of Council-owned properties.

PR29.00 ESTIMATE OF EXPENDITURE

To consider what future expenditure will be required for property maintenance which should be incorporated into next year's budget.

PR29.00 CARBON NEUTRAL PROPOSALS

To discuss the possibility of becoming carbon neutral by 2030.

PR30.00 REMEDIAL WORK ON BOILERS – CORN EXCHANGE

To approve urgent remedial works to be carried out to the Corn Exchange boilers (copy herewith).

PR31.00 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.

PR32.00 WARNER'S PARK ELECTRICAL WORKS

To consider quotations received for electrical works and emergency lighting at the Pavilion (copy herewith).

PR33.00 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.

PROPERTY COMMITTEE

DATE: 30th November 2022

SUBJECT: Remedial Works on Boilers – The Corn Exchange

1 Introduction and Purpose of Report

- 1.1 This report is to advise members of the remedial works that need completing on both Corn Exchange boilers following a routine annual service.

2 Recommendations

- 2.1 That the report is received and noted.
- 2.2 That the works at the Corn Exchange be undertaken by Miramar Engineering Ltd at a rectified cost of £1301.50.

3 Background

- 3.1 In October 2022 an annual service on the boilers for the Town Hall and the Corn Exchange took place.
- 3.2 Gas Safety Checks are done annually to provide us with a recent up to date gas safety certificate. This allows us as the Town Council to stay compliant with health and safety laws.
- 3.3 Following the annual service, the engineers have found faults with both boilers at the Corn Exchange. They have reported the following to be completed:
- Attend site to clean out heat exchanger
 - Replace o-ring seal on upstairs Bosch boiler.
 - Downstairs ideal boiler has been switched off due to leak on flue which over time has eaten through the integrity of the flue and will need replacing.
 - Also recommend cleaning out heat exchanger as have to be done every two years.

5. Proposal

- 5.1 That Miramar Engineering Ltd undertake the works immediately.

5. Financial Implications

- 5.1 The 2022/23 budget Corn Exchange Repairs and Renewals.

6. Policy Implications

- 6.1 There are no current policy implications.

7. Health and Safety Implications

- 7.1 Any immediate H&S implications will be mitigated by undertaking these works. Contractor risk assessments, method statements and evidence of sufficient insurance were obtained in advance of the works taking place. The contractor must 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 – Emma Egginton, Administration Officer