

**Minutes of the Meeting of the Property Committee of St Ives Town Council  
held in the Corn Exchange on Wednesday 26 January 2022**

**Present:**

Chairman: Councillor J Pallant  
Vice Chairman: Councillor C Smith

Councillors: M King, R Fuller, Dr C Pegoraro, J Tiddy, N Dibben, P Hussain (ex officio)

**In attendance:**

Amenities Manager: C Allison  
Democratic Officer: S Rawlinson

**PR28.00 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor D Rowe (business commitment).

**PR29.00 DECLARATIONS OF INTEREST**

**Agenda Item PR32.00 – Councillor P Hussain**, non pecuniary interest as a Director of the Corn Exchange CIC.

**PR30.00 PUBLIC PARTICIPATION**

None.

**PR31.00 MINUTES**

**RESOLVED:** that the Minutes of the Property Committee meeting held on 27 October 2021 are agreed as a correct record and signed by the Chairman.

**PR32.00 CORN EXCHANGE AIR CONDITIONING**

Consideration was given to the report seeking approval for works to the air conditioning system.

The Amenities Manager had held a meeting with the Director of the CIC and provided an update to the report. It had been decided not to replace the fan in the café until it failed. It was working at present but was rather noisy. The bar cellar cooler improvements and leak in the ceiling bar would be met by the Corn Exchange, as would a possible future deep clean of the Charter Hall air conditioning.

An unscheduled service to the air conditioning had been commissioned by the Corn Exchange at a cost of £395 and members were asked to consider payment of this.

Cleaning of the air conditioner housing was considered necessary due to pigeon droppings.

**RESOLVED: PR32.01** that the report is received and noted.

**PR32.02** that further quotations for repairs to the air conditioning system in the flexi room be obtained.

**PR32.03** that authority be delegated to the Chairman, Vice Chairman and Locum Clerk to appoint an appropriate contractor for the flexi room air conditioning works.

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**PR32.04** that the air conditioner housing be cleaned.

**PR32.05** that the sum of £395 be paid for the unscheduled service. The Amenities Manager to stress to the CIC that all expenditure on the fabric of the building should only be commissioned following authority from the Town Council.

**PR32.06** that Councillor Hussain investigate methods of discouraging pigeons and provide details to the Amenities Manager.

**PR33.00 WARNER'S PARK PAVILION**

Consideration was given to the progression of refurbishment works to the Pavilion.

There was some discussion on how high a priority refurbishment was and to what extent the facility would be used by the community.

There were some concerns about the current state of the property. The Amenities Manager confirmed that £22k was available in budget for repairs and renewals.

Work was needed to the rear of the pavilion where guttering from the building was damaged and overspilling into a resident's garden. Grounds maintenance staff had cut back the vegetation behind the building and would attend to the guttering.

**RESOLVED: PR33.01** that the report is received and noted

**PR33.02** that the Pavilion Working Group be reinstated and work towards having plans drawn up

**PR33.03** that the GM staff inspect the building and report back to the Amenities Manager on any urgent works required

**PR34.00 MAINTENANCE UPDATES**

**PR34.01 General Property and Maintenance Update**

The Amenities Manager reported that the Corn Exchange front lift would be fixed on 2 February.

The toilets at the Bus Station were to be refurbished. They would be closed from 24 January - 31 March 2022 and a portaloos would be available.

The new Town Hall tenants had asked if a business sign could be placed on the front of the Town Hall building. The Amenities Manager had responded that it would be unlikely to be acceptable to conservation officers on a listed building.

Investigation had shown that if certain improvements were made to York House, the property could realise an additional £100 per month.

A request from the trustees of Burleigh Hill Community Centre to use their current budget for the purchase of chairs was refused as the Council only had responsibility for the fabric of the building and not the contents. Replacement of the plastic windows was an item the Council could pay for.

**RESOLVED:** that the report be received and noted.

**PR34.02 Property Maintenance Schedules**

**RESOLVED** that the report be received and noted.

**PR35.00 BUDGET**

**RESOLVED:** that the budget report be received and noted.

**PR36.00 PROPERTY STRATEGIC PLAN**

**RESOLVED:** that the report be received and noted.

**PR37.00 SALIX DECARBONISATION BID**

The Amenities Manager reported that following the submission of a bid to the Low Carbon Skills Fund, a grant offer letter had been received to pay for the decarbonisation feasibility study. The paperwork would need to be submitted by 31 March 2022.

**RESOLVED:** That the heat decarbonisation feasibility study/plan be submitted

**PR38.00 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 EXCLUSION OF THE PRESS AND THE PUBLIC**

**RESOLVED:** 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,

**PR39.00 TOWN HALL ROOF REPAIRS**

Members were requested to ratify the payment of £5,137.77 for essential repairs to the Town Hall roof.

Water damage had badly affected the operation of the lift and lighting in the lift shaft. A thorough survey had been conducted and the works carried out.

**RESOLVED: PR39.01** that the report is received and noted

**PR39.02** that the cost of essential works to the roof be ratified.

**PR40.00 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 RE-ADMITTANCE OF THE PRESS AND THE PUBLIC**

**RESOLVED:** that the confidential business having been concluded, the Press and the Public be re-admitted to the meeting.

Chairman:

Dated: 27 April 2022

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