

**Minutes of the meeting of the Estates Committee of St Ives Town Council
held in the Town Hall on Wednesday 25th September 2024 at 7pm**

Present:

Chair: Cllr M Burke

Vice Chair: Cllr J Spencer

Councillors: Cllrs A Thompson, M King, R Chapman, P Hussain, J Tiddy

In attendance:

Town Clerk: Mrs Libby White BEM BA(Hons) FSLCC

Facilities Manager: Mr Trevor White

One member of the public

E41.00 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Valla (work commitments).

Absent: Cllr Mokbul.

E42.00 DECLARATIONS OF INTEREST

None.

E43.00 PUBLIC PARTICIPATION

Resident noted that they are available to answer any questions under item E49.02.

E44.00 MINUTES

Members were in receipt of the minutes of the Estates Committee meeting held on 4th September 2024.

RESOLVED: That the minutes be accepted and signed by the Chair.

E45.00 ROLLING PROGRAMME

The rolling programme was received by members.

E46.00 FINANCE MATTERS

Members received an update on financial matters.

E47.00 MAINTENANCE UPDATES

E47.01 General Property and Maintenance Update

Members were in receipt of the general property and maintenance update report. It was noted that plans for refurbishment of Warners Pavilion have been updated and sent out for the Feasibility Plan to be updated in line with the plans. Councillors were also made aware that there is a hole in the roof at the Old Mortuary and the Facilities Manager is seeking quotations for fixing.

E47.02 Property Maintenance Schedules

Members were in receipt of the property maintenance schedule.

E48.00 OPEN SPACES

E48.01 To confirm the purchase of two Mountain Ash (Rowan) trees to be reimbursed by the Civic Society as part of the Coronation donation for Slepe Hall Field.

RESOLVED: It was proposed by Cllr Burke, seconded by Cllr Chapman to purchase two 4m tall Rowan trees at a total cost of £322 + VAT and

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delivery of £65 which will be reimbursed by the Civic Society as part of the contribution towards the Coronation items for Slepe Hall Field.

Unanimous. (Public Health Act 1875, s.164)

- E48.02** To consider the process of letting out Town Council owned spaces for gatherings and events.

The purpose of the policy for land use was discussed among members. It was agreed that this policy should be updated and research carried out to understand reasonable costs where necessary and for it to be brought back to committee for consideration.

- E48.03** To consider the report detailing the failings of the junior multplay at the Burleigh Hill play area and agree to replace or repair.

After discussion it was proposed by Cllr Spencer that the play equipment should include inclusive items for play.

Motion 2: Cllr Chapman proposed to install the item from Wicksteed and then look at other options for inclusive play.

Motion 3: Cllr Burke proposed to replace the item with the HAGS equipment.

Motion 4: Cllr Hussain proposed to set a maximum budget of £30,000 for the Town Clerk and Facilities Manager to purchase appropriate equipment which includes inclusive play elements which would be funded from the CIL money held by the Council. Seconded by Cllr King with a unanimous vote.

Motion 4 was therefore carried.

(Local Government (Miscellaneous Provision) Act 1976, s.19)

E49.00 TOWN HALL

- E49.01** To receive a report from the Facilities Manager regarding the proposed purchase of post boxes and key cabinet.

RESOLVED: It was proposed by Cllr King, seconded by Cllr Chapman to purchase the recommended post boxes for tenants (£273 + VAT) and replacement secure key cabinet £464 + VAT. (Local Government Act 1972, s.111)

- E49.02** To consider the request for Town Council properties to be used in cases of emergency.

It was proposed by Cllr Burke, seconded by Cllr Hussain and resolved by unanimous vote to suspend the meeting at 7.56pm.

During a brief update, the resident noted there are potential resilience issues with use at the Corn Exchange which are being looked into. These include the gas ovens not being usable in a power cut due to the extractors not working.

It was proposed by Cllr Burke, seconded by Cllr Chapman and resolved by a unanimous vote to reopen the meeting at 7.58pm

RESOLVED: After brief discussion Councillors agreed for the buildings to be used in cases of emergency, but that a discussion needs to be held with the tenant at the Corn Exchange.

E50.00 CORN EXCHANGE

- To receive an update on maintenance works and agree costs where required.

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RESOLVED: After lengthy discussion it was proposed by Cllr Burke that all items under those required by legislation and all quoted figures in red apart from the taps be carried out, seconded by Cllr Spencer. Unanimous. (Local Government Act 1972, s.133 and s.144)

E51.00 ALLOTMENT MATTERS

To receive a report from the Facilities Manager regarding an allotment price increase and review of the tenancy agreement and rules.

RESOLVED: After a brief update, it was proposed by Cllr Hussain, seconded by Cllr Thompson to accept the recommendations of the Facilities Manager including the RPI increase in rental prices to £46 for a full size plot, £23 for a half size plot with effect from 1st April 2025; increase in allotment deposits from £25 to £75 and to update the tenancy rules as proposed. (Small Holding & Allotments Act 1908, s.23)

E52.00 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.

The meeting closed at 8.23pm

E53.00 PROPERTY MATTERS

Councillors reconsidered the concerns raised about leaks caused to neighbouring property during works carried out on the Corn Exchange Roof. It was noted that Cllr Burke, Cllr Spencer, the Facilities Manager and Town Clerk had visited the property to see for themselves the concerns raised by the neighbour and that an informal meeting had been held with the owner, Town Clerk, Cllr Burke and Cllr Spencer to hear his concerns during the week commencing 16th September.

RESOLVED: During confidential discussions it was agreed to contact the surveyor who had been employed to look after the Corn Exchange roof project and ask for repairs to be carried out which had appeared to have been omitted.

Motion 1: It was proposed by Cllr Hussain, seconded by Cllr Burke that any quotation the landlord receives for redecoration under £1,500 to be accepted and dealt with by the Town Clerk as full and final settlement (accepting no liability), and for anything over this amount to come back to committee for approval. (Local Government Act 1972, s.111)

Motion 2: Cllr Thompson amended the motion slightly to add in that the costs to be paid to the owner, to be sought from the contractor. Seconded by Cllr King. Unanimous.

Motion 2 is carried.

E54.00 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 readmitted to the meeting.

The meeting opened at 8.52pm

The meeting concluded at 8.53pm

Chair:.....

Dated: 23rd October 2024

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