



Minutes of the Meeting of the Facilities Committee Council Chamber, Bollington Town Hall at 10.00am on Tuesday 30th August 2022

Those Present:

Cllrs: Ken Edwards (KE), Helen Ellwood - Deputy Mayor (HE) James Nicholas (JN),
Judy Snowball (JS), John Stewart - Town Mayor (JCS) *arrived at 10.20am.*

Chair: Cllr James Nicholas

Town Clerk: Julie Mason

Declarations of Interest

None declared

Public

Nobody present

FC 15/22 To receive and approve apologies for absence:

Cllr J Maitland due to holidays and Cllr A Stott due to a prior CE engagement.

As Standing Order 5d Cllr A Stott had nominated Cllr HE as a substitute member for this meeting.

FC 16/22 To receive and approve the minutes of the Facilities Committee meeting held on 13th June 2022 (FC 01/22 - FC 14/22)

RESOLVED the minutes were accepted as a true and accurate record.

FC 17/22 Matters raised from the minutes

Cllr KE wished to note his concern about the land transfer from BTC to BHL and the urgency the Committee needed to place on the issue.

To note actions on the moveable wall in the civic hall

It was noted there was no obligation under health & safety to have the moveable wall checked

Bench at Market Place

This had now been purchased and would be sited this month.

FC 18/22 To receive the Town Hall Working Group minutes

RESOLVED the minutes were received as a true record.

Cllr HE reported that following the analysis of the Civic Hall there had been an alternative option sort by the Committee. There had been a member of the public who had assisted the WG with some ideas to make the Town Hall compliant and accessible. He had suggested changing the adjacent garage to a floor level council chamber and creating office space above to rent out. This would also leave the existing chamber as rentable office space as there apparently was a demand in the town. The WG had engaged with an architect, and he was prepared to measure the

space in the town hall and then draw plans to change the garage and create storage space behind the Town Hall. Cllr HE indicated there was an extra cost to the fee agreed it was now £1,500 (previously agreed £1,000 by FC).

RESOLVED the Committee agreed to increase the allocation of funds to fund an architect to £1,500 from general reserves. It was noted that £1,000 had been previously approved and this was an increase of £500.

Cllr J Stewart arrived at 10.20am

FC 19/22 To agree the transfer of the budget from C & E Committee of £10,000 to install auto locking toilet doors on the Bowling Club toilets

C & E Committee had requested a budget heading in 2022/23 for £10,000 for automatic locking doors on the bowling club toilets. The Committee had decided to move this budget heading to Facilities. The committee discussed the feedback from the grounds man and agreed that the toilets did not need to be always opened and only available at special events. The Clerk showed interior pictures and it was agreed inside needed improvements.

RESOLVED the budget heading was accepted by the Committee.

RESOLVED the committee would not fit automatic locking doors at the toilets near the bowling club on the recreational ground.

RESOLVED the Committee gave delegated authority to the Chair and the Clerk to improve the interior of the toilets.

FC 20/22 To receive and confirm the minutes of the Allotments Task Group meeting held on 11th July 2022 and to take actions with the transfer.

RESOLVED the minutes were accepted.

The Clerk reported whilst on site she had been approached by a resident who lived in a neighbouring property to protest his ownership of some of the land which was being transferred. The boundary fence had been broken and his ponies were grazing the land currently.

Where the Council had agreed pedestrian access on the bottom southwest corner, he had also claimed ownership. The Clerk had spoken with Mr L Beckett from CE and he disputed these facts but agreed there had been grazing rights on the bottom section of land (which was not part of the transfer) to the farmer who had now passed away who had seemed to have sublet the land the resident mentioned above.

RESOLVED the Chair and the Clerk would meet with Mr Lee Beckett and the resident claiming ownership.

FC 21/22 To agree to take actions with the land at Turner Rise

The land had historically been transferred to the Town Council from Peaks and Plains Housing Association. The residents had ideas of making a play area on the small piece of land. The Committee discussed that there had been no appetite from the residents for over two years and no actions taken for some time.

RESOLVED The Town Council agreed that the land should be transferred back to Peaks & Plains Housing Association.

RESOLVED the Town Council instructed Bowcock & Pursaill solicitors in Leek to act as solicitors on their behalf to complete the transfer.

RESOLVED Cllr HE would inform the resident's Committee on behalf of the TC.

FC 22/22 To receive the risk assessment at the Civic Hall and to agree the frequency of the fire risk assessment at the TH and CH.

The Clerk had carried out a risk assessment at the Civic Hall and had taken action on the outstanding issues.

RESOLVED the risk assessment was accepted by the Committee.

There were no defined rules on the frequency of fire risk assessments in the buildings. The last one had been carried out in 2021. It was down the governing body on due diligence and managing risk.

RESOLVED the Committee recommended that a fire risk assessment was carried out in three years which would be 2024.

FC 23/22 To resolve actions on the land transfer from BTC to Bollington Health & Leisure.

The Clerk reported on actions from our solicitors (Thornycroft's) and feedback from Cheshire East Council on a meeting which should have taken place on 11th August.

RESOLVED the Committee recommended that the outstanding invoice from Thornycroft's would be paid up to a maximum of £1,000.

RESOLVED the Committee recommended that the instruction would be withdrawn from Thornycroft solicitors and Bowcock & Pursaill would be instructed to transfer the land and buildings from BTC to Bollington Health & Leisure. The Clerk would also write a letter of disappointment on the service.

RESOLVED the Committee gave the Clerk delegated authority to agree a fixed price on the instruction of Bowcock & Pursaill solicitors subject to the Chair and Town Mayor's agreement. The Committee noted that there was allocated reserves to cover the invoice from Thornycroft's solicitors and the cost of the new instruction would be taken from the allocated budget for Turner Rise.

FC 24/22 To approve the repairs to the flat roof at the rear of the property and repair the damp plus the damage to the roof on the Town Hall which is affecting Brookbank House.

There was an issue with the flat roof at the rear of the Town Hall and there was damp in the police room. There was an issue with the roof at the front of the Town Hall.

RESOLVED the Clerk was given delegated authority to resolve the issues subject to approval from the Chair.

FC 25/22 To approve improvements to the tourist boards and agree action on the notice boards.

RESOLVED the quote was accepted for £420.00 to make improvements to improve the backing on the noticeboards and improve the tourist boards.

FC 26/22 To note the meeting with Brookbank House on 8th July and the request for a compost bin.

The meeting with the Clerk was noted.

RESOLVED there would be a compost bin installed behind the Town Hall at a maximum cost of £250.00.

FC 27/22 To accept a desk top survey on the energy costs for the Civic Hall and to consider an electric Town Van

RESOLVED the Committee accepted Utility Aid would carry out a desk top survey on the energy costs in both buildings to find cheaper solutions.

RESOLVED an electric van would not be considered at this stage.

FC 28/22 To agree the following payments for allotments;

- £84.60 Chelford Farm Suppliers (tools)
- £85.30 Chelford Farm Suppliers (fencing)

RESOLVED the above payments were accepted

PART B

Under Standing Orders 3d - Exclusion of the Public.

Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential natures of the business to be transacted or for other special reasons. The public's exclusion from part or all of a meeting shall be by a resolution which shall give reasons for the public's exclusion.

It was **Resolved** to move to Part B

To agree to update the lease with Brookbank House

Appendix 1

FC 28/22 Date of the Next meeting: 31st October 2022 at 10am in the Town Hall

Meeting closed at 11.40 am

Signed:

Dated: