



Minutes of the Meeting of the Facilities Committee in the Town Hall, Bollington Town Hall at 10.00am on Monday 5th February 2024.

Those Present:

Cllrs: Gary Appleton (GA) *substitute for Cllr A Williams*, Samantha Birchenall (SB), Helen Ellwood (HE), John Stewart (JCS).

Chair: Cllr John Stewart

Town Clerk: Julie Mason

Declarations of Interest

None

Public Forum time

Nil

FC 01/24 To receive and approve apologies for absence:

Cllr K Edwards due to a meeting with Cheshire East Council, Cllr R Hardwick work commitments and Cllr A Williams due to annual leave – Cllr G Appleton was attending as a substitute.

FC 02/24 To receive and approve the minutes of the Facilities Committee meeting held on 4th December 2023 (FC 73/23 – 83/23)

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

FC 03/24 Matters arising from the minutes.

To note the legionnaires tests have been carried out at the Town Hall and the Civic Hall and agree the advisories.

RESOLVED to install a water heater behind the bar area in the Civic Hall at a cost of £1,034.00 plus VAT.

To note library window has been actioned at a cost of £285.00 + £57.00 = £342.00 East Cheshire Glass

To note the hand dryers have been actioned.

To note TMV works have been actioned on 24th January 2024 at the Civic Hall.

To note no update on EVC chargers at Civic Hall from Connected Curb

FC 04/24 To note the following payments.

- i. £221.86 + £44.37 = £266.23 John Worth to replace thermostat in the Town Hall
- ii. £459.36 + £91.87 = £551.23 F Davies due to 10 out of 14 bulkhead batteries needing replacing on emergency lighting after a 6-month Fire Safety check.
- iii. £454.99 + £91.00 = £545.99 Civic Hall heating failure due to system running over internet.
- iv. £141.67 + £28.33 = £170.00 Bill & Ben Skip Hire

RESOLVED the payments were accepted.

FC 05/24 To note BORA Construction Ltd have completed the survey on 30th January at the Civic Hall

The survey was completed on 30th January and the following findings have been reported from the hammer testing and a full report will be issued shortly with costs.

In essence it was evident that natural carbonation of the concrete has resulted in loss of its corrosion protection to the steel reinforcement, leading to expansive corrosion of the reinforcement and consequent spalling of the surface of the concrete. Damage has generally occurred to the slab soffit and underside of the edge beams, where in all cases the depth of concrete cover to the reinforcement is significantly less than would be considered appropriate for that type of structure. Where damage to the surface of the concrete has occurred, corrosion of the reinforcement is generally very advanced; to the extent that there is little to no sound steel remaining in some areas. They recommend that the affected areas are cut back to sound concrete above/behind the reinforcement, corrosion removed from the exposed reinforcement, new reinforcement bars lapped onto (or to replace) the existing where necessary, and the areas made good with appropriate proprietary concrete repair products.

It is also probable that the lack of cover to reinforcement extends elsewhere, and in view of the age of the bridges, carbonation is probably well advanced. This is likely to result in corrosion of reinforcement and further surface spalling of concrete. We therefore recommend that specialist products are incorporated into the slab soffit repairs which will delay the reinforcement corrosion process, by effectively increasing the depth of cover. Elsewhere, it would also be prudent to protect exposed concrete surfaces to the bridges by applying a proprietary anti-carbonation coating.

The Committee agreed that they would await the official report and costings before a further decision could be reached.

FC 06/24 To make a decision on the surface water flow at the Nancy View Allotments.

The Clerk had made enquires on the water flow and it seemed to require extra drainage on the new site and would cost in excess of £1,000. Cllr M Broadbent had visited site and felt the issue was satisfactory and should be monitored.

RESOLVED the Committee would monitor the situation now all the plots are occupied.

FC 07/24 To note the meeting with Bowcock & Pursaill Solicitors on 24th January with the Town Mayor & the Town Clerk

The Clerk reported that the leases had now been agreed and due to Bollington United Football Club not wishing to cut all the grass due to cost it had been suggested that the BTC paid a contribution annually to cut the section of grass beyond the play area if BUFC took the land in its entirety in the lease.

RESOLVED the Town Council would contribute £1,000 per annum to BUFC to assist the grass cutting costs on a section of land north of the play area at the Leisure Centre.

The Clerk reported the Deed of Surrender of part deed & variation was signed for the removal of land in the lease from the garden land grab. BTC has already transferred funds of £1,800.00 to B & P and will move to CE. CE has asked if BTC will grant access to garden – Clerk agreed. The solicitor acknowledges the overage clause won't trigger. The reversionary lease drafted after 2033 with BHL will be 2 days less 26/04/2142. No rent as there were words to imply rent can be gained £200 per annum removed – Clerk agreed. 7-year rent review removed – Clerk agreed. The insurance – we should insure as landlords but happy with BHL providing copies – Clerk agreed. (Clause 2 (xii)) BUFC will take all surrounding land around the Leisure Centre with the exception of a piece the other side of the play area. The draft initial draft football club lease and associated Deed of Surrender in respect of the current lease which doesn't expire until 2033 is drafted and again insurance supplied by BUFC. Cllr KE has spoken with CE legal dept, and another solicitor has now been allocated to the task and agreed to assist until the work is completed. All being moved due to the Clerk leaving. Agreed all leases will now be redrafted and sent to BHL and BUFC w/c 29th January and due to be returned by 16th February and receive an update from the Clerk.

FC 08/24 To receive feedback from the Town Clerk on the grant application to Salix for decarbonisation project at the Civic Hall

The Clerk and Town Manager had been interviewed by Salix as part of the next stage. Pearsons had removed the photovoltaic installation as it would not meet the grant criteria so the format would be new electric air to water heat pumps, LED lighting and insulation. The grant had been reduced to £153,951.00 with support from BTC of £30,421 which totalled £184,372.00. This would be over a two-year period and the TC needed to pay and then recoup costs. The grant offer letter would be sent out in March and the Town Clerk needed FC approval to accept the offer within 10 days and then receive stage payments from April 2024. The Clerk pointed out this was a huge commitment for the TC to arrange the stage payments. **RESOLVED** the Cllrs JCS, GA, DK, and the Clerk would meet with Cheshire East to discuss the details.

FC 09/24 To note the interest in changing the Utility supplier at the Civic Hall and the Town Hall from West Mercia following an update of the Clerk.

The Clerk had endeavoured to change utility supplier from West Mercia in March 2024, but it had materialised that notice had to be given in September 2023. It was noted that notice should be served in September 2024.

FC 10/24 To make a decision of the transfer of the public toilets at Adlington Road following a request from Cheshire East

RESOLVED the Town Council would not take the asset of the public toilets at Adlington Road.

FC 11/24 To agree to hold a meeting with the new allotment holders from Nancy View since occupation in September.

RESOLVED the Chair of Facilities and the Town Manager would attend the next meeting of the Nancy view allotment holders.

FC 12/24 To note following a decision from the P, P & G Committee on 29th November 2023 to install a new flagpole. The Committee needs to make a decision on the removal of the flagpole at the front of the Town Hall.

There was only £260 remaining in the budget for assets in 2024/25.

RESOLVED the Flagpole would be removed if achieved within this budget otherwise it would be deferred until next the financial year.

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 nature of the business to be transacted or for other special reasons.

The public's exclusion from part or all 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 make a decision on the rent review at Brookbank House for March 2023.

RESOLVED a review was recommended.

Appendix 1

FC 13/24 Date of the Next Meeting: 8th April 2024 at 10am in the Town Hall

The meeting closed at 10.45 am.

Signed:

Dated: