

LISKEARD TOWN COUNCIL

AT A MEETING of the **PROPERTY COMMITTEE** held in the Council Chamber on Tuesday 10 September 2013 at 7.30 pm there were present:

Councillor Ian Goldsworthy- in the Chair

The Mayor - ex officio

The Deputy Mayor - ex officio

Councillors: Sally Hawken, Nick Mallard, Jane Pascoe, Tony Powell, Hella Tovar and Christina Whitty

Town Clerk - Mr Andrew Deacon

Minute Clerk - Mr Stuart Houghton

The Chairman advised those present of Housekeeping matters

Members of the Public: Jan Hare, Ray Meadows and Denise Larnier

OPEN SESSION - No members of the public wished to address the Committee

26813 APOLOGIES

No apologies were received

269/13 DECLARATIONS OF INTEREST

No Members declared an interest either Pecuniary or Non Pecuniary.

270/13 MINUTES OF MEETING HELD ON 30 JULY 2013

The minutes of the meeting held on the 30 July 2013 were noted

271/13 MATTERS ARISING

Update on the Toilets, Fountain and Drinks licence would be dealt with in the Town Clerks Report.

272/13 UPDATE OF PUBLIC HALL HEATING SYSTEM TO CURRENT STANDARDS

Three estimates to upgrade the Public Hall boilers had been circulated.

Councillor Goldsworthy said that following a safety inspection a Safety Warning was issued as the ventilation of the boiler room did not meet current standards. The estimated cost for the improvements to the ventilation was considerable and would

not be cost effective. He felt that taking the age of the boilers into account it might be prudent to replace the boilers now as one of the estimates indicated that one boiler had an ignition problem. If the boilers were replaced now they would be more efficient to operate. He recommended to the Committee that the boilers were replaced now at an estimated cost of £17k plus ancillary works and the installation of gas detectors. The monies for the project could be taken from reserves.

The Mayor said that as the rooms are hired to the public she was concerned about the inadequate ventilation and the possibility of CO poisoning.

Councillor Mallard said that he had recently replaced his domestic boiler which was of a similar age as these and was benefiting from an approximate 40% reduction in fuel costs. However, he was concerned about paying for the work from the reserves, this was a decision that the full Council should make. Should the boilers be replaced the Council should ensure that the company that did the work would offer a call out service for emergency maintenance .

The Town Clerk said that he had tried to get estimates from local companies but they could not supply the commercial sized equipment. He said that Councillors were being asked to decide tonight whether to improve the ventilation or replace the boilers. When the decision was made the price for the work could be negotiated.

Councillor Mallard proposed, Councillor Goldsworthy seconded and the Committee **RESOLVED** that the boilers be replaced. Councillor Goldsworthy added that the finance for the work should be taken from reserves.

273/13 UPGRADE OF MUSEUM CCTV

Councillor Goldsworthy reported that there had been an incident of theft from the Museum, the CCTV records had been viewed but they had been unhelpful in tracing the culprits. The Curator had a strong desire to have the system upgraded, not only for the security of the artefacts but because it was often necessary for a lone worker to be on duty at the Museum.

Councillor Mallard said that the Council had recently decided not to upgrade this system. He thought that there was a policy that there must be two people on duty at all times, if this was not possible the building should be locked and the volunteer should report to the Council office.

Councillor Hawken said that the CCTV system was for surveillance, not to allow lone working.

The Town Clerk said that the earlier decision not to replace the Museum CCTV was made because of budget restraints, the Council decided to upgrade the Public Hall system. The previous estimates had been for a like for like replacement, these estimates were for an upgrade.

Councillor Tovar said that the Museum must have security, it was a deterrent and Councillor Pascoe said that the existing system contained black spots and that the Curator was expecting to receive more valuable exhibits.

Councillor Mallard said that the CCTV system was not designed to cover every exhibit, the coverage had been agreed with the Police and was to supplement the patrols made by the volunteers.

Councillor Powell said that the Council had a duty of care towards its employees and the artefacts. He recognised that the existing CCTV coverage was poor, and although the Council is advised by insurers it is responsible and should upgrade the system. He recalled that Councillor Holmes had been asked to produce a risk assessment for all aspects of the Museum but could not recall receiving it.

The Town Clerk said that the Councils insurance brokers are due to make an inspection of all of the Councils property, we must be seen to be actively pursuing improvement.

Councillor Goldsworthy proposed, Councillor Powell seconded and the Committee **RESOLVED** to recommend to the Council that the Museum CCTV system be upgraded, and that any recommendations made by the insurance brokers be included. Six Members voted for the motion, Councillor Mallard voted against.

274/13 PIPEWELL GATE

Councillor Goldsworthy explained that the gates were shabby, parts had been broken and they were going rusty. As the Well was on the Heritage Trail he felt the gates should be in a presentable condition.

Councillor Mallard was concerned that the estimated cost for the refurbishment was three times this year's budget for the Well.

Councillor Hawken asked if there was a budget for this work, Councillor Goldsworthy replied there was not. Councillor Hawken suggested that the work might be funded by an external grant, she could investigate to see if the Well met the necessary criteria for grants.

It was agreed to defer the decision on this work until Councillor Hawken had determined if a grant could or could not be obtained for the work.

275/13 COUNTRY PRODUCE MARKET REPORT

The Country Produce Market Report, attached was discussed.

Councillor Goldsworthy explained that the report contained a request for the Market to be operated on a Monday as the Saturday stall holders had moved to the Market at Looe.

The Mayor said that although a Saturday was the more traditional Market day, a Monday Market might be more successful as there might not be such a die down of shoppers at lunch time as now happens on a Saturday.

Councillor Mallard said that if their licence said a Monday Market was permitted we could not refuse it. The Town Clerk said that he thought it did allow the Monday Market but he would check before replying to ReVitalise Liskeard.

Councillor Hawken said that she had asked for a copy of the Market lease but had not received a copy, Councillor Goldsworthy said he thought it had been circulated.

The Committee **RESOLVED** subject to the checks being made by the Town Clerk the Monday Market should be allowed.

The Deputy Mayor said that the report also asked for a change in the type of Market from a Country Produce Market to a General Market. Councillor Goldsworthy replied that the lease was fairly open as to what type of Market could be held, they should be allowed to continue and the Committee should wish them good luck. They were also asking for the Councils help with publicity.

In response to the Mayor's remark that the Market signs around the Town indicated that there was a fortnightly Market, the Town Clerk said that he would reply to their report tomorrow and ask that these signs be changed or removed.

The Committee **RESOLVED** that the type of Market be allowed to change to a General Market.

Councillor Tovar asked if the Market tables had been paid for, Councillor Goldsworthy replied that they had to be paid for by the end of the lease. Councillor Hawken asked if the Pannier Market had turned out to be detrimental to the Street Market. The Town Clerk replied that some of the Street Market traders had moved inside but the main cause of the closure of the Street Market was the fact that Looe had started a Saturday Market and the traders had moved there, because of the number of holiday makers in that Town.

276/13 TOILETS

Councillor Goldsworthy informed the committee that Cornwall Council had written to the Town Council to say that as the toilets had not been transferred to the Town Council they had checked their expenditure on the toilets and found that it had exceeded the amount of the grant they intended to make for the transfer of the toilets, therefore the Town Council would not receive any monies from Cornwall Council. Furthermore they said that if the transfer was not complete by the end of August Cornwall Council could close the toilets. The Town Clerk had responded with a strongly worded letter and had asked for a meeting with the portfolio holder to discuss the matter.

Councillor Hawken said that this had happened in other towns and read extracts from a letter she received concerning public toilets.

The Town Clerk said that the delays had been caused by Cornwall Council. There had been problems with the lease some of which had been corrected but we still did not have a draft lease that gave us the right to enter adjacent land for maintenance of the toilets.

277/13 TOWN CLERK'S REPORT

The Town Clerk reported that the water leak at the Dean Street toilets had been repaired, free of charge, by South West water. This Council had incurred some cost for accommodating the connection of the new service pipe to our pipework.

The Guildhall lightning conductor had been replaced.

The Town Clerk had a meeting with Cornwall Council licencing officers to discuss the licencing of the Public Hall, so that the number of events would not be limited. A further meeting is to be held tomorrow to see if any conditions need to be applied. He intends to apply for a licence that does not need a named person to be on site, it would be a corporate licence holder.

The Town Clerk has received correspondence concerning the nuisance caused by seagulls. The Council has a problem with them at the Guildhall. He will contact DEFRA to seek their advice as this is the correct season to deal with this nuisance.

The Budget to the end of August 2013 was circulated and noted. The Town Clerk announced that the internal audit would take place next week.

278/13 PART II CONFIDENTIAL BUSINESS

None

279/13 ANY OTHER RELEVANT BUSINESS

None

280/13 DATE OF NEXT MEETING

It was agreed that the next meeting would be held on Tuesday 8 October 2013.

