

LISKEARD TOWN COUNCIL

AT A MEETING of the **PROPERTY COMMITTEE** held in the Council Chamber on Tuesday 9 December 2014 at 7.30 pm there were present:

The Deputy Mayor - Councillor Jane Pascoe Ex-officio

Councillor Ian Goldsworthy - in the Chair

Councillors: Sally Hawken, Sue Pike, Hella Tovar

Town Clerk - Mr Steve Vinson

Head Caretaker - Mr Tony Misson

Members of the Public - None

The Chairman advised those present of Housekeeping matters

501/14 APOLOGIES

Apologies were received from The Mayor Councillor Phil Seeva and Councillors Adam Hodgkins, Tony Powell, and Christina Whitty. An apology was also received from the Minute Clerk Mr Stuart Houghton

502/14 DECLARATIONS OF INTEREST

No declarations of interest were made.

503/14 MINUTES OF MEETING HELD ON 11 NOVEMBER 2014

Councillor Pike proposed, Councillor Tovar seconded and the Committee **RESOLVED** that the Minutes of the meeting held on the 11 November 2014 were **APPROVED**.

504/14 TOWN CLERK'S REPORT FOR INFORMATION

The Town Clerks report had been circulated and was noted.

505/14 MAUDLIN FARM PROPOSED CHANGE TO THE SCN 106 AGREEMENT

The Town Clerk informed the Committee that Cornwall Council had asked if the Town Council would accept an area of land as completion of the Section 106 agreement, as the Receiver of the Company in Liquidation had stated that it would not be financially viable to provide the sports pitches, as required by the agreement.

He reported that he and Stuart Houghton had visited the site and had found it to be small and could not accommodate a full size games pitch. There were also many questions for Cornwall Council;

- Was the ground free of contamination
- Would the ground be graded before handover
- Would the ground be landscaped
- Would the deed restrict use and be subject to planning permission
- There was no budget to develop the site and the site would not generate any income
- There was a lack of amenity space in this area of the Town
- There were no plans for a new school

The Committee **RESOLVED** that the Chair and Town Clerk would investigate further with Cornwall Council, Planning and the local Sports Associations to report to the next meeting of the Committee. If necessary the Receiver and bank should also be consulted.

506/14 BUDGET REPORT TO 30 NOVEMBER 2014

The budget report, as circulated, was discussed.

The Chair asked if the Guildhall tenants were being charged for their use of electricity through the Council's meter.

In response to a question from Councillor Pike, it was stated that a special chemical was required to clean the Fountain, which had been repaired in the current financial year.

507/14 BUDGET 2015 - 2016

The Chair reported that the Projects budget proposal had been increased from the £5k included for last year to £10k. This gave an overall increase of 5.1% over the previous year's budget.

There were two proposals for the Committee's budget for 2015/2016.

The first was for a standstill budget that only included inflation and known increases. The second was for an additional £50k for several identified schemes, which included £30k for the installation of photo voltaic panels on the Public Hall roof.

A meeting was held last Friday to receive information about the installation of photo voltaic panels to the roof of the Public Hall. The cost, including installation would be about £45k. This installation would save the Council £2k pa on electricity use; it would receive about £4k pa from the feed in tariff and £600 from the export tariff. With this annual income of £6.6k there would be a six year payback period. Comments included;

- 120 panels would be required to be fixed to the main roof of the Public Hall
- The main roof had recently been repaired

- The Conservation Officers opinion should be sought before progressing this option
- Various funding options were discussed
- Currently Reserves were receiving 0.9% interest. If the photo voltaic panels were installed the return could be 14%

Councillor Goldsworthy proposed, Councillor Pike seconded that Option Two be **RECOMMENDED** to the Council with priority being given to the installation of the photo voltaic panels.

508/14 CORRESPONDENCE

None.

PART II

Not required

509/14 DATE OF NEXT MEETING

It was agreed that the next meeting would be held on Tuesday 13 January 2015.

5. Clerk's Report – For Information – Property 9th December 2104

Meeting & Action	Update	When
P Sept Set up Public Hall working group to consider use.	Public Hall working group met 14th Oct. Considered range and scope of issue. If Public Hall improvements go into next year's budget hold further meetings to progress issue.	TC Jan 2015
P Sept Ownership of bus shelters and potential for advertising agency adoption to be considered	Ownership of majority established. One shelter not on Cormac mapping system proving difficult. No documents relating to it yet found. Documents relating to the bus shelters that we maintain on behalf of Cornwall Council contains no advertising clause.	TC Dec 2014
P Sept Multi Use Games Area Rapsons lease renewal but with a longer than 7 year lease and Neighbour issue.	Cornwall Council Property Services supplied site plans. Site meeting 4th November. Scope of issues identified. Neighbour concerns about surface water drainage and the boundary hedge which he wants trimmed and thickened with new planting. We have been waiting for the CORMAC tree surgeon who has confirmed he can attend a site meeting 11th December.	TC P in Jan
P Sept Allotments – Bring about improvements in untidy plots by inspection and follow up.	15th Oct visit 6 plots identified. Letters written and follow up phone calls. 31st Oct inspection. Visible progress on 2. Offer to give back part plot on third. Ongoing inspection of the allotments is being undertaken. Replacement wooden covers for the taps have been provided. Replacement fencing being investigated. Hedge cutting specification is being considered	TC

6 – Maudlin Farm, Liskeard information awaited from Cornwall Council.

7 – Budget Report to 30th November

The report is attached. It includes anticipated expenditure to the year end and proposed revenue budgets for 2015/2016.

The budget described as Projects in 2014/2015 is £5,000. It is intended to increase it to £10,000 in 2015/2016. This would be allocated in the following way:

- Professional Fees e.g. survey and legal work associated with assessing property transfers from Cornwall Council - £5,000
- Weed Control Contract – Cormac have contacted the Town Council and indicated that weed control will not be undertaken in the 2015/216 due to lack of funds. They are offering to undertake these works in the town for £4,250. If no weed control is to take place in the town in 2015/2016 we propose making provision for this from the Projects budget whilst investigating procurement possibilities further.
- Westbourne Gardens – an additional £2,000 to support preparatory work for entering into the joint management agreement with Cornwall Council.

8. Budget 2015/2016

At the 25th November 2014 Finance and Strategy Committee meeting consideration was given to the strategy that the Council would adopt in setting the 2015/2016 budget and the 2015/2016 precept.

The Committee recommended to Council and its various Committees that they look at two options. Option One has already been developed by looking at the current and known trends and the impact of external funding cuts and external cost increasing factors.

Option 2 seeks to build on Option 1 but to acknowledge the ongoing cuts in external income to the Town Council it would be prudent to develop an alternative income stream through the provision of a photo voltaic scheme on the public hall. It is also considered beneficial to build on the current measures the Town Council is taking to improve the economic health of the town.

Comparison 2014/2015 and draft 2015/2016 budgets

	2014/2015	2015/2016	Change	%
Gross Budget	£388,656	£401,915	+£13,259	+3.4%
Less Income	£-41,200	£-43,800	+£2,600	+6.3%
Net Expenditure	£347,456	£358,115	+£10,659	+3.0%
Less Council Tax Grant	£54,971	£43,064	-£11,907	-21.6%
Precept	£292,485	£315,051	+£22,566	+7.72%

The 2014/2015 precept was an increase of £7,915. This equated to a 2.78% increase.

Option 1 £22,566 – +7.72% Standstill Budget taking account of external cuts to our income sources and Government derived increases in costs regarding superannuation, national minimum wage etc.

Option 2 £22,566 + £20,000 (additional economic measures) + £30,000 (photo voltaic panels) = £72,566 – 24.81% increase in precept to permit a range of potential investments by the Council to reduce costs and improve the economic well-being of the town.

Impact on the Town Council portion of Band D Council Tax 2014/2015 Figures.

Band D Town Council Proportion of Council Tax Element 2014/2015 - £107.62

Band D Property Impact 7.72% increase	Band D Property Impact 24.81% increase
.6.	272/14

£8.30 per year	£26.70 per year
69p per month	£2.23 per month
15p per week	51p per week

Property Committee – Impact Option 2

The £30,000 photo voltaic panels on the Public Hall will fall within the remit of the Property Committee.

With regards the £20,000 additional economic measures in Option 2 the Property Committee has already identified several prospective schemes.

These include:

Rapsons Field grass cutting approximately £3,000 per annum based upon Thorne Park. CORMAC site visit 11th December might produce additional costs in relation to the tree maintenance and screening issues.

Westborne Gardens grounds maintenance £4,000 per annum once up to standard. Grounds maintenance might be covered by the Town Council as part of a jointly managed asset as per the discussions of 2013. However, if there was a desire to long lease or transfer to the Town Council several items would need attention by Cornwall Council before the long lease or transfer:

- a. include part of the Lawn to make the site fully useful.
- b. ensure that 4 or 5 car parking spaces are decommissioned to allow proper access.
- c. survey and repair the walls
- d. deal with the over age trees especially the Hornbeams

Cornwall Council property response indicated that the value of any land lost at the lawn would need to be capitalised against the scheme.

We have started looking for contractors to conduct the topographical survey.

Public Hall Working Group In addition to potential Cornwall Council projects the Public Hall Working Group has been formed to look at measures to improve the facilities and building for the community. The recommendations should ideally be cost neutral or even save money or generate income.

This group has met on 14th October. Should this years' Property Projects budget allow/or if not next year's budget should allow an element for a professional design specification to be prepared once the outcomes of the Public Hall Working Group become clear.

Recommendation:

That owing to the need to reduce costs and increase income the photo voltaic panels be given priority in budget setting.