

## Liskeard Town Council

AT A SPECIAL MEETING of the TOWN COUNCIL held in the Public Hall on Thursday 10 March 2022 at 7.30 p.m. there were included:

The Deputy Mayor – Councillor Christina Whitty – in the chair.

Councillors – David Ambler, Rachel Brooks, Kerry Cassidy, Nick Craker, Richard Dorling, Ian Goldsworthy, Annette Lee-Julian, Jane Pascoe, Lori Reid and Julian Smith.

Town Clerk – Steve Vinson

Members of the Public – Judith Hann (Cornwall Council (CDC) – Programme Manager Community Lead Local Development CLLD). Richard Reardon (Friend accompanying Annette Lee-Julian).

421 / 21 **APOLOGIES** – The Mayor Councillor Simon Cassidy and Councillors Rob Frost, Tony Powell and Naomi Taylor.

422 / 21 **DECLARATIONS OF MEMBERS' INTERESTS REGISTERABLE AND NON-REGISTERABLE** – None.

423 / 21 **MAYOR'S REMARKS** – The Deputy Mayor made the following observation:

- Ukraine – noted that the Town Council was now flying a Ukrainian flag in recognition of the terrible situation in that country. Local fundraising was being undertaken and Morrisons had provided a collection point for donations.

424 / 21 **PUBLIC PARTICIPATION** –

**Judith Hann (Cornwall Council (CDC) – Programme Manager - Community Lead Local Development (CLLD)** – spoke to the increased amount of grant outlined at 5.c. on the agenda. The CLLD programme has 162 projects across Cornwall. The Liskeard Town Council Cattle Market Maker's project was easily the largest. The project was considered very important and was seen as a flagship project. At the South and East Local Action Group (the grant decision making) there was unanimous support for increasing the amount and percentage rate of intervention to the project, because they recognized the importance of the project.

### Questions and Answers and Observations

Q. What would happen if the main contractor or the sub-contractor went bust during the contract? A. The Town Council would be expected to look for a replacement contractor which would be something that the CLLD would take account of in the revised scheduling for the project build. It was noted that of the 162 projects that had so far been approved only one had encountered sufficient contractor problems to make the project unviable. The CLLD programme management were able to support to prevent any serious issues occurring.

Q. The amount of VAT payable on the project was considerable (£120,000). Would opting to tax impact the Town Council's global VAT threshold? The lease should reflect the VAT situation. A. SV – we would seek clarification and report to the next Special Council meeting.

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Q. The cost of the container-based units appeared very high in relation to the purchase costs of some container projects and was even coming close to the cost of permanent buildings. It did not

appear to score well if using the value for money criterion used by the Public Audit Office. A. SV costs of the project had recently been obtained by going out to open competitive tender. The costs were less than the £1.1 million quoted for the same scheme during the August 2021 tender exercise using the Framework Contractors only. JH – as a general note public sector procurement tended to be more expensive.

Q. Upon the termination of the original lease, how much would it cost the Town Council to remove the containers and make good the site in accordance, with any requirements stipulated in the lease? How would this be funded? A. The granting of a new lease might be the more likely outcome. However, the disposal value of the container units and equipment in them was anticipated to exceed the cost having the containers removed. Figures were brought to the Special Council meeting.

Q. The projections as to rates of occupancy of the workshops and the rates of usage of the hireable spaces should be profiled to include lower rates of take up, not least as the income is intended to cover the revenue costs of the project. A. Those figures can be included in the profile.

Q. Could the funding not be better spent on refurbishing some of the vacant shops in the town centre, such as, Fore Street as had been suggested at a Town Forum meeting. A. The eligibility criterion for the CLLD funding limited the area covered within the town itself and the type of property – that is eligible for funding – CLLD funding cannot be used for capital improvement to retail premises.

Q. What are the Town Council's UBR rate liabilities for the units and what liability do we have for the hireable spaces? A. The tenants of the unit's would liable for the UBR. However, they are likely to qualify for UBR relief. The Town Council might be liable for the hireable rooms. Those points to be clarified at the meeting.

Q. The amounts of money relative to the Council's budget are significant. Cash-flowing will be an issue. When we will know the implications?. A. When the preferred tenderer is appointed, the stage payments that they indicate will form the focus of the cashflow analysis.

Q. The global situation could push up various costs associated with the project. A. The situation is beyond our control. We can only go on current prices.

425 / 21 **CATTLE MARKET MAKERS PROJECT (CMM) – Community Lead Local Development (CLLD) a). Tender A b). Consultants Recommendations (5bi spreadsheet) :**

Councillor Dorling proposed, Councillor Lee-Julian seconded and the Council **RESOLVED** to approve Tender A as the 'preferred tender' based upon the recommendations of the consultants, but not at this stage appoint to contract, which will be subject to clarifications which will be achieved at the pre-contract inception meeting, in order to ensure that project costs remain within the limits of funded budgets. Feedback for the inception meeting would then be brought to a Special Council meeting on 24<sup>th</sup> March 2022 (post meeting note 29<sup>th</sup> March 2022) to be considered by the Town Council for final approval.

c. Notification of the variation to the existing Community lead Local Development (CLLD) ERDF grant offer letter – Noted.

d. Financial Summary – Noted would need to be completed with data as available.

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e. The Advice of the Specialist VAT Advisors and their recommendation that the Town Council opt to tax the Cattle Market Makers Facility – Noted

- f. The finalised cost of the services being provided by the former Cornwall Council contractors transferred to the Town Council under the Access Agreement. Noted
- g. Income and Expenditure Update – Noted and update needed.
- h. Risk Assessment – Noted. An update would be needed.
- i. License Agreement – Following confirmation that a 10 year lease with a peppercorn rent and a 5 year break clause was basis of the agreement and being pursued and that the license was needed as a means of gaining access to the site - Councillor Craker proposed, Councillor Dorling seconded and the Council **RESOLVED** to approve the principle of seeking a license for the access of the Cornwall Council land

426 / 21      **CORRESPONDENCE** – None.

427 / 21      **DATE OF THE NEXT MEETING** – 24<sup>th</sup> March 2022 Special Council. (post meeting note 29<sup>th</sup> March 2022 now Special Council