

FILEY TOWN COUNCIL
PROPERTY COMMITTEE MEETING HELD ON THURSDAY 23 JUNE 2016 AT 10.30AM
IN THE COUNCIL CHAMBER

Present: Cllr John Casey (Vice Chairman),
Cllr Mike Cockerill, Cllr John Shackleton, Cllr Anna Shaw
Clerk – Mrs Gina Robinson
Mr Ken Leathley, Health & Safety Risk Advisor

Also present: Cllr Susan Bosomworth
Mrs Jo Ireland, SBC Customers, Communities and Partnerships Manager
Mr Martin Pedley, SBC Director Asset & Risk Manager

In the absence of the Chairman, Cllr John Casey, Vice Chairman welcomed everyone to the meeting and thanked the Borough Officers for attending.

NOTICE OF THE MEETING

RESOLVED: That Public Notice of the meeting had been given in accordance with Schedule 12, para 10(2) of the Local Government Act 1972. 498/016

APOLOGIES

Cllr Richard Walker (holiday) and Cllr Jeff Meek (holiday) had sent their apologies to the meeting.
It was

RESOLVED: That Cllr R Walker and Cllr J Meek's apologies be noted. 499/016

RESOLVED: That Cllr R Walker and Cllr J Meek's reasons for absence be accepted. 500/016

DECLARATIONS OF INTEREST

The Chairman reminded members of the need to consider whether they needed to declare a disclosable pecuniary interest (DPI) or personal interest as detailed in Appendix A and Appendix B of the Town Council's Code of Conduct and reminded Members that they could make a declaration of interest at any point in the meeting.

Cllr Mike Cockerill declared a personal interest in Agenda Item 7 The Evron Centre as he is the Portfolio Holder for Land at Scarborough Borough Council.

It was

RESOLVED: That Cllr Mike Cockerill's personal declaration of interest in Agenda Item 7 - The Evron Centre be noted. 501/016

ELECTION OF CHAIRMAN

Members were informed by Cllr John Shackleton that Cllr Richard Walker was willing to stand as Chairman but was currently on holiday and as there were no other nominations it was proposed by Cllr J Shackleton to defer the election of the Chairman until the next meeting. It was

RESOLVED: That the election of the Chairman of the Property Committee for 2016/2017 be deferred to the next Property Committee meeting. 502/016

ELECTION OF VICE CHAIRMAN

It was proposed by Cllr John Shackleton and seconded by Cllr Anna Shaw and unanimously agreed that Cllr John Casey be elected as Vice Chairman of the Property Committee for 2016/2017. It was

RESOLVED: That Cllr John Casey be elected Vice Chairman of the Property Committee for 2016/2017. 503/016

TERMS OF REFERENCE

Members had previously been circulated with a copy of the Terms of Reference for the Property Committee for acceptance. The RFO informed members that Financial Regulation No 2.1 had been renumbered to 3.1 as per the revised Town Council Financial Regulations. It was

RESOLVED: That a recommendation be made to full council that the Property Committee's Terms of Reference be accepted for 2016/2017 with the above amendment. 504/016

Continued overleaf

THE EVRON CENTRE

Expression of Interest

Members had previously been circulated with a copy of the expression of interest which had been prepared by the Clerk on behalf of the Town Council and submitted to the Borough Council. Mrs Ireland stated that the expression of interest had been submitted to the CAT (Community Asset Transfer) Panel on 9 June 2016 who had considered that the asset was potentially suitable for transfer and that the expression of interest had some merit with the Panel requesting that the transfer include the full site including the garden area; that the public convenience be retained within the site as a public access facility and that TUPE would apply to some of the existing employees. She then went on to explain that the next stage for the Town Council would be to submit a full business plan to the panel by the end of December 2016 if it wished to proceed with the asset transfer. Mrs Ireland informed members of existing leases held within the Evron Centre and pointed out that the Police lease was not subject to transfer and so would possibly need to be renegotiated. Mr Pedley circulated a copy of a Borough Council draft budget for 2017/2018 for The Evron Centre which showed income and expenditure and went through the figures with members of the Property Committee. Mr Pedley pointed out that these figures were the Borough Council's and that the Town Council may use them as a guideline for drawing up its business plan but he had also provided additional notes for members of the Property Committee for consideration. The Clerk stated that no expenditure costs for the public conveniences or the garden area had been provided but was assured by Mr Pedley these could be made available to the Town Council if it wished to proceed. Mr Pedley also circulated an independent property survey report which had been undertaken in 2013 and went through the considerable maintenance costs which would also need to be considered by the Town Council, more information could be provided if the Town Council decided to proceed with the Asset Transfer. The Vice Chairman thanked Mrs Ireland and Mr Pedley for attending the meeting and for providing the requested information to members of the Property Committee.

Mrs Jo Ireland and Mr Martin Pedley left the meeting at this point (11.20am)

The Vice Chairman invited comments from members and much concern was expressed regarding the overall net cost of managing the facility and the significant cost of addressing outstanding maintenance works.

Cllr Susan Bosomworth left the meeting at this point (11.45am) to attend a civic function

After much discussion it was agreed that the facts and figures be presented to a Special Council Meeting for all members of the Town Council to give consideration as to whether to agree to progress this to the next stage or not. It was

RESOLVED: That a Special Council meeting be called as soon as possible to consider the information provided to members of the Property Committee from the Borough Council to further consider whether or not to progress an asset transfer for the Evron Centre to the next Stage. **505/016**

PROPERTY UPDATE

The Clerk informed members that she had progressed the lease with solicitors and this would be available shortly, the cost being £250.00 plus VAT for each party with the Filey Allotment & Garden Association paying an additional small fee for registering the lease with the Land Registry. The Clerk also updated members on progress with outstanding building works. Cllr Casey reported that one of the floor lights on the right hand side of the War Memorial was not lit and the Clerk confirmed that she would report this. It was

RESOLVED: That the above information be noted. **506/016**

The meeting closed at 11.58am

Councillor John Casey
Vice Chairman
Property Committee