

FILEY TOWN COUNCIL
PROPERTY COMMITTEE MEETING HELD ON TUESDAY 24 MAY 2016 AT 2.00PM
IN THE COUNCIL CHAMBER

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

Also present: Mr M Lloyd, SBC Principal Engineer
Mr N Edwards, SBC Director
Mr P Thompson, SBC Operations, Transport and Countryside Manager

Cllr Richard Walker, 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. 417/016

APOLOGIES

Cllr D Glanvill had sent her apologies to the meeting (work commitment) and Mr A Crossley, SBC Engineer had sent his apologies to the meeting. It was

RESOLVED: That Cllr D Glanvill's apologies be noted. 418/016

RESOLVED: That Cllr D Glanvill's reasons for absence be accepted. 419/016

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. It was

RESOLVED: That no declaration of interests be noted. 420/016

QUEEN STREET GARDEN

The Chairman invited Mr Lloyd to update members on his findings and Mr Lloyd thanked members for inviting him to the meeting and he informed members of the following:

1. The water testing had been completed and the water has been confirmed as ground water; sewers have been dye tested and have been shown not to be leaking
2. Mr Lloyd suggested that a permanent drainage scheme be put in as deep as possible whose trenches would need to be hand dug and Mr A Crossley, SBC Engineer has been asked to provide a proposal of works and costs to members of the Property Committee as soon as possible
3. Once completed the drainage scheme to be monitored to see if the garden is drying out and water levels would be monitored in the bore holes

The Clerk asked Mr Lloyd if the Town Council were still within the original costs provided by the Borough Council and Mr Lloyd confirmed the Town Council were still on track within the Borough Council's estimated costs. It was

RESOLVED: That Mr M Lloyd be thanked for providing the above update and the details and costs of the proposed drainage scheme be awaited as soon as possible from Mr A Crossley, SBC Engineer. 421/016

Mr M Lloyd, SBC Engineer left the meeting at this point

PUBLIC TOILETS

The Chairman invited Mr Thompson and Mr Edwards to speak. Mr Thompson informed members that the Borough Council were currently undertaking a consultation exercise for the provision of public toilets due to the Borough Council having to make efficiency savings and it was considering alternative methods of service provision and he went on to inform members of a 4 step process which was being considered by the Borough Council

1. To charge a 20p charge for entry to cover the cost of running the facilities
2. Consult with Town and Parish Councils to see if they would be interested in running them
3. Talk to the private sector to see if they would be interested in running them possibly with opportunities for 50% concession and 50% toilets where practicable
4. Consideration that some facilities may have to close

PUBLIC TOILETS continued

Mr Thompson gave example figures for the cost of running the Station Avenue facilities as an example with expenditure costs of £6K plus labour costs and he informed members that cameras had been used to calculate usage and a figure of 86,000 people used the facilities per annum. Cllr Shaw asked if all the public toilets in Filey were open for discussion or just some of them and Mr Edwards confirmed that all of the public toilets in Filey were open for discussion. Mr Edwards stated that the Borough Council's objective was to keep as many of the public toilets in Filey open as they could and the last resort would be to close them. Mr Edwards asked if the Town Council would like to enter in to further negotiations with the Borough Council to look at whether it would be feasible for the Town Council to consider taking all or some of them over. He went on to state that some one-off upfront monies could be made available and possible sums of up to £5K per facility could be made available to the Town Council to improve the facilities and bring them up to standard and all the properties could be transferred to the Town Council on a freehold basis with perhaps a covenant should the Town Council wish to sell the property it may have to pay a proportion back to the Borough Council. Mr Edwards stated that this would not be a devolved service under the Model Agreement. The Clerk asked if the one-off front funding for each facility could be negotiated across all sites as some public toilets would need more expenditure than others and Mr Edwards confirmed that he was prepared to make a case to his members for this to be considered. Mr Thompson and Mr Edwards advised that the Town Council could introduce paddle gates for payable entry to facilities. Mr Ken Leathley, Health and Safety Risk Advisor to the Town Council informed members of the many health and safety risk factors for the management of public toilets and Mr Thompson confirmed that if the Town Council were interested in managing them the Borough Council would provide information from an experienced management team for all risk factors e.g. cleaning, odour neutralising, ventilation, legionella testing, consumables, transport, inspection of water flows and training etc. He stated that the Town Council may wish to consider employing staff or consider contracting the service out. Members requested information on income and expenditure costs across all sites and that a site visit of all the public toilets in Filey be undertaken with Borough Officers. After discussion it was

RESOLVED: That an expression of interest be made by the Town Council's Property Committee to further progress the provision of public toilets with the Borough Council and reporting their findings back to the full council for consideration. 422/016

THE EVRON CENTRE

Mr Edwards confirmed that he had arranged for information to be sent to the Clerk regarding applying for an asset transfer for the Evron Centre and would make further enquiries regarding lease income as requested. It was

RESOLVED: That this information be noted. 423/016

Mr P Thompson and Mr N Edwards left the meeting at this point.

PROPERTY UPDATE

Mr Leathley informed members that he would be standing down as the Town Council's Health & Safety Risk Advisor as from 25 May 2016 but he was willing to stay on to mentor his replacement as an associate. He then informed members that he had completed the council offices risk assessment and requested this be considered at the next meeting but he noted that some of his recommendations were still outstanding. The Clerk was requested to progress quotations for replacement windows with 30 minute fire protection glass to two ground floor office windows (non-opening) below the fire escape with air ventilation fans in both rooms, a replacement back door (fire door) and also quotations for altering the main existing reception doors to open outwards and the existing inner reception door to open outwards. Cllr Casey asked members if the two commemorative seats which were outside the former Police Station on Murray Street could now be put back as passengers using the Filey Town Bus Service had requested these seats to be replaced. Cllr Walker and Cllr Casey agreed to speak with the proprietor of the venue to advise them this would be carried out shortly. It was

RESOLVED: That the above information be noted and the requests as detailed above be carried out by the Clerk as soon as possible. 424/016

The meeting closed at 3.35pm

Councillor R Walker
Chairman
Property Committee
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