

NAILSWORTH TOWN COUNCIL
PROPERTY MANAGEMENT COMMITTEE
Minutes of a meeting held on 24 May 2011

Present: Cllr M P Robinson (chair)
Cllr N Dart
Cllr N I Kay
Cllr S Robinson
Cllr Mrs S E Thorpe
Cllr R J Windsor

Town Archives

The chairman reported that the Nailsworth Film Club was possibly interested in assisting with the physical preservation of the Lionel Bathe films and identifying ways in which they could be made accessible to the general public. Copyright for the films was vested in NTC. Investigations were ongoing.

Town Hall - council chamber windows

The chairman reported that the SDC planning officer had raised queries about the colour, appearance and manufacture of the proposed replacement windows and would be visiting the Tradeplas showroom to view in situ some full size samples.

Town Hall- insurance claim

The claim was progressing slowly. Zurich had requested quotations to support the £150 claim for replacing some damaged archive books. This information had taken considerable time to collate as the books were out of print. One book had been tracked down in USA but was considered to be too costly and so the claim had been reduced to £100 and re-submitted.

Town Hall & Mortimer Room hearing loops

The clerk confirmed that a contribution from the Arkell trustees had been received.

Town Hall – cupboards at front of stage

Cllr Kay drew attention to the dilapidated appearance of the cupboards and suggested they be re-painted. It was agreed to investigate options.

Town Hall Bookings

Following the success of the Spring half term booking the organiser of the Dazzle Workshop had asked to book a further session for the Autumn half term. Assuming the booking would not conflict with regular users it was approved.

Town Hall – energy saving measures

Cllr Carter's offer to continue monitoring gas and electricity consumption was accepted with alacrity. Soon it would be possible to draw conclusions about the benefit and efficacy of the roof insulation. Cllr Mrs Thorpe hoped the committee would keep in mind and work towards implementing additional energy saving measures which had been identified by SWEA.

Mortimer Room

The Room continued to be a popular and well used venue.

Hazelwood Bungalow

The clerk was asked to arrange with the groundsman for members to make a short visit to the bungalow prior to the next meeting (ie 6.30pm 26 July). Cllr Kay suggested that a rolling programme of maintenance be drawn up which could be budgeted for accordingly.

Town clock

The flood lights had been repaired.

Royal British Legion – memorial plaque for L Bdr Mark Chandler

The clerk had informed the RBL of the procedure involved in obtaining Gloucester Diocese approval and a response was awaited.

Property portfolio – insurance

The clerk asked members to consider whether a formal re-valuation of its property would be prudent - last undertaken approx. 8 years ago. As it was confirmed that the property sums insured were uplifted annually by appropriate index-linking percentages this was pronounced to be unnecessary.

Listed Drinking trough – A46

Cllr Kay referred to his attempt some 4 years ago to achieve the renovation of this monument with the assistance of Mr S Luff of Tradeplas who had agreed that it could be re-located onto his land where he would maintain it. Sadly the initiative had come to nothing. Cllr Kay now understood that the Stroud Preservation Trust might be prepared to offer assistance and he sought the committee's approval to pursue the matter.

In discussion whilst it was appreciated that the trough's physical location in vegetation alongside a busy road made it virtually impossible for it to be appreciated by the general public, its geographical position was directly linked to its listed building status – a watering stop for livestock at the beginning of their journey to Hilliers Factory in Newmarket – and this might prove a stumbling block in seeking its re-location. Ownership of the trough was deemed to rest with GCC Highways and some opined that the trough should remain undisturbed.

However it was agreed that Cllr Kay could pursue some initial enquiries and that members should familiarise themselves with the monument.

Review of role of Public Buildings & Assets Working Party

The chairman reported that he was trying to arrange a suitable date for all councillors to visit the Police Station in order to gauge its potential for possible acquisition by NTC. The Police Authority had a statutory obligation to offer the building to appropriate local authorities before disposing of it on the open market.

Members re-visited the recommendations in the report adopted by council on 15 March which set up the Working Party, for ease of reference repeated here –

1. Setting up a Public Buildings & Assets Working Party with the following terms of reference:
 - (a) to review the buildings used by the Town Council, the County Council, the Stroud District Council and the Police and their utilisation;

- (b) to explore and make recommendations on the acquisition of buildings not in the Town Council's ownership, and on the location of Town Council services, in order to assist rationalisation and reduce public expenditure.
- 2. Appointing Andrew Watton, property consultants, to undertake valuations and enquiries as required, up to a maximum of £600 plus vat.

It was acknowledged that the Working Party had been a useful forum in which to discuss the many issues raised by the proposed cuts to the library service and the review of local policing. Whilst the position on both fronts was now clearer matters were still fluid. Clearly much work was still needed to maximise improvement in the library service drawing together offers of help from volunteers including a generous gesture from Ruskin Mill College and a working party specifically to deal with this issue would be the most appropriate way to move forward. Now that the property position had been clarified all matters relating to possible purchase and disposal would fit most comfortably with the Property Management Committee. It was agreed therefore to recommend the following course of action to full council:

- 1. Disband the Public Buildings & Assets Working Party with grateful thanks to members for what had been achieved;
- 2. Property Management Committee to assume responsibility for all matters relating to property acquisition/disposal – as listed in (1) & (2) of terms of reference above;
- 3. Set up a new working party – Library Support Working Party – reporting directly to council to look at ways to sustain the future running of the library service and comprising councillors, Nailsworth Community Partnership Ltd and others as appropriate.

Stone Drinking fountain

It was noted that the area around the fountain had begun to look a little cluttered with an umbrella and sign boards etc. The chairman agreed to have a word with Mr Beeston about removing some of the items.

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Date

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Chairman