



## HAYLE TOWN COUNCIL

**AMENITIES COMMITTEE MEETING**

**THURSDAY 14 NOVEMBER 2013**

Minutes of the Amenities Committee Meeting held in the Assembly Room, Hayle Community Centre, 58 Queensway, Hayle on Thursday 14 November 2013 at 7.30pm.

### **PRESENT**

Councillors G Coad (Chairman), J Bennett, D Cocks, N Farrar, J Ninnes and O Philp

Also present Councillor B Capper

Finance Officer David Gallie

**The meeting commenced at 7.30pm.**

### **A11 TO RECEIVE APOLOGIES**

No apologies had been received.

### **A12 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

No declarations of interest were required to be made and no requests for dispensations.

### **A13 TO APPROVE MINUTES OF THE AMENITIES COMMITTEE MEETING 11 JULY 2013**

**It was resolved** that the minutes of the Amenities Committee 13 June 2013 be taken as a true and correct record, the Chairman signing each page before placing them in the record book.

**It was resolved** to change the order of the agenda and to take item 5b) at this point followed by 5a).

### **A14 SWIMMING POOL**

- b) To consider the emails received from Simon Tytler, Café Operator, Lynn Brittle in relation to improvements to the pool

Mrs Lyn Brittle was invited to address the Committee on her proposal to work with the council to get the swimming pool covered and heated.

Mrs Brittle advised that she was currently in business operating a pool and had for some time felt that the Hayle pool provided an ideal location where there was a facility used only in the summer season and which could be developed to provide for year round use.

The concept was at a very early stage and Mrs Brittle advised that she had considered the aspect of access to the people of Hayle which she acknowledged would have to be

maintained during school holidays and she would also propose that it would be available for general use on Saturday afternoons and Sundays.

Issues identified for consideration included the requirement for the pool operation to be subject to a tender exercise, partnership use, length of leases, ownership of equipment, training, insurance, control and issues attached to the failure of the facility in financial terms.

In the first instance Mrs Brittle was looking for a steer as to whether it was worth working up a business plan and whether grant aid should be investigated/pursued and Councillors advised that they would be interested in the project being developed as outlined above but with the Council being informed through the Clerk of all aspects of the proposal.

Simon and Liz Tytler were also in attendance and were interested to hear of the proposals and enquired as to whether, in any event, the pool would be opening as usual in 2014.

The Finance Officer advised that the budget for the Swimming Pool which was to be considered later in the meeting had been set to cover the cost of operating a normal summer season and was likely to be approved save for any intervention on the part of the government to introduce 'capping' of increases in town council precepts which may require all cost centre expenditure to be revisited.

- a) To consider and recommend the 2014/15 budget and to note the revised estimates for 2013/14

Having noted that the Swimming Pool was seeking reduced support from the precept in the forthcoming year, down from £14,970 to £13,643, **it was resolved** that the proposed budget for 2014/15 be recommended for approval by the Resource Committee and in turn by full Council.

**It was further resolved** to recommend that the revised budget for 2013/14 be accepted with the operational 'surplus' in the sum of £5,870 being transferred to the Swimming Pool Ring Fenced Account which stands at £33,495. It was noted that a further sum of money, £3,500, was held in reserves under the heading of Swimming Pool Maintenance Fund and it was agreed this sum should be merged with the Ring Fenced Account.

## **A15 COMMUNITY CENTRE**

- a) Tenants and users update

The Finance Officer advised that, unfortunately, the matter of the lease with the Community Nurses to take over one of the first floor rooms had stalled but it was still anticipated that it would proceed and be operational from the 1<sup>st</sup> April next.

Casual hire was running at a slightly higher level than anticipated and the budgets which followed had been predicated on this basis.

**It was resolved** to note the position.

- b) To consider and recommend the 2014/15 budget and to note the revised estimates for 2013/14

**It was resolved** that the 2014/15 proposed budget be recommended for approval by the Resource Committee and in turn by full Council and further that the revised budget for

2013/14 be noted.

## **A16 OTHER FACILITIES**

### a) Allotment Site Review

The Finance Officer advised that, following inspections, letters had been sent to a number of allotment tenants where there had been signs that the plot was not being adequately worked.

As a result, several tenants had vacated their plots and as a consequence the waiting list had reduced by approximately a third.

With regard to allotment rents, after considerable discussion **it was resolved** that they should be subject to a triennial review the first of which should take place in 2014 for the rents due on the 1<sup>st</sup> April 2015 and which would at least take account of the Consumer Price Index for the preceding three years.

It was also felt that it might be useful for the Chairman of Amenities and the Mayor to meet with representatives of the Allotment Association on an annual basis with a view to facilitating the smooth running of the site.

### b) Sites currently leased to Cornwall Council through the Amenity Lease

Members noted that the dilapidations report had been received and circulated to Councillors on the working party. It was agreed that the document had addressed virtually all issues raised at the site meetings and the next stage was to provide costings for the works.

When this was complete, Cornwall Council would be requested to provide the necessary funds to enable remedial works to be completed and **it was resolved** that the position be noted.

### c) Update on the use of the Frank Johns Centre including details regarding the lack of anchor tenants and income from casual users in the current year together with details of operational costs.

The Finance Officer provided members with a verbal summary of income and expenditure for the period from December 2012 when Hayle Council took on the temporary lease of the Centre.

This showed that of the budget set in the 2012/13 financial year in the sum of £10,000 - £6,142 had been spent and the residue of £3,857 had been carried forward to the current financial year to be added to the budget set at £12,500. (Total available 2013/14 £16,357)

Expenditure to the 31<sup>st</sup> October stood at £12,677.04 and anticipated income over the 2 years was estimated to reach £1,500.

Of greatest concern was the absence of an anchor tenant of any sort ie commercial or community based activity tenant and members were reminded that the original proposal was to take a temporary lease over the period of which a business case could be prepared with a view to acquiring the building for community activity tenants such as the nursing service or outreach project workers.

Members acknowledged that it was unlikely that such a case could now be made and further that it would not be possible to secure anchor tenants until security of tenure could be offered.

Noting that any decision on the part of the government to cap precept rises would require all budgets to be revisited, **it was resolved** that an independent valuation be obtained from the company which surveyed the building on behalf of Hayle Council and that a way forward be determined in the light of this valuation.

**A17 TO CONFIRM THE DATE OF NEXT MEETING**

**It was resolved** that the meeting will be take place on 30 January 2014 at 7.30 p.m. at Hayle Community Centre.

The meeting closed at 9.16p.m.