

Minutes of the Reconvened Annual Meeting of St Ives Town Council held in The Guildhall, St Ives on Thursday 28 May 2015 at 7.00 pm

PRESENT

Chairman – Councillor L Taylor (Town Mayor)

COUNCILLORS

Andrewes T

Chard C

Garrod H

Lait R

Prior P

Mitchell A

Nicholls C

Tulley R

Williams T

OFFICERS

Town Clerk

APOLOGIES FOR ABSENCE - were received from Councillors M Armstrong, R Glanville, A Parsons, J Symons, J Tanner and S Tanner.

15. DECLARATIONS OF MEMBER / OFFICER INTERESTS

None.

16. EXCLUSION OF PRESS AND PUBLIC

RESOLVED “that in accordance with the Public Bodies (Admissions to Meeting) Act 1960 (as extended by s.100 of the Local Government Act 1972), the press and public be excluded from the meeting during consideration of the following matters on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item”.

17. TRANSFER OF COMMUNITY BUILDING – SURVEY AND LEASE ARRANGEMENTS (Paragraph 3)

The Clerk reminded Members that they had been keen to seek to arrive at a decision on this matter as soon as possible and at the meeting on 23 April the target date for decision had been agreed to be 21 May. An update report was provided at the 21 May meeting, advising of the latest progress being made, a verbal update on the structural assessment and enabling discussion and questions. At that meeting the written structural report had not yet been received, nor the draft lease. She advised that every effort had been made to secure them in time for that meeting, but that they were dependent on being provided by others outside the control of the town council.

The written report on the structural assessment had been circulated the previous day, upon its receipt, and the business plan and draft lease which had been received earlier in the day had been circulated to Councillors by email and were tabled at the meeting.

Members considered the documents circulated, noting the Clerks summary of the Lease provisions and an update regarding the legal technicalities to be observed before the remedial works on the building could be commissioned.

In response to a question about the extent of the survey carried out, the Clerk reported that it was in line with the survey requirements agreed by the Councillors consulted (as agreed at Council) and had been assured to be sufficient for the purposes of the town council.

During discussion, the following points were raised:

- It was noted that no particular substantial concerns had been raised in the structural assessment
- The town council taking on the Island Centre had the potential for increased community use and for the building to become an asset to the town
- Noted that the business plan would continue to evolve, and indicated already that the Island Centre could be a viable community facility
- Sought confirmation that the extent of the structural assessment was sufficient for the purposes of the town council.
- Permitted use needed to be broadened to include more commercial uses where they supported the viability of the building and the devolution agenda (uses such as those permitted by Cornwall Council in recent years)
- Acknowledged the history of the building in connection with youth services in the town and the need for this connection to be able to continue and be supported
- The need to ensure that the town council manages its buildings and facilities in an efficient and effective way, enabling a vision for future uses and improvements.

RESOLVED – that

1. St Ives Town Council agrees to the leasehold transfer of the Island Centre from Cornwall Council on the terms set out in the draft lease, with the following provisions to be include in the lease:
 - a. At page 8, section 4.1(g), the wording be altered to enable the use of the Main Hall or TV Lounge by the Landlord's Youth Service no more than twice per week for a 3 hour session each time, at a time to be agreed with the Tenant
 - b. Permitted use of the premises to be extended to include uses which produce an income provided such income is used to support the Island Centre and other devolved services
 - c. In the event of a latent structural defect materially affecting the use and occupation of the premises, then the Tenant shall have the right to determine the lease upon 3 months notice. There will be no obligation on either party to make good such defect.
2. The revised Business Plan be approved on the basis of it being a living document which would be subject to ongoing review;
3. Approval be granted from the town council for the remedial works to be carried out as soon as possible (subject to securing agreement from Cornwall Council), to be funded from the Devolution budget provision;

4. The terms for the sub-lease for the building also located at the site to be agreed on the basis of the Heads of Terms suggested by the Devolution Project Manager in his report to Council on 21 May 2015; and
5. The Clerk be delegated, in consultation with the Mayor, to agree any non-significant final details in the legal agreements to enable the agreed course of action to proceed.

Meeting closed at 8.05 pm

Chairman