



WINTERTON TOWN COUNCIL

52 West Street, Winterton, Scunthorpe,
North Lincolnshire. DN15 9QF

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Minutes of the Property Committee Meeting of Winterton Town Council held on Monday 4th December, 2017 at 7.00pm at the Council Offices, 52 West Street, Winterton.

Present:

Cllr D. Johnson (Chair) Cllr P. Mumby (Vice Chair) Cllr J. Kemp
Cllr L. Langton Cllr D. Muldown

Cllr P. McCartan – ex-officio
Cllr B. Bridge

Public Participation:

No members of the public were in attendance.

Cllr D. Johnson welcomed everyone to the meeting, including new members to the committee. Cllr D. Johnson read the Terms of Reference of the committee to members and copies were made available.

The Terms of Reference to be updated to reflect the increase in membership from 5 to 7.

- 1712/1 Apologies
Apologies for absence were received from Cllrs M. Foster and M.Harrison.
- 1712/2 Declaration
No Interests were declared.
- b. No dispensations were granted.
- 1712/3 The Clerk gave an overview of all the properties owned or rented by the Town Council.
- (i) The Council Office
Damp proof specialists have surveyed the Council Office and found evidence of damp in the front office, meeting room and ladies toilets. Two quotes have been received and we are waiting on a third.

Recommendation: The committee recommends the work being carried out by Dri-Home Ltd at a cost of £895.00 plus VAT; subject the third quote coming in as better value.

Quotes are currently being obtained to carry out repairs to the chimney, which requires pointing.

The emergency notices, stating the full postal address have now been installed in the Pavilion, Council Office and The Old School Hall. We are to order additional signage for the chapels and an external sign for the Pavilion.

(ii) The Old School Hall

The Council wrote to the Infant School at the beginning of the academic year to raise concerns over parents parking along the drive whilst dropping off and collecting children. After following up on the matter, the School has said they are at loss of what further action can be taken after writing to parents and having a police presence on a number of days.

Recommendation: We offer the use of our “No Parking” cones for a short period of time and monitor the situation.

The Management Committee is looking to carry out a kitchen refurbishment in the summer of 2018. They have saved money for the work to be carried out but are also looking to secure funding from other sources. We have offered the use of the Pavilion to any users of the OSH that will be unable to use venue during the refit. Mr. Summerfield has provided us with the details of those affected and these are booked to use the Community Pavilion.

We are still looking at ways to improve the security of both buildings and are in discussions with a company regarding roller barriers. These prevent people from climbing onto the roof but cannot be fitted directly onto a flat roof. We have supplied the company with photographs of the building, to look at alternative ways; this type of barriers could be installed.

Cllr D. Johnson has offered to work with Panda Play and the OSH committee to look into the work involved in extending the play groups outside area and the cost implications.

The committee considered the wall in between the OSH and the Council Office and considered points raised by Mr. Summerfield who is concerned, that if the wall was only lowered, it would encourage people to sit on the wall. The wall is currently being used to gain access to the roof between the two buildings.

Recommendation: The committee recommends applying for planning permission to remove the wall entirely and using the bricks to build a planter in the area between the two buildings.

- (iii) The Community Pavilion and Playing Fields
The defibrillator box has been fitted by NLC electrical contractors, and we are awaiting a date for the actual defibrillator to be installed. The majority of regular users of the Pavilion have received basic first aid training which included defibrillator training. However, we will look to arrange some additional training early in the New Year. Cllr J. Kemp asked to be informed for the date so he may attend.

Cllr P. McCartan said despite his initial reservations, the large bins outside the pavilion are well used and suggested we purchase an additional bin to encourage more recycling of rubbish.

Recommendation: The Committee recommends purchasing an additional bin to match the ones already in situ.

- (iv) Winterton Cemetery
A pest control company from Barton are currently managing the mole issues in the cemetery however, this is only a short term solution as fewer companies are wanting to carry out the service. They have recommended training our own Grounds men to carry out the work and are happy to deliver the training, supply the equipment and offer ongoing support. The costs of which, are to be considered by Council upon receipt. Cllr D. Johnson expressed an interest in the training should the Council approve to go ahead with the training.

- (v) West Street Park
We are the process of obtaining quotes from Tree Surgeons, as to what action should be taken in relation to a damaged Yew tree at the High Street entrance to the park.
NLC have quoted £400 to carry out a survey of all trees on land owned by the Town Council and provide a report of their findings.

Recommendation: The Committee recommendation instructing NLC to carry out the survey in parks, the cemetery and Newport Drive Playing field.

Public consultation carried at in the summer relating to the skate Ramp in the park, resulted in the opinion that the ramp should be removed and the area used for something new. In light of the new skate park area in the town. People felt the money would be better spent on something new.

The Committee agreed that the Park is in need of refurbishment and agreed to hold an additional meeting in February, to focus solely on West Street Park.

- (vi) Marmion Drive Park
No points were raised

- (vii) Roxby Road Industrial Estate
No points were raised by the Clerk.
Cllr P. McCartan asked if we had adequate space in the unit for all of our equipment. The Clerk explained that the layout is changed depending on the seasons, ensuring the correct equipment for the time of year is easily accessible.
- (viii) Allotments
Nine allotment holders have joined the Allotment Watch Scheme through Safer Neighbourhoods. We have received our Smart Water and are looking to liaise with holders to meet at their allotment to mark their equipment.

The allotments have been measured and sizes recorded, to allow us to maintain plot sizes. A number of markers are missing or are rotten and require replacing. The poles are £1.95 plus VAT and can be cut in half for what we require. We require 86 posts in total, which would cost £83.85 plus VAT.

Recommendation: The committee recommends replacing missing or damaged posts at a cost of £1.95 plus VAT per pole and advises that we order 50 posts to ensure we have spares.

The committee would like to put forward the following areas for consideration by the Policy and Finance committee whilst considering the precept and budget for 2018/19.

Christmas – An additional £5000

To cover the cost of replacing Christmas Decoration brackets that are no longer suitable/have become loose or damaged. To purchase and install additional brackets where permission has been granted and to install additional Christmas Tree Brackets, where permission has been granted by an approved contractor.

Signage – A budget of £600

To cover the purchase of additional road signage to allow the Council to manage its own road closures safely and effectively.

West Street Park

The committee recommends that the Council considers transferring a percentage of monies not spent in the current financial year to the Councils Ear Marked Reserves to go towards the refurbishment of West Street Park.

- 1703/4 Agenda for next and future meeting
Recycling water in our buildings
Entrance Signs into the Town
Update on Finger Post restoration

1703/5 Next Meeting

The date and time of the next Property Meeting was confirmed as (subject to any change in circumstances).

7.00pm on 5th March, 2018

At 52 West Street, Winterton