

## COWES TOWN COUNCIL

Minutes of the TOWN IMPROVEMENTS COMMITTEE held in the Town Council Office, Denmark Road, Cowes on 5<sup>th</sup> April 2011 at 6.30pm.

Present: Chairman Cllr McGregor, Cllrs Banks, Birch, Matthews, Peacey-Wilcox, Wells, Wilcox

In attendance Cllr Robinson, Sanderson, Walters (non-voting)

### **303 APOLOGIES**

Apologies were received from Cllrs Jones, Hammond and Thwaites. Mrs Martin-Dye has resigned from the committee due to other commitments but said she would still stay in contact with the council if the need arose.

### **304 MINUTES**

#### **RESOLVED**

That the minutes of the meeting held on 22<sup>nd</sup> March be taken as read, approved as a correct record and signed by the chairman.

### **305 DECLARATIONS OF INTEREST**

Councillor Banks declared a personal and prejudicial interest due to a financial interest in items 306ai and 306aai as his company have tendered for the works. Councillor Peacey-Wilcox declared a personal interest in item 306ai and 306aai as her brother works for Imphouse Ltd.

### **306 PROJECT UP DATES**

#### **1 The Basketball Court in Northwood Recreation Ground**

Councillors Banks and Peacey-Wilcox left the room at 6.37pm for both of the following items.

##### **i Contractor Tenders**

All of the tenders were significantly higher than the existing budget. The chairman reviewed the tenders and reported back on her discussions with Martin Hayles on how to reduce the tenders. His advice was to remove the lighting from the specification and could be added at a later stage. Martin Hayles advised that on the Graham Atrill quote £10 000 approx. could be saved by removing the lighting thus reducing the cost to £66, 506.25 + recoverable VAT. Graham Atrill submitted the lowest quote.

£28 500 already secured with another £10 000 conditionally offered from Awards forAll. The committee is waiting to hear from Tesco's grant (£4 000), Section 106 funds (£5 000). Blue Lamp Trust application is for £5 000 and is specifically for lighting. Assuming success with the Tesco's and Section 106 grants we would have £47 500 leaving a shortfall (on a court with no lighting) of approximately £8 521.

The committee discussed the options and issues:

- taking the shortfall from 09/10 town improvements budget underspend and using this for the basketball court.
- There is an issue of usage if there is no lighting, without lighting the proposed court would not be usable after dark

- Cowes High School are building 2 new MUGAas part of their re-development plans. With an Trust’s intention that these would be used for community purposes and open to the community as much as possible. However this is not free access as the school will have first refusal for team games and so on
- The issue of day-to-day court management was discussed and concerned committee members.
- The committee discussed the levels of future maintenance funding that would be required.
- How popular basketball is and how sustainable this popularity is.

The court would support a small section of the population at a large cost and who could have an alternative in the future. There could be posts put up on a grassed area. The cost is also significantly greater than initially expected. There is an alternative venue – albeit not for another two-years.

It was suggested that the Northwood park tennis courts be renovated into a basketball court, although all the grants are ear-marked to the site at Northwood Recreation Ground.

Monies have already been spent on this project and this could be an argument for waiting on making a decision. Money could be taken from The Cut and to delay The Cut.

**RECOMMENDED**

That no further action be taken on this project until the results of the Tesco’s and Section 106 grants are known.

That Martin Hayles contact the tendees to revise their tenders to reflect a plan with no lighting.

**ii Funding Up-date**

Awards for All have made a conditional grant offer. The results of the Tesco’s and Blue Lamp Trust grants are due to come shortly. A new bid for £5000 has been made to the IW Council to access Section 106 funds.

**2 Northwood Recreation Ground Toilets**

**i “Tenancy at Will” agreement**

Councillors Banks and Peacey-Wilcox returned at 7.24p.m.

IW Council is suggesting a “tenancy at will” agreement as long-term leases are not yet prepared. There will be no cost for insurance provided we buy-into the IW Council’s contract for cleaning. Current cost of running the toilets per annum:

Insurance:	nil	(while under terms of the Tenancy at Will Agreement)
Electricity:	£398	
Water:	£475	
Rates:	nil	
Cleansing	£1,693.40	
Maintenance charge	£200	approx. (paid in arrears)

No rates are paid at present because the facility serves a public space. IW Council have been asked for further clarification on this issue and cannot comment on future rateable liabilities.

The committee discussed the principal of taking over the toilets. The “tenancy at will” is a temporary contract. Confirmation of the duration of the “tenancy at will” lease is needed as this is not specified. The “tenancy at will” agreement is breakable at any time.

**RESOLVED**

That the IW Council is contacted to confirm that can use own cleansing contractors should a full lease be drawn-up.

That the IW Council be asked how long it is anticipated to take to draw-up a permanent lease.

**RECOMMENDED**

That Cowes Town Council enter a “Tenancy at Will” Agreement for up to 12 months using the IW Council cleansing contract.

**ii Consideration of contractors Tenders**

Tender from Mike Bucket was circulated. The skate-park cleaner has declined to quote for tis work. The costs are similar to the IW Council costs. No further action was required until further information about the lease and cleansing contract is available.

Meeting ended 7.56 p.m.

CHAIRMAN