



Devizes Town Council

www.devizes-tc.gov.uk

RECREATION AND PROPERTIES COMMITTEE

You are summonsed to attend a meeting of the Recreation & Properties Committee at the following, place and date.

Date: 19 MAY 2015

Time: Immediately following Community & Civic Resources Committee

Venue: Council Chamber, Town Hall, Devizes

Enquiries: 01380 722160

The Town Mayor: (Councillor Giraud-Saunders)

Councillors:	Mrs Bridewell	Carter	Mrs Evans
	Johnson	Ody	Parker
	Mrs Rose	Smith	Wooldridge

AGENDA

1. ELECTION OF CHAIRMAN

To elect a Chairman of the Committee for the municipal year 2014/2015.

2. ELECTION OF VICE CHAIRMAN

To elect a Vice Chairman of the Committee for the municipal year 2014/2015.

3. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meetings held on the 14 April and 12 May 2015, which have been circulated with the agenda.

4. APOLOGIES FOR ABSENCE

5. DISCLOSURES OF INTEREST

To receive any disclosure(s) of interest by a Councillor or an officer in

matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

6. PUBLIC PARTICIPATION

At the Chairman's discretion, members of the public attending the meeting will be allowed to ask questions, make a statement or address the Council upon a matter of concern to that person which is relevant to the Council. A time limit of 5 minutes per person will be permitted, but this may be extended at the Chairman's discretion and a maximum period of 20 minutes has been allocated by the Council for this item of business

7. REPORT FOR INFORMATION – VENUES INCOME FIGURES

Document 7/1 is issued alongside this agenda

8. REPORT FOR INFORMATION – VENUES - CUSTOMER SATISFACTION FEEDBACK

There is no feedback to report at this time.

9. REPORT FOR INFORMATION – VENUES OCCUPANCY FIGURES & MARKETING INFORMATION

Following on from the launch of the venues website, brochures and adverts have been designed using the newly commissioned photographs, which are now in use.

A social media campaign is currently being planned for the venues, which will include a Facebook page and a newsletter similar to that created for Hillworth Park.

Number of Bookings	March	April
Corporate Events	22	14
Of which Wiltshire Council	14	12
Community	18	16
Club	5	5
Markets	4	5
Blood Donor Sessions	1	2
Citizenship Ceremony	0	1
Concerts	3	2
Auction	1	0

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Fairs	3	1
Weddings	0	0
Wedding Ceremony	0	0
Dinner/Dances	2	0
Bluez & Zuz's	1	1
Civic Event	0	1
Grace & Favour	4	2
Christening	0	0
Comedy Night	0	0
Free Use	2	2
Retirement Party	0	1

10. REPORT FOR INFORMATION – CURRENT CAPITAL PROJECT

This is an update for the committee on the current capital project currently being undertaken.

Albion Place

This project has had a significant time over run due to an underestimate by the contractor. The quality of the work to a high standard and it is anticipated that it should be completed shortly.

The tree planting will be one of the last elements of the project, and officers plan to work with the working party to agree a time for this to be done.

Market Cross

The contract is progressing according to timescale. Officers recently attended a site meeting at the Market Cross to discuss the condition of the steps leading up to the Cross which on closer inspection are suffering from erosion of the mortar between the steps. Officers, the conservation architect and the contractor agreed that a re-pointing of the mortar around the steps should be undertaken at this time at an additional cost of £800. It was agreed that if this was not undertaken at this point this would have to be undertaken in two to three years time causing additional expense with the return of the stonemason and disruption to the Market Place.

Town Hall

The painting of the Town Hall commenced on the week commencing the 11th of May 2015. Scaffolding has been placed on the front and one side elevation to enable painting of these elements to be completed and the scaffolding on the front elevation to be removed for the wedding to be held at the Town Hall on the 23rd of May. The scaffolding will be moved to the rear and the other side elevation once stage 1 has been completed. The Town Council has applied for two parking bays in front of the Lamb Pub to be suspended from 20 May to 4 June 2015 to enable the scaffolding to be erected at the rear of the Town Hall. The uprights will need to be located in the highway to enable safe access to the building.

11. **EXEMPT REPORT FOR INFORMATION – RELATING TO COMMERCIAL PROPERTIES**
12. **EXEMPT REPORT FOR DECISION – RELATING TO COMMERCIAL PROPERTIES**
13. **QUESTION TIME**

A short time is allowed at the discretion of the Chairman for councillors to ask questions on matters which are not on the current agenda but which are related to matters which have been previously discussed on an agenda relevant to the committee.

At least 24 hours' notice must be given to officers of the intended question. All other matters should be raised on an agenda and the request should be submitted through the Town Clerk

TOWN CLERK

11. EXEMPT REPORT FOR INFORMATION - COMMERCIAL PROPERTY RENTAL BALANCES

The attached table (ex doc 11/1) shows a summary of rental balances for the Council's commercial property as at 30 April 2015. In addition, the report includes any payments for this period but received during May 2015. Prior data relates to indebtedness to the Council at the particular month end in isolation.

Vacant

19 The Brittox

The Council's commercial property agent, Jonathan Shortt of Martin Walker is currently marketing this empty property.

Collectors Corner

3 Albion place

The current lessee, Mr C Groves has stated in the past month that he no longer wishes to pursue a new lease. The current manager of the above premises, Mr B Groves has stated that he wishes to enter into a new 10-year lease in respect of the premises. Engrossment of the new lease cannot be effected however until any arrears of rent are paid in full or the Council agrees to engrossment with an existing debt.

Perfect Petals

28 Sidmouth Street

The current lessees, Mr & Mrs Harrison have stated that they would wish to assign the current lease ending 25 September 2017 to which the Town Council has raised no objection. The lease will be assigned to the lessees of the adjoining property, 27 Sidmouth Street, Mr & Mrs Hill. The Town Councils legal advisors are currently undertaking the legal assignment of the lease.

12. EXEMPT REPORT FOR DECISION – DISRUPTION COMPENSATION

Recommendation

That the committee considers a request for compensation for business disruption and decides if there is any validity in the claim.

Purpose of the Report

To decide on a claim made against the Council for business interruption.

Background

As the committee will be aware, since late March the Council has been working to improve Albion Place by replacing the paving and trees.

The Steering Group who are overseeing the project, decided that access should be maintained to all the businesses throughout the duration of the work as the cost of compensation those business affected would be disproportional to the overall project value.

There are three businesses in the area directly affected but it does appear that only one is making a claim for a material loss business. Attached is some of the correspondence received from the tenant affected. Doc 12/1 – 12/4.

Although the tenant has been asked to provide documented evidence about the loss business, as set out in the email of the 23 April this has not been done.

Whilst access to all businesses has been maintained throughout the project period and additional signage has been provided, it is officers observation that this tenant's business is more reliant on regular foot fall than those neighbouring him as they are more specialist in nature. In addition the phasing of the project has resulted in this premises sustaining the most disruption as the programme of works has gone from left to right. Attached Doc 12/5 – 12/6 are some photographs showing the extent of the disruption.

Options Considered

The committee needs to decide if it believes that the renovation work in Albion Place has materially impacted on the business which justifies the Council awarding compensation.

If it feels the claim is justified the committee needs to determine a value for the compensation

Implications and Risks

Financial and Resource Implications

No financial provision has been made for compensating businesses for a loss in revenue resulting from the enhancement to Albion Place.

Legal Implications and Legislative Powers

The Council will be considering this matter under its power of General Competence.

Environmental Implications

Officers are unaware of any environmental implication for the Council associated with this decision.

Risk Assessment

Officers are unaware of any risk implication for the Council associated with this decision.

Crime and Disorder

Officers are not aware of any issues the Council should consider under Section 17 of the Crime and Disorder act 1998.

TOWN CLERK