

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Public Hall Committee held in the Council Chamber on Monday 11 January 2016, on the rising of the Meeting of the Planning Committee.

The meeting commenced at 7.04pm.

PRESENT

Cllr Mrs L D Evans (Chairman)
Cllr C Richards (Town Mayor)
Cllr C A Kitson (Deputy Town Mayor)
Cllr M C Hilliar
Cllr A L Jones
Cllr Mrs M L Kenneally-Stone

Clerk: Mrs J E Vanstone

Others Present: Cllr A J Dent, Cllr A N Gooding, Cllr S V Hall, Cllr D J Harrison and Cllr T D Wright

15.377 Public Speaking Time

Cllr A J Dent addressed the meeting as a Trustee of Age Concern (AC). He said that currently the Trustees were unable to redecorate the premises due to damp in the outer wall on the western side. The wall behind the wall paper was damp and was a condition of the building itself and had not been caused by AC.

An initial report indicated that this wall needed to be damp proofed and re-plastered before it could be redecorated. It was estimated that this work would take three weeks during which time AC would be unable to provide lunches or day care for the existing clients. The Trustees were concerned that this loss of service would cause considerable upset to their very vulnerable clients.

Trustees were also concerned that there was a rumour that the cost of the repair would fall upon AC. They had looked at the Lease and it was quite clear that AC, as tenants, were required to keep the premises in good decorative order whilst ensuring all its systems and equipment were serviced and repaired as necessary. It was not immediately clear as to where the responsibility lay for the maintenance of the fabric and structure of the building itself. He said that clearly the ingress of damp was not an issue caused by AC, it was a fault within the structure and construction of the building. It was the Trustees' view that such repairs were the responsibility of the landlords (Budleigh Salterton Town Council).

He concluded by asking that the remedial work be carried out without delay, that sufficient notice is given so alternative arrangements can be made in order for AC to provide its usual services, the costs of such work are borne by BSTC and BSTC covers any additional rental costs whilst alternative accommodation is required.

The Chairman, Cllr Mrs L D Evans thanked Cllr Dent for his remarks and these had been noted.

15.378 Apologies for Absence

Apologies were received from Cllr Mrs C A Sismore-Hunt (unwell).

15.379 Minutes

The Minutes of the Meeting of the Public Hall Committee held on 12 October 2015 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.



15.380 Chairman's Comments

The Chairman reported that it had been a relatively uneventful period and it had been some time since she had been called out because of a problem in the Hall. She said there had been a comment regarding the temperature in the Hall at a recent event, but this had been due to the hirer not requesting a realistic heating period. She added that the office staff always offered advice on this, but it was up to the hirer to make the final decision.

She was aware of the problems at AC, outlined by Cllr Dent, and these were being addressed by the Clerk. She said that the Christmas break had hampered proceedings somewhat.

She then reported that one or two enquiries had been received following the advertisement in the One Magazine. She was trying to keep that advert running via Facebook and asked members who were also on Facebook to share it.

15.381 Clerk's Report

Mrs J E Vanstone reported:

1. She had written to the Norman Family Charitable Trust regarding funding for a defibrillator for the Hall. The application had been acknowledged and she would keep members updated of progress. She had looked at the possibility of applying to the British Heart Foundation for funding for the equipment but the grant process was quite convoluted and so she had not progressed the application.
2. The replacement dimmer board, controller and spotlights for the stage had been installed and all were working very well. She had received some positive comments from hirers about the change.
3. The repairs to the pulley system and bobbins for the stage curtains would be carried out on 15 January.
4. Just before Christmas, the Lions had damaged the curtain track for the curtain by the stage steps and a replacement track would be installed on 13 January.

15.382 Council Chamber

Consideration was given to making a small charge for the room when it is used by local groups.

After a full discussion all agreed the room is a useful asset to the town's organisations and it was


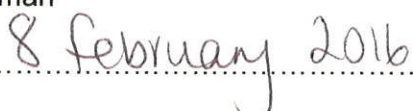
Resolved: No charge will be made to those using the Council Chamber for their AGMs etc on the understanding that the meetings do not interfere with the general running of the Council offices.

15.383 Any Other Business at the Chairman's Discretion

The Town Mayor asked if those using the Council Chamber were aware of the location of the fire escape, etc.

The Clerk confirmed that users were shown the fire extinguishers, fire call point and added that if the fire blocked the stairs the door at the top of the stairs was a fire door with intumescent strips which should hold for at least 30 minutes in which time the Fire Service would be in attendance.

There being no further business, the Meeting closed at 7.17pm.


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Chairman

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Date