

AGENDA ITEM No. 3a

MINUTES of the Special Meeting of the **TAVISTOCK TOWN COUNCIL** held on **TUESDAY 29th AUGUST, 2023 at 6.40pm** at **THE COUNCIL CHAMBER, TOWN COUNCIL OFFICES, DRAKE ROAD, TAVISTOCK**

PRESENT Councillor P Ward (Deputy Mayor – in the Chair)
Councillors Ms M Ewings, S Hipsey, Mrs A Johnson, A Lewis, U Mann, P Squire, A Venning.

IN ATTENDANCE Town Clerk, General Manager, Assistant to the Town Clerk.

COMMENCEMENT OF MEETING

142. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Hutton (Mayor), J Irvine, Mrs B Moody, J Moody, T Munro, B Smith.

143. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this point in the Meeting.

144. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of Tavistock Town Council held on Tuesday 25th July, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

EXCLUSION OF PRESS AND PUBLIC

145. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the Public Bodies Admission to Meetings Act 1960, and having regard to the confidential nature of the business to be transacted it was: -

RESOLVED THAT the Press and Public be excluded from the Meeting for the following items of business.

CONFIDENTIAL ITEMS REQUIRING A DECISION

146. WORKS TO COUNCIL PROPERTIES

(**CONFIDENTIAL** by virtue of relating to legal and/or commercial matters, staffing and/or the financial or business affairs of person or persons other than the Council).

The Council received and considered the Report of the General Manager (Appendix 2) in respect of the above.

The General Manager further provided the following oral updates with regard to ongoing works, alongside the background to extant funding arrangements:

Market Road Retaining Wall:-

- these works had been the priority, and since the works on the coffer dam had been completed, the budget was more clearly known;
- due to a 'window' of good weather, the pumps had been removed, resulting in a saving of £ 3,500 per week. This had also meant that the concerns that the works could need to be rescheduled to another year to meet the terms of the FRAP had been averted;
- clarification was provided with regard to the clearing of vegetation from an area of 90m² of the wall and associated works to offset the need for major vegetation clearing in the short term alongside an ongoing clearing regime.

Town Hall:-

- this had included essential and desirable works including variously roofing, pointing, stonework repairs and some rainwater goods;
- in May 2023 the Council had agreed additional funding for works to the Town Hall, which had included £60,000 for repointing the front elevation of the building;
- funding had been restricted for any additional works.

Market Road resurfacing:-

- subject to availability up to £140,000 had originally been allocated for the resurfacing and re-lining of Market Road. However, it was now recognised that to resurface the entire road, re-line it, and upgrade the pavements to a 'Heritage' standard, that this level of funding would be insufficient. Moreover:
 - that the ongoing works to the previous Woolworths site;
 - together with works planned by the Environment Agency and BT, would potentially damage any new road surface. There was therefore a practical issue of timing.
 - a more modest but appropriate proposal, as set out, could secure a road surface in good condition for the near to mid term and facilitate on street enforcement of parking restrictions.

Museum:-

- the main focus of the works to the Museum had been to carry out structural repairs and deal with dry rot;
- it had been identified that repairs would now be required to aspects of the lathe and plaster ceilings, as some of these had been disturbed by the works;
- the extent of the concealed dry rot problems had not been known when the works had commenced, but the issues with both wet and dry rot had proved to be worse than first anticipated, in addition the window on the ground floor required replacement;
- it was hoped that the Museum would be in a position to apply for grant funding, to allow it to re-open in 2024.

The General Manager proceeded to outline the proposals, as listed in the Report, for additions/variations to the foregoing projects and following discussions with respective project teams.

During the ensuing discussion, on all the areas identified, it was noted that there was a necessary balance to be struck as between the risks of fully committing available RCP funds to the foregoing projects, as measured against the possibility that additional funds might be required at short notice for other potential emergency/ urgent works which were reviewed.

However, the consensus was that the benefits of delivering additional benefits, as identified in the report against in hand contracts, outweighed potential risks in view of recent progress and timing within the financial cycle.

RESOLVED THAT Tavistock Town Council endorse and agree the recommendations in respect of the foregoing premises as set out at Section 4 of the Report.

Noted That

- a) the potential use of a loan facility for other works was not considered appropriate in view of timescale, application requirements and substantial cost of borrowing:
- b) the General Manager was thanked for his Report.

The Press and Public were re-admitted to the Meeting.

The Meeting closed at 7.05pm.

Signed:

Dated:
CHAIRMAN