



HALESWORTH TOWN COUNCIL

ABP COMMITTEE MEETING

(AMENITIES, BUILDINGS & PARKS)

MONDAY 22nd January 2021 AT 11am BY ZOOM VIDEO CONFERENCE

In accordance with (The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020)

Present: Councillors;

T Allen, A Dunning, P Dutton (Vice-Chair), A Fleming (Chair), R Lewis, J Reece, D Thomas, D Wollweber.

In Attendance: N Rees (Town Clerk)

Minutes

1. Apologies: Cllr Took
2. Declarations of interest: None
3. Minutes: The minutes of the ABP Committee meeting held on the 23rd November, 2020 was accepted as a true record.
4. Matters arising from the minutes: Cllr Allen asked whether the structural survey of the London Rd Building had been circulated. The Clerk was sure everyone had received a copy at some point but couldn't recall sending it again as noted in the last minutes. The Clerk would circulate another copy.
5. Update from ESC: The Clerk had circulated the correspondence from Angus Williams requesting clarification on the terms of HTC agreement. This was necessary because it needed to be more clearly defined in order that ESC could consider the proposals and make a decision at the Cabinet meeting in April.
6. Transfer of Assets:
 - a) To review the list of assets – proposed conditions of transfer: It was noted that HTC had already agreed the list of assets and to increase the precept in order to finance them. However HTC had not defined the conditions that HTC wished to impose on the transfer of these assets.

The Committee also noted the report of the discussions between the Clerk and Cllr John Adams of Bungay Town Council (BTC) who had headed up negotiations with ESC over similar transfers in Bungay. The Committee were concerned that BTC were not satisfied with the refurbishment work undertaken by ESC on the public toilets. It was agreed that the toilets needed upgrading and the wall gate wash facilities replaced but it was not clear to what standard ESC would undertake this work. It was also noted that HTC's transfer included a lot of play equipment and associated materials which was not all in good condition. The Committee also had concerns over the longevity

of the accessibility toilet in the Thoroughfare car park which was essentially a timber shed. The Committee also wanted clarification on any potential rights of way or access on all the land being transferred.

It was RESOLVED to undertake surveys on all the buildings and open spaces. This was not time specific but would be undertaken asap. As the surveys may not be undertaken until after the Cabinet meeting it was not possible to state 'subject to survey' since this has no definitive meaning. However, it was agreed to clarify this in the following proposals, so that it was clear that HTC accepts the transfers on the condition that there are no structural defects and if there are defects then ESC would need to rectify these at their cost, which was the point of the getting surveys completed.

It was RESOLVED that all assets are transferred with 'title absolute' and the clerk has further added 'and free of any caveats as to their use or ownership'.

It was RESOLVED that the list of assets with the Clerk's suggestions for the conditions of transfer be accepted with the amendment to add that 'accepted on the understanding that the building (or structure/bridge) be free from all structural defects'. See revised list attached

It was RESOLVED that the Committee recommends to the Town Council that it engages the service of a solicitor to look after the interests of HTC for the transfer of assets and that ESC is informed of this decision.

The Committee members were undecided about whether coin operated toilet door locks should be included or not [The clerk omitted reference to the coin operated locks for the time being].

- b) To consider any other factors for negotiations before arranging a meeting with ESC: It was generally agreed, but not voted upon, that HTC asks ESC to fund the demolition costs (lowest price was £12,195) and to discuss the costs of the Open Spaces. The Clerk would arrange a meeting with Angus Williams as soon as possible.

7. Correspondence: None

8. News Items: None

The meeting was closed at 12.29am