



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of Bembridge Parish Council Finance & Assets Committee Meeting held at 7.00 pm on the 25th October 2017 Village Hall, High Street, Bembridge

Present: Cllr R Weaver, Cllr M Sullivan, Cllr M Donlon, Cllr M Reeder, Cllr S Weedall, Cllr R Widger, Cllr G Stillman, Cllr M Curtis, Cllr A Hopkinson-Woolley, Mrs E Goldring (Clerk) and Mrs J McDade (Assistant Clerk)

1. TO ELECT A CHAIRMAN

Cllr Weaver and Cllr Reeder were proposed and seconded.

Cllr Weaver – 6 in favour Cllr Reeder – 3 in favour

RESOLVED: Cllr Weaver appointed Chairman of the Finance & Assets Committee

2. TO ELECT A VICE CHAIRMAN

Cllr Donlon and Cllr Reeder were proposed and seconded.

Cllr Donlon – 6 in favour Cllr Reeder – 3 in favour

RESOLVED: Cllr Donlon appointed Vice Chairman of the Finance & Assets Committee

PUBLIC FORUM – There will be up to 15 minutes available for members of the public to speak. At the Chairman's discretion, members of the public may be invited to speak on specific items during the meeting. (Please introduce yourselves when addressing the Committee)

Mr Green – following on from the last meetings comments, there should be an evidence base review of rents. It is not in the interest of the High Street for rents to rise too high otherwise it will lose its vibrancy like others around the country. The rent charge also affects the rates level, with the next review in 2022.

Cllr Weaver – further evidence for rent rises has been received and circulated to all Councillors

3. APOLOGIES FOR ABSENCE

To receive apologies for absence

No apologies for absence. Non-attendance of Cllr Millington and Cllr Steane

4. DECLARATIONS OF INTEREST

To receive declarations of pecuniary or other interests relating to items on agenda

Cllr Curtis declared an interest in items 9 and 10.

5. FORWARD PLAN

To consider the updated forward plan

APPENDIX A

6. ACCOUNTS

To monitor the budget 2017/18

Budget was set last year and things have changed in the last 12 months. Next budget setting is Extraordinary Meeting on 5th December, when any programme of works decided will be included into expenditures or funding discussed. Error on spreadsheet actual for staffing is £37,614.61 and will be rectified. Auto sum incorrect.

APPENDIX B

7. VIREMENTS

To make virements of up to £5000 between agreed budget headings

RESOLVED: To vire £1,800 into Lane End toilets water budget to cover water costs

All in favour

RESOLVED: To vire £210.33 from Friends of Bembridge into Earmarked Reserves for the Village Hall roof
All in favour

8. SMALL GRANT

To agree IW Music, Dance and Drama Festival small grant application for £150.00

RESOLVED: Agreed £150 small grant for IW Music, Dance and Drama Festival
All in favour

Cllr Curtis left the meeting

9. BUILDINGS MAINTENANCE WORKS

- To agree specification of works for year 1 and years 2-5+ for the Village Hall
- To agree specification of works for year 1 and years 2-5+ for 5/7 High Street
- To consider works for High Street toilet refurbishment
- To consider renewal of the Nissan Hut

This needs at least a 5 year plan of works. Need to think ahead as each building has an effect on the other. Need to develop to achieve the maximum income for the parish and believe the need to revisit removal of the covenant on the 5/7 High Street toilets urgently. This would allow a build of modern disabled friendly toilet in the Village Hall and convert the toilets to small offices/units with a possible extension, which would provide a good income. It would be cheaper to build a new toilet in the Village Hall than renovate the old ones. These would be opened 24hrs a day, 7 days a week and accessed from the outside of the hall, already agreed in principle by the Village Hall Management Committee. New toilet would need to be built before old ones closed. A number of premises on the High Street do not have their own toilets. Need to make the buildings work for the Parish. Tenants with leases would not be affected and Mr Hughes has already been offered first rights of refusal for any new unit or space. The Nissan hut has been there since the Second World War and needs attention. The Lengthsmen could be relocated to new premises within the village, probably Steyne Park somewhere. Ladies toilet at 5/7 High Street does not have the entrance width to provide disabled access and would reduce the rental stream. Windows to the upstairs front of the building are in a terrible condition and in urgent need of repair. Unit installed into 5 High Street has damaged the arch work to right elevation window, was conservation consent applied for and did the Parish Council know of the installation? Works carried out pre 2009 before the current staff were in place. At present Parish Council pays all the Business Rates for the rear yard, this would need to be looked at for future developments. Maintaining any commercial building should not cost more than income received. As per the leases tenants should pay 50% 7 High Street and 33% 5 High Street of maintenance costs but what happens if tenants refused; sue them? Ideally come up with a 3-5 year plan and advise tenants of their obligation on an annual basis. These need careful thinking and advice as our duty is primarily to residents. Need to be good landlords to all of our tenants. 5 & 7 High Street tenants have already been offered renewal of leases from 2019. £440 rent per year for the shed in the yard is not a lot of income and need think as a business for all the residents of Bembridge. If BPC are throwing large sums of money at 5/7 High Street then BPC must ensure maximum income from it.

The Village Hall is a community asset which is used by all so must be maintained. The Council needs to look forward and not back and cannot be held up because of £440 per year when the tenant has been offered a replacement once development has been completed. More VAT advice is needed or the costs will be increased by 20% as not shown on quotes. Should we start fund raising? Believe residents have already paid with the precept, so not our place to fund raise. Should not be afraid to borrow money for short periods, especially at the present rates. PWBL over 10 years on £250,000 is 1.49% fixed rate. As per Councillor Training borrowing sensibly is not a bad thing. Worth considering as building costs will rise over the next 10 years, which would cost more in the long term. Need to maximise the income from 5/7 High Street as get no income from the Village Hall.

RESOLVED: To include removal of covenant on High Street toilets onto the next Full Council Agenda

7 in favour 1 against

RESOLVED: To seek quotes for front windows on 5/7 High Street

RESOLVED: To seek quotes for structural engineers investigation to determine cause of roof spread & if still currently active

RESOLVED: To seek quotes from builders and roofers for works

RESOLVED: To seek advice from IW Conservation department

RESOLVED: To seek advanced VAT advice for works

RESOLVED: To seek quotes for an Asbestos Register for all buildings

APPENDIX C

10. RENT REVIEWS

To receive the rent reviews report from Christopher Scott and agree charges for 5 & 7 High Street and SH Tree Services rear yard

Rent rises are not unreasonable and believe SH Tree Services should go up to £700 with the trailer. Mr J Board built the concrete slab for the trailer when a councillor, but this is not included in SH Tree Services licence. If Mr Hughes does not want to pay for parking the trailer then the trailer needs to be removed from the yard. Need to approach Mr Hughes about what he wants to do about the trailer parking.

RESOLVED: Approved reports from Christopher Scott and agree that 5 High Street rent will increase to £6,500 per annum and 7 High Street rent will increase to £5,250 per annum from 7th January 2018

All in favour

RESOLVED: Agreed that SH Tree Services rear yard rent will increase to £550 per annum immediately though this does not include parking in front, which if wanted would cost a further £150 per annum and need to be included in licence.

7 in favour 1 against

Cllr Sullivan commented that it had been the most positive meeting of the Council, and hopes we can now move forward and do positive things for Bembridge

DATE OF NEXT MEETING

Confirmed 29th November 2017 7.00pm in the Village Hall

Meeting closed: 9.00pm

Signed: Dated:.....