



# 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 13<sup>th</sup> March 2018 Village Hall, High Street, Bembridge

**PRESENT:** Cllr R Weaver (Chairman), Cllr K Fagan, Cllr M Donlon, Cllr S Weedall, Cllr M Sullivan, Cllr G Stillman, Cllr R Widger, Cllr A Steane, Cllr T Millington, Mrs E Goldring (Clerk) and Mrs J McDade (Assistant Clerk) **PUBLIC:** 24 members of the public

### PUBLIC FORUM

**Mr Hughes** – have you completed a financial risk assessment for the project and if so could the public see it?

**Mr Green** – with the lack of rescinding are you tying the hands of the council by restricting options?

**Mr Leaver** – the information day was very helpful. Loading council with debt shouldn't be taken lightly. Need to look at the 10 options on the table.

**Mrs Lavelle** – please can we see a debate. Concerned wages bill will go over budget with extra staff. Do we have to sell 5/7 because of the options?

**Cllr Weaver** – you will receive a written response

### **1. APOLOGIES FOR ABSENCE**

To receive apologies for absence

Non-attendance of Cllr Reeder, Cllr Curtis and Cllr Hopkinson- Woolley.

### **2. DECLARATIONS OF INTEREST**

- To receive declarations of pecuniary or other interests relating to items on agenda  
None received
- To consider requests and grant dispensations if appropriate  
None requested

### **3. MINUTES OF THE LAST MEETING**

To receive for approval minutes of the Finance & Assets Committee meetings held on 6<sup>th</sup> February and Extraordinary Meeting held on 2<sup>nd</sup> March 2018

**RESOLVED:** Approved amended minutes of the Finance & Assets Committee meetings held on 6<sup>th</sup> February

### **4. INFORMATION DAY**

To receive an update from the Public Information Day

**Appendix A**

### **5. UPDATE ON RELOCATION OF THE PARISH LENGTHMEN TO THE OLD SCHOOL FIELD ENTRANCE**

- To note reduced size (now 8m x 4m) and cost of workshop/concrete

**RESOLVED:** Noted reduction in size of workshop and agreed to go with 1<sup>st</sup> Choice Leisure Building £4,704 plus Vat and delivery

7 in favour 2 against

- To agree to appoint of Mr M Willey for deed of variation on the Old School Field Lease  
**RESOLVED:** Agreed to appoint Mr M Willey for deed of variation on the Old School Field Lease  
7 in favour 2 against

6. **5/7 HIGH STREET**

- To approve the two sections of ceiling works at 7 High Street  
There are 3 sections of ceiling within the office of which section 1 and 3 have been over boarded as recommended at option 4 of Steve O'Keefe report. Section 2 has already been over boarded. There will be an agenda item at Full Council on 20th March to agree a landlords inspection to help inform the lease renewal process. If appointed I will ask Steve O'Keefe to confirm the works to the ceiling within this process

Cllr Steane – understand that without prior notice or resolution 3 Councillors attended 7 High Street with the Clerk breaching 24.a Standing Orders and no apology has been given to the tenant.

Clerk – The lease states under 3.16 'to permit the Lessor and all persons authorised by the Lessor with or without workmen equipment and materials on not less than 14 days' notice except in case of emergency'. In cases of emergency the clerk has delegated powers to spend up to £1,000 in consultation with the Chairman. This was an emergency and I asked the Chairman of Finance and Assets Committee along with 2 Councillors to assess the damage. I have apologised to the tenant that I omitted to inform him of the Councillors attendance during email exchange and a meeting has been offered to the tenant with Keith and Richard. We have done everything possible to get the works done as quickly as possible.

Cllr Fagan – having seen the pictures of the damage, we could have closed the unit down under Health & Safety as we had taken charge of the building.

Cllr Donlon – the work was done promptly by the Parish Lengthsmen but was the responsibility of the tenant and should be funded as such.

Clerk – A meeting has been offered to the tenant and the council has accepted responsibility to repair the ceiling and fund the works.

- To receive a progress report on the removal of the covenant at 5/7 High Street  
Bembridge Parish Council agreed to appoint Mark Willey regarding the restrictive covenant on 5/7 High Street, deed of variation for the Village Hall lease and lease renewals for 5 & 7 High Street and signed formal instructions to proceed with these matters on 26<sup>th</sup> February. Advice was given that no registered covenant exists on the title of this property. The covenant was set out in a Transfer dated 8<sup>th</sup> December 2011. Regardless of the enforceability the IW Council are willing to remove the covenant subject to various conditions.

Mark Willey has formally written to Andrea Jenkins and Andy Groom representing IWC Property Services on 6<sup>th</sup> March and received a response on 7<sup>th</sup> March. Andrea Jenkins has confirmed her understanding is that there is general support within IWC for the release of the covenant on the condition that any value generated is reinvested in community facilities in Bembridge village. We will need to reflect that condition in the documents. IWC also requires a formal decision to be made before we can sign the deed of release, which is a report signed by the Director and Portfolio Holder. Andrea will produce this report in due course.

The deed of variation for the Village Hall lease is very much tied in with this matter as one will follow the other.

- To consider costed options to redevelop 5/7 High Street  
A report needs to be drafted that takes into account the feedback given at the public information session.  
**RESOLVED:** Defer costed options to redevelop 5/7 High Street for more information to the next Finance & Assets Committee meeting. Clerks will produce the report.  
7 in favour 2 abstentions
- To agree how to fund redevelopment of 5/7 High Street  
**RESOLVED:** Defer how to fund redevelopment of 5/7 High Street to next Finance & Assets Committee meeting to be included in report.  
7 in favour 2 abstentions

**7. RESOURCES**

- To appoint a Planning Consultant
- To appoint a Property Manager
- To seek quotes for a Lettings Agent

**RESOLVED:** Defer all three of the above items to next Finance & Assets Committee meeting  
7 in favour 1 abstention 1 no vote

**DATE OF NEXT MEETING**

Agreed next meeting 1<sup>st</sup> May 2018, 7.00pm in the Village Hall  
7 in favour 2 abstentions

Meeting Closed 7.45pm

Signed: ..... Dated:.....

