

Minutes of the Assets Management Committee Meeting
held on Thursday 15th February 2024 at 6.30pm

Present: Cllr Brake, Cllr Irven (Chair), Cllr Richards, Cllr Murphy, Cllr Westcott and Cllr Whetlor

In attendance: Annie Robinson – Annie Robinson - Deputy Clerk, Christopher Mitchell – Watchet Sea Scouts

24/42D **To Receive Apologies for Absence:** (LGA 1972, section 85 (1))

Cllr Irven proposed that **'apologies given by Cllrs Campbell, Cllr Terret and Cllr Brake are approved'**.
Seconded by Cllr Whetlor. Carried.

24/43D **To receive any Declaration of Interests** under Watchet Town Council's Code of Conduct (adopted on 9 July 2012) issued in accordance with the Localism Act 2011 and the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 SI No: 1464

Name	Minute no	Description of Interest	Personal & Prejudicial	Action
Cllr Irven Cllr Murphy	24/45D	Member of WLF and FOSL	Personal	Cllr remained in the meeting and took part in the discussion and voting.
Cllr Murphy Cllr Whetlor	24/45D	Member of WLF	Personal	Cllr remained in the meeting and took part in the discussion and voting.

24/44D **To confirm and sign the Minutes of the meeting held on 11th January 2024** - circulated to members prior to the meeting via **Appendix 1-** (LGA 1972, Sch 12 Para 41)

Cllr Westcot proposed that **'the Minutes of the meeting held on 11th January 2024 are a true and accurate record'**. Seconded by Cllr Irven. Carried.

24/45D **Watchet Library:**

(i) Quotation update – verbal update

Cllr Irven updated the committee with the following:

- One contractor of three who were contacted by the Deputy Clerk, has visited the library to conduct an assessment and has submitted a written quote of £2,500.00.

Cllr Whetlor proposed that **"the quote submitted for £2,500.00 be accepted"**.

Cllr Irven seconded. Carried.

24/46D **Watchet Community Centre:**

(i) Damp issues report and recommendation - circulated to members prior to the meeting via **Appendix 2**
Verbal update

The Clerk

Cllr Murphy updated members to recent damp concerns at the WCC.

Cllr Murphy described the product recommended: 5L Stormdry Masonry Waterproofing Cream to the value of £130.00. A discussion ensued.

Cllr Murphy proposed that **"purchasing the required product from the best local company/trader, instead of online purchase, within a budget of up to £150.00"**. Cllr Whetlor seconded. Carried.

24/47D **Somerset Council Asset Transfers:**

(i) To note the minutes of the meeting held with Somerset Council on 10th January 2024 and subsequent responses from Somerset Council Asset Manager- circulated to members prior to the meeting via **Appendix 3a**

Members noted the minutes of the meeting.

A watchet Sea Scouts representative attended presenting the background history and their current the Watchet Sea Scouts, their history and the current needs for updating and development of Sea Scout HQ and semi-permanent storage facilities.

They requested the Council's support by way of an "indication of security of tenure" for the Sea Scouts current lease, (as part of the transfer of assts from SC to WTC).

A discussion ensued.

[Signature]

Cllr Westcot proposed that ***"the asset transfer of The Sea Scouts premises from SC to WTC proceed as soon as possible and the Town Clerk to issue a letter to Watchet Sea Scouts confirming WTC's intention to issue a long lease to The Sea Scouts in support of their funding proposal"***. Cllr Whetlor seconded. Carried.

- (ii) To note the historic utility costs for Market Street Public Toilets – *circulated to members prior to the meeting via **Appendix 3b***

Members noted utility costs for Market Street Toilets and that figures supplied by SC were for standing costs and costings would need providing for the toilet block when in use.

Cllr Irven informed the committee that SC had confirmed the block would be exempt from business rates once reopened. A discussion ensued.

Cllr Murphy proposed that ***"we are keen to explore the transfer of the building as a toilet facility and investigate capital and running costs further"***. Cllr Westcot seconded. Carried.

- (iii) Update research report – Courtlands Play Area – *circulated to members prior to the meeting via **Appendix 3c***

Cllr Irven updated that himself, Jo Grellier, Lucy Taylor and Ground staff made site visits to both play areas to ascertain future use of the asset.

Initial thoughts in discussion with Ground staff, were that Courtlands had great potential for an allotment site. WTC Groundsman submitted a report regarding how the land could be utilised as allotments and parking, with initial provisions for 9 allotments, and eventually 21 allotments on the full site.

An initial survey for both areas was undertaken to gain understanding of resident views on the future of each play area. A discussion ensued.

Cllr Irven proposed that ***"the use of Courtlands Play area as allotments with an initial first phase of 9 allotments"***. Seconded by Cllr Murphy. Carried.

- (iv) Update research report – Kingsland Play Area – *circulated to members prior to the meeting via **Appendix 3d***

Cllr Murphy informed the committee that the Kingsland Play Area (42 surveys sent out) – 8 out of 10 responses show that they would like the area to remain as a play area for the local residents – it is used, especially for the under 5's, but needs an upgrade to the equipment, including bringing back a slide, and would benefit from a secure perimeter fence and benches for adults. A discussion ensued.

Cllr Richards proposed that ***"the asset be transferred with further research into it's best use as a play area"***.

Cllr Whetlor seconded. Carried.

24/48D **Matters for the next meeting** – no discussion or decisions mad

- Somerset Council Asset transfers – additional running cost and capital outlay
- Liaise with Deputy Clerk

Meeting closed at 19.46pm

Signed.....

Date.....

