



Brixham Town Council

Minutes of the Virtual Meeting of the Town Hall Committee held at on 7th December 2020.

Present	Cllrs P Addison, D Giles, E Hoggart, S Leech, A Massey (C) & J Regan (VC)
In attendance	L McGuirk, Deputy Town Clerk, S Hiatt, Administrative Assistant, P Boyd, Facilities Manager. Cllr D Blackmore and 3 members of the public were also in attendance.
Welcome	Cllr Massey welcomed members and the public and opened the meeting.
Public Questions	<p>A member of the public asked if the council has the money to move forward with the Town Hall Regeneration and where does the Museum stand within the plans?</p> <p>The Deputy Clerk read a letter on behalf of BTCIO submitted by the Chairperson.</p>

20020.	<p><u>Apologies</u> Apologies were received from Cllr I Carr.</p>
20021.	<p><u>Declarations of Interest</u> None.</p>
20022.	<p><u>Minutes of the meeting held on 28.02.20</u> The minutes of the meeting held on 28.02.20 were resolved and signed as a correct record subject to the minor amendment of adding Councillor Massey to the list of those present at the meeting.</p>
20023.	<p>Town Hall Regeneration Cllr Massey advised members that the meeting was to suggest the length by which the TH refurb should be delayed, to help the Finance Committee with its decision about allocation of money towards the project in the 2021-22 budget.</p> <p>a) To hear an update on the planning application for the Old Police House. The Deputy Clerk informed members that a response has not been received from the Local Planning Authority (LPA) and that the architect had chased the LPA last week.</p> <p>Members discussed the engineer's recommendation to Torbay planners (which appeared on Torbay's public planning application site on Sept.20) to reject the plans for the flats because they failed to meet Zone 3 Flood Risk requirements. Councillors also raised concerns whether the consultants had been engaging with the planning officer to look at ways to resolve the flood issues.</p> <p>It was agreed to ask the Consultants for a full update report on progress with the planning application</p> <p>b) To discuss and consider the future of the Town Hall Regeneration. Cllr Massey suggested members considered delaying the regeneration until 2022 due to the current covid-19 pandemic situation which resulted in the consultants' caveat that the figures in the Business Plan could not be relied upon. New figures</p>

will be needed once a “post-COVID-19 normal” has been achieved, at which point a sound decision can be taken on how to progress .

Cllr Leech stated we should not defer the project otherwise time and money already spent would have been wasted. Cllr Hoggart agreed but feels a structural survey should be commissioned to see the current condition of the Town Hall building.

Members were concerned that maintenance of the building was being put on hold due to the pending regeneration which is having a detrimental effect on the condition of the building. As a gateway to the town the Town Hall is perceived to be an eyesore and not very welcoming to visitors. Cllr Regan requested the doors and windows are painted and the front of the building tidied up. Cllr Massey pointed out that delaying the refurbishment would not affect the necessity and desirability of carrying out ongoing maintenance and improvements.

Cllr Giles stated the Council must also consider the sale of all or part of the building otherwise we would fail our community if that option were not to be considered.

Members raised concerns with regards to lack of communication, Cllr Addison explained that all meetings are public meetings and representatives of the tenants are often invited but rarely attended.

It was **resolved** to make the following recommendation to Full Council:

1. To scrap the existing business plan but ensure any re-usable information is retained.
2. Commission a fully costed structural survey of the Town Hall complex in 2021/22. The survey should include recommendations on whether a full refurbishment of the Town Hall and associated buildings is viable in the long term and justifies the likely investment.

It was further **resolved** to:

3. Disband the existing working group and set up a new one with new terms of reference to be determined by the Town Hall committee at the first meeting of the new year. The new working group will look at all aspects including the implications of any sale of (all or part) of the building while protecting the rights of the tenants.
4. Request the planning consultants provide a detailed report on the planning application for the Old Police House to the Council.

It was noted that BTC officers should not be expected to lead or manage the project. Members felt let down by the current Consultants.

5.	<u>Date of next meeting</u> It was noted that the date of the next meeting is scheduled for 14 th December 2020
6.	<u>Items for the next agenda</u>

Item	Reason	Proposed by
Heating System Pump	Updates on costs for replacement of broken pumps	P Addison
Waste management	Consideration of solar powered bins at the Town Hall	D Giles

The meeting closed at 15.54pm.

Chairperson Date.....