

**MINUTES OF THE LAND & PREMISES COMMITTEE MEETING OF SHERBURN-IN-ELMET PARISH COUNCIL HELD ON MONDAY JULY 9TH 2012 @7PM IN THE PARISH COUNCIL OFFICE.**

**Present: Councillors; Mrs B. Thwaite (Chairman), S. Haskell, Mrs A. Traska, K. Devers, B. Packham and Mrs M. Gibson (Clerk)**

**5 Apologies for absence**

Apologies were received from Councillors M. Hobson and M. Redhead..

**6. Presentation by Matt. Orford and Paul Dutson from Rugby Club.**

Mr. Orford reports that they are trying to get funding through "Sport England Inspired funding" for the extension to their building and they have been told by Gary Limbert that it would probably be more successful if the Parish Council put the application in. Chairman asked if they were sure as usually Parish Council's cannot get this sort of funding. They would check this again and get back to the Council. They could put in the application which they are trying to get the full amount for the extension as they have no funds available to add to the pot. All their funds go to keeping the club and teams afloat. Councillor Packham did state that usually these funders require some sort of financial input and rarely give 100% grants. The extension is to help attract younger players as at present they do not have an area where the youngsters can socialise or get cups of tea, bacon butties etc, they do this out of the back of a van. Chairman asked if they have got quotes for this work, they have got 2, Councillors gave them 2 more names to try and get prices. **The club would get back to Mr Limbert and also Sport England and check if the PC could apply for funds and if there is a chance of 100% grant and then get back to the Council. This could then be decided at a full councils meeting if we wished to apply for funds.**

**Chairman asked them about their boiler checks and service-they will get them done.**

**Electrical checks need doing-they will also find out about Legionnaires check on their water system. Fire extinguishers need checking. Chairman also asked for their Risk assessment, Councillor Traska agreed to help them with this.**

**They report that the pitch is all OK now so the bonds can be returned to Gala and Fair people. They agree the drain outside the door should wait and see if they get extension started.**

**7. Matters for discussion**

**a) Street Lighting**

No new work to report except for routine repairs. Work agreed on Moor Lane should be started before September..

**b) Electrical Checks for all our premises**

This is ongoing.

**c) White Rose solicitors account for lease re-assignment.**

Mr Limbert could not attend this meeting so Councillor Devers suggests that he and the Chairman arrange to meet with him and discuss this account. Clerk has checked through minutes and no where does it state we would pay for this work. Councillor Haskell felt that as they had requested this change they should pay for their share of the account. Chairman and Councillor Devers would meet as soon as possible with Mr Limbert and report back to either full Council or next LAP meeting.

**d) S106 Projects.** Village centre work and Eversley Park agreed at last meeting just awaiting financial decision which one goes ahead, Councillor Packham asked that if Rugby cannot get extension without some funding we should consider some of the

funds for their work. **Agreed this should be put to council for consideration if funding was needed.**

**e) Gas Boilers in Premises.**

Chairman reports that Finkle Hill have had their boilers serviced and checked today at a cost of £420, are the council paying for this? Councillor Mrs Traska thought that this would come under Landlords liability, including electric and fire checks. Much discussion took place and it was agreed that we should make it clear to all lease holders what they are responsible for. As all the leases state the buildings have to be kept in good condition, if they are not then they are breaching their lease. Chairman states that these are run by voluntary groups who do not have vast funds to pay for repairs. Councillor Packham said that we need to adhere to the lease conditions and if work is needed then they get 3 quotes for the work and come to the council to see if we will pay for the work. **Agreed that we ask full council for agreement that all areas be written to telling them of their responsibilities and also that anything which is to be done MUST GET PRIOR PERMISSION from the Council even if they are paying for the work themselves. Not just come along and say we have had this or that done and expecting PC to pay for it. Councillor Packham also stated that any work which is agreed this way must be properly minuted to make sure it is clear why we have agreed to pay for work. Also ask full council for ratification of payment of this account for the 7 boilers at Finkle Hill.**

**f) Fairways roof and swing.**

Project Officer dealing with roof repair. Swing reported at last weeks finance meeting that Fairways will pay the extra £1500 for this equipment.

**g) White Rose Cabins on site. Fire Alarms.**

Letter from White Rose regarding these cabins, they apologise for not contacting PC prior to them being sited. These are a company which is upgrading the council houses in Springfield Road. They had full agreement from the Sports users and also neighbours (Been nice if they included PC) these will be on site for 8 months and they have negotiated a deal whereby they get a new kitchen, sponsored kit for junior Section and a bid with Sport England to provide 3 new teams for 15s, 18s and 21s. Also new goal posts and training kits. They are also providing some work for football members while they are on site. **Councillor Packham states that they need to be told they were in Breach of their Lease with this agreement but obviously they have negotiated a good deal, Chairman states that this is only verbal at the present time and they should get this in writing to be sure they get what is promised. They also need to tell the company that neither their men nor equipment is insured while on this site. Agreed we ask full council for these letters to be approved for sending to White Rose.**

**h) BMX Proposals.**

Chairman asked why this was on agenda as she thought we had decided not to go ahead with this large expense. Councillor Devers reports that money is available (up to £33000) if we get the support of the residents, this has gone on website for them to vote on and also mentioned in Saelby Post last week we will have to await result of vote. If this is voted for then an extension would be added to present park..

**8. Project Officers report.**

This outlines responsibilities of all lease holders, which is an excellent report.

**Agreed we make sure all tenants know what is their responsibilities on these leases. Already minuted in g) above.**

**9. Path at Finkle Hill bowls.**

Chairman reports that the path up at this area is breaking up again. She has asked Project Officer to get Smallmans to come out and see what is causing this damage and Deal with this. **Will report when outcome is known,**