

## MINUTES

### *of the*

## **Buildings & Moorings Committee meeting held on 21<sup>st</sup> June 2022 at 6pm in the Town Hall, Tewkesbury**

**Present:** Cllrs C Danter (Chair); K Brennan, J Raywood, S Raywood

**In attendance:** D Hill (Town Clerk), two members of the public and R Blockley

**B&M.22.020 Receive apologies for absence**

Cllr Gurney, Cllr Devine, Cllr Powell and Cllr Bowman

**B&M.22.021 Receive declarations of interest**

Cllr J Raywood and Cllr Brennan in relation to items 22.030 and 22.033.

**B&M.22.022 Receive dispensations**

None.

**B&M.22.023 Approve the minutes of the Buildings & Moorings Committee meeting held on  
31st May 2022**

It was RESOLVED to approve the minutes of the meeting held on 31st May 2022, with two small amendments - to add K Brennan and 2 members of the public in attendance.

**B&M.22.024 Matters arising from the minutes – for information only**

**20.093 Defibrillator** – Two units are being bought for the Town Hall and the Watson Hall as building specific units due to recent incidents at the Town Hall and the nature of use of the Watson Hall. Respond to Freemasons, need is for High Street, as already a defibrillator at Roses Theatre and Quay Street

**20.127 Repairs to window at 64 Barton Street** – ongoing

**20.139 WH balcony handrail** – work being undertaken end June/beginning of July

**20.143 Back of Avon retaining wall quote** – ongoing

**20.187 Lease to Avon Navigation Trust** – ongoing

R Blockley gave events update:

- Events being cancelled generally due to cost of living crisis
- Watson Hall, promoters have cancelled some events
- Concrete entrance area at front entrance to be reduced in size due to health and safety concerns
- Concerns on safety of wooden structure in Potters Court. **Action:** raise with Conservation Officer for advice
- Doors and floors projects now at final stage. **Action:** final costs to be confirmed once complete

**B&M.22.025 Receive correspondence relating to the Buildings & Moorings Committee**

Two emails were received as follows:

### First email

On behalf of Tewkesbury Civic Society, I would like to make a few observations for your consideration concerning matters within your remit and the agenda of the extraordinary meeting of the Buildings and Moorings committee on the 21st June.

Item 10 is:

Agree the preferred style of replacement fencing at St Mary's Road mooring and to apply for planning permission for the preferred option

As already said by myself at your last meeting, isn't it appropriate to first agree what the purpose for this parcel of land (and any others too) should be? Normally, we feel this would have best been done in your working group after exhaustively debating the alternatives, we think it still should? This detail of fencing choice only makes sense once the future use of the area has been formally agreed and documented which to our knowledge is not the case?

We acknowledge that at this site almost anything could be an improvement on the present ugly wire fencing, unmanaged and broken moorings strewn grass area. You could just erect any sort of new fencing and let the Victoria Gardens folk put in and maintain a few flower beds. It would be better aesthetically than now.

But here is an opportunity to show ambition and imagination and as the custodian of public land along our valuable Riverside Walk is it not your duty to deal with it a little more creatively than as just an adjunct to moorings.

The Civic Society and others have made the case to you that the space in question should be accessible to the public. We do this because it borders the Riverside Walk which we feel should be high on TTC's priority list. It and the TBC owned piece in front of Tannery Mews are perfect places to rest along that Walk and view the river, but both are ignored presently.

Should you decide to agree to the Civic Society's recommendations there may still be hurdles to overcome, perhaps budget, perhaps overhead wires, perhaps underground voids so, if real, a plan needs to be developed to overcome them. We accept that that may take time and effort, you may have to work out a phased approach, but surely that's what you are constituted for?

The Riverside Walk only recently was improved hugely by connection of the missing link behind Wetherspoons and Elliot Court. The Walk is not perfect and one has to leave the riverside in several places but at least now one does not have to use Church Street and High Street any more.

However, TTC played no part in that achievement, it was the Civic Society and Historical Society first lobbying then working together with TBC (one senior officer particularly) that achieved that. Clearly TTC had not sufficient interest in the Riverside Walk then. You do have the opportunity to change that.

For fencing, we advocate it be sited along the river edge, not the road, with bollards, flowerbeds or some-such to prevent fly-parking. The fence style should be metal three bar as at Mill Bank, along the old "missing link" behind Wetherspoons, Back of Avon and round the slipway on the Hangings. The Conservation Officer has told you he strongly prefers metal three bar fencing too. It gives unity to the Riverside Walk concept.

Certainly, the old Riverside Partnership had determined that wherever new fencing was erected with public money along the Walk, it should be three bar metal. That includes behind Priors Court of course.

Referring to Priors Court moorings, the Society trusts that quotes referred to in B&M.22.017 in the draft minutes of your meeting of 31/05/22, will include metal three bar fencing? Item B&M.22.015 refers to the Architect who had offered a year and a half ago to help with any redrafting of the Planning Application, he is unable to do so now, too much time has elapsed! He may be in a position to offer advice after October. The Civic Society however continues to offer help both in this instance and in the Moorings Working Group generally.

Anyway, we hope these observations are helpful and look forward to reading your documented deliberations and decisions.

#### Email2

1. With regard to item 11 on the agenda, will the Tewkesbury Museum Trustees pay for any additional insurance required if the request to store items in the Town Hall basement is approved? What assessment has been made of any increased risks e.g. fire from storing the Museum items in the basement?
2. How much time do members of the Town Council staff spend on managing the Watson Hall, the Town Hall and the Moorings, respectively?
3. What is the progress of the legal work being paid for by the Town Council to consider the ownership of the Watson Hall and associated assets? What is the target date for completion of this work? Is it likely that this will be complete before the Town Council elections in 2023?
4. In the absence of any phasing of the Watson Hall budget, it seems that the income from the Tudor Bar is significantly below the budgeted amount at month 3; why is this? In contrast, the total of the actual and committed expenditure on "Events & Services" seems to be considerably higher than budgeted at month 3; why is this? Why is there no commentary against these items in the budget report?
5. What is the apparently unbudgeted "Doors and Floors Project"? Is there a proposal document setting out the aims and objectives of this project, together with a cost/benefit analysis?
6. The committed expenditure on projects for the Watson Hall seems to have exceeded the budgeted amount (£18000) after only three months of the budget cycle. What controls does the B&M Committee use to manage its budget? Where will the money for this apparent overspend come from? Why is there no commentary (i.e. to explain this apparent overspend) against these items in the budget report?
6. The actual and committed expenditure on maintenance of the Moorings appears to be almost double the budgeted amount for this item for the entire year. Why has this apparent overspend been allowed to happen? Why is there no commentary against this item in the budget report to explain the apparent overspend?
7. Is there any risk that the requirements to repair 64 Barton Street and provide the ongoing maintenance of the building, will bankrupt the Town Council?

- B&M.22.026 Public Participation**  
None.
- B&M.22.027 Approve payments to be made**  
It was RESOLVED to approve the payments list totalling £9,017.06. Proposed by Cllr Danter, seconded by Cllr Brennan.
- B&M.22.028 Review the budgets report and earmarked reserves report**  
The reports were reviewed. **Action:** Moorings maintenance Earmarked Reserve 323 and 64 Barton Street Fundraising Earmarked Reserve 364 need to be released – add to next agenda.
- B&M.22.029 Agree the preferred style of replacement fencing at St Mary’s Road mooring and to apply for planning permission for the preferred option**  
It was RESOLVED to instal hoop top black metal fencing and to apply for planning permission if required. Proposed by Cllr Danter, seconded by Cllr S Raywood. The fence will be in the same location as the existing fence and the grass area will be made more attractive, hopefully through partnership working.
- B&M.22.030 Consider a request from Tewkesbury Museum Trustees to use the Town Hall basement for storage, cataloguing and conservation of items owned by or on loan to Tewkesbury Museum including artefacts, other objects and exhibits and equipment required for their storage**  
Tewkesbury Museum Trustees are awaiting a response from Tewkesbury Borough Council who currently owns the artefacts in question. Item deferred until response received.
- B&M.22.031 Receive an update from the Town Clerk in respect of grant funding applications for works at 64 Barton Street**  
Two grant applications have been submitted to date; Summerfield Trust £10k for repairs to the decorative ceiling and Historic England £154,574 for external repairs. An Expression of Interest has been submitted to the MEND fund through Arts Council England £430,383 for external and internal repairs and for internal reconfiguration work.
- B&M.22.032 Retrospectively approve the appointment of Nick Joyce Architects and PDQS Ltd. to undertake a costed condition survey of the exterior and interior of 64 Barton Street**  
It was RESOLVED to retrospectively approve the appointment of Nick Joyce Architects and PDQS Ltd to undertake a costed condition survey of the exterior and interior of 64 Barton Street. Proposed by Cllr Danter, seconded by Cllr S Raywood.
- B&M.22.033 Note the condition report no. 2 of 64 Barton Street and to agree the additional proposed works as requested by the Museum Trustees**  
This item was deferred to the next meeting.

**B&M.22.034 Approve the purchase of stage curtains and track at a cost of £2,044 plus £450 site visit fee at the Watson Hall**

It was RESOLVED to purchase stage curtains and track at a cost of £2,044 plus £450 site visit fee. Proposed by Cllr Danter, seconded by Cllr S Raywood.

**B&M.22.035 Approve the purchase of blackout replacement window curtains at a cost of £1,842 at the Watson Hall**

Look at alternative options locally.

**B&M.22.036 Approve removal and alterations to the stage blacks/tabs/legs at a cost of £625**

Look at alternative options locally.

**B&M.22.037 Receive the Structural Engineer's report on the walls to the rear of the Watson Hall**

This item was deferred to the next meeting.

There being no further business the meeting closed at 19.25.

Signature of Chairman upon approval of the minutes ..... 6th September 2022