

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PROPERTY COMMITTEE MEETING HELD IN THE COUNCIL OFFICES,**  
**44 OLD STREET, CLEVEDON ON MONDAY 17<sup>TH</sup> JULY 2017 AT 7.3PM**

Present: Chairman – Cllr J. Geldart  
 Councillors C. Francis-Pester, G. Hill, L. Little, J. Middleton,  
 In attendance Town Clerk – Ms Paula Heath  
 Guest Mr Neil Wylie  
 Press

**PR 17/188 APOLOGIES FOR ABSENCE**

There were no apologies received.

**PR 17/189 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

There were no declarations of interest for items on the agenda.

**PR 17/190 MINUTES OF THE PROPERTY COMMITTEE**

Proposed, seconded and **AGREED** that the minutes of the Property Committee held on 24<sup>th</sup> May 2017 and ratified by Council on 7<sup>th</sup> June were signed by the Chairman as a true record.

**PR 17/191 RECEIVE THE MINUTES OF THE PROPERTY COMMITTEE MEETING HELD DURING THE ASM 17<sup>TH</sup> MAY 2017**

Proposed, seconded and **AGREED** that the minutes of the Property Committee held on 17<sup>th</sup> May 2017 were signed by the Chairman as a true record.

**PR 17/192 RECEIVE DETAIL OF BUDGET AND EXPENDITURE FOR THE COMMITTEE**

Members noted the finance report as circulated with the agenda.

**PR 17/193 DISCUSS THE FUTURE MAINTENANCE AND LIFE OF THE SKATEBOARD PARK; TO DISCUSS POSSIBLE REDESIGN AND REBUILD OF THE SKATE RAMPS.**

*Proposed, seconded and RESOLVED to suspend standing orders to enable Mr N Wylie to address the committee.*

Mr Wylie explained to members his involvement with Nailsea Skatepark Project and his work as a youth worker in Clevedon & Nailsea schools for the last 3 years and 7 years prior to that at Clevedon YMCA as a youth worker. He had got involved with the Nailsea project as a skater and youth working. The Nailsea Park had originally been built at a similar time as Clevedon of the same design, suffering the same type of maintenance problems as Clevedon is now. In 2014 discussions were held with Nailsea Town Council re the future of the skatepark and possible refurbishment or rebuild. The Town Council agreed to facilitate and support a group of users and youth workers to fundraise for the rebuild, as a community Action Group. The Town Council provided an initial grant to start the ball rolling, along with the local churches group. In total over the 2 years prior to the build the Town Council granted £50,000 to the Project. North Somerset Council also supported the project and provided a grant. By 2016 over £120,000 had been raised and the Nailsea Skate and wheel park built. A large amount had been raised from the users and their parents/grandparents, investing in the future of the youngsters. There are skateboarders from the age of 3 up to those in their 60's who have been skating for many years.

The project steering group spoke to user, including skateboarders, scooters and bikers, and non-users through the schools and youth projects then held an open meeting with 3 of the best designer's & manufacturers, based on experience of using skate/wheel parks

designed and built by them. At the meeting the youngsters who attended were able to feed into the discussions their ideas, what they wanted, what they would like to have if possible, and what just wouldn't work. The 3 companies then made a pitch to the steering group based on the discussions at the open meeting, and a preferred contractor was appointed knowing that the final design would depend on the amount of funds available. The contractor worked with the steering group to complete the design and build scheme.

Following extensive research and cost comparisons it had been agreed to go with a spray concrete scheme. When Clevedon & Nailsea had originally been built this type of ramps had not been available, the concrete available at that time was noisy and not cost effective. The spray concrete has been developed to provide a bespoke scheme that has a 30 year warranty, and a life expectancy of longer, with a low maintenance requirement. The skate/wheel park can be all inclusive of every age, and ability and can include wheelchair access. There is some antisocial behaviour associated with the park but no different to any other area of Nailsea, Portishead or Clevedon,; the youngsters take ownership of the park as they were included in all the decision making from conception. During the summer there are workshops and training sessions planned with many of the older experiences skaters teaching the younger and new users. There are also planned sessions for toddlers, and girls only days to make the park more inclusive.

Mr Wylie explained that he would be happy to assist in getting a group to take forward the Clevedon Skate & wheel project.

*Proposed, seconded and RESOLVED to reinstate standing orders*

The Chairman on behalf of the Committee thanked Mr Wylie for his time and effort in explaining about the Nailsea Skatepark Project and also for offering to start a similar project in Clevedon. Members made the point that the Council are not experts in this field and rely on his knowledge and experience in consulting with youngsters as to the best options for Clevedon. Mr Wylie has agreed to work with other youth workers based at the Barn and YMCA to run an initial consultation with the pupils at Clevedon School where he works 2 days a week along with users of the Barn & YMCA.

The Council would facilitate the project as the leaseholders and work with NSC who is the land owners; they would also provide practical support and facilitation to the steering group, including liaising with the Coastal Community Team and the BID Steering Group.

Proposed, seconded and **AGREED** to note the enthusiasm for the project to improve and enhance the facility and declare to provide full support and facilitation in any which way the Council can to drive this project forward, so that the new facility will be completed in 2018.

*Mr Wylie and the press left the meeting*

**PR 17/194 DISCUSS THE ELECTRICAL BOXES IN QUEEN SQUARE, NEED REFURBISHMENT AND REPAIRS.**

Proposed, seconded and **AGREED** to request the Town Clerk to seek tenders to replace the electrical boxes in Queen Square with a modern robust system.

**PR 17/195 DISCUSS THE PROBLEMS AND DAMAGE TO THE ROOM 2 DOOR CAUSED BY THE WIND TUNNEL IF THE FIRE DOOR IS OPEN.**

Members noted the damage around the door and frame to room 2 and proposed, seconded and **AGREED** to give designated authority to the Town Clerk to purchase and install a door closer up to a budget of £150.00.

**PR 17/196 USE OF COUNCIL HOUSE OFFICES AS A CAR PARK REFERRED BACK BY COUNCIL.**

Members noted this item that had been returned to the Committee by Council. Members discussed the issue in detail both the reason and the decision. Members were clear that the Town Clerk had the executive authority of her office to make decisions on the day to day management of the office and building including the car park. The Town Clerk explained that a Councillor had approached the Town Clerk giving full details of a personal situation and that permission had given to use the car park as and when needed; similar to permission that had been given to several Councillors over the years to use the car park when not on Council business. Members noted that the current arrangements were temporary, and agreed to support the Councillor by continuing the arrangement.

Members noted with concern that some Councillors were making remarks to office staff in reference to the use of the Car Park; the Chairman requested these be stopped and any concerns raised with her.

**PR 17/197 RECEIVE A REQUEST TO GIVE A DISCOUNT ON HALL BOOKING- ATTACHED**

Members discussed at length the providing of discounts on hall hires, it was agreed that this had been allowed in the past and some hirers currently have a discount for block bookings. The bookings are down generally. The proposal is to book 3 or 4 events during the year on a weekend which is not a popular timeframe.

Proposed, seconded and **AGREED** to offer the hirer a 10% discount subject to booking 3 or more events in 12 month period.

It was agreed to discuss the marketing of the hall hire at the next meeting.

**PR17/198 RECEIVE NOTIFICATION OF ANY URGENT EXPENDITURE REQUIRED ON THE PROPERTY OWNED OR MANAGED BY THE COMMITTEE (FINANCIAL REGULATION 3.4); TO AUTHORISE SUCH URGENT WORK.**

There were no items of urgent expenditure

**PR 17/199 CHAIRMAN'S ITEMS FOR INFORMATION**

In response to a question it was confirmed that the plans by CANS for the village hall were on hold pending the completion of their work at the Badgers Centre in Weston-super-Mare

**PR 17/200 TO DETERMINE PART 1 AND PART 2 ITEMS**

There are no part 1 items

Meeting closed at 9.05 pm

CHAIRMAN ..... DATE .....