

BUILTH WELLS TOWN COUNCIL

CYNGOR TREF LLANFAIR-YM-MUALLT



Minutes of the Meeting of Builth Wells Town Council held on Tuesday 14th February 2017 commencing at 7.30 pm in The Strand Hall, Builth Wells.

Present : Cllrs M.Prynne (Mayor), A.Jones, B Reardon, G Thomas, D Jones, D Ronicle, P McNiffe, A Offa, A Powell

Apologies for Absence : Cllrs B Watkins, Tony Layton

Absent: Cllr J Price.

BW/22/17 **Declarations of Interest** None

BW/23/17 **Minutes**

To authorise the Chairman to sign the minutes of the meeting held on the 10 January 2017 as a correct record subject to the following changes;-

Proposed. Cllr B Reardon, Seconded Cllr D Ronicle. Unanimous

BW/24/17 **Clerk's Report**

a) Letter from gardening Club relating to order placed at Midway Nurseries. Gardening Club have paid the invoice.

b) The Town Clock. PCC have said they will arrange for the clock to be taken down from the existing library building and let us know when we can collect it. Cllr Ronicle to inform Builth Wells Rotary Club of this.

c) The Clerk showed the council samples of collection boxes in an email she had received. The Council had previously discussed purchasing some for Christmas Lights fundraising.

d) Riverside Community Centre. Cllr A Jones reported on his and the Clerk's visit to County Hall to discuss the lease and ownership of the Community Centre. The County Council own the land but the Town Council has a 102 year lease with no "break clause." There was an SLA 1998 – 2003 but PCC never claimed rent for the site. The County Council Officers suggested that The Town Council apply for a Community Asset Transfer of the land. It would be a freehold transfer and deeds for the land would therefore be provided and also for the building which they stated was the property of the town Council. The SLA would need rewriting to cover a new arrangement with the Management Group at The Riverside Community Centre. The land does not include the riverbank. It was proposed that The Council go ahead with applying for the Community Asset Transfer.

Proposed Cllr D Ronicle. Seconded Cllr D Jones. Unanimous

BW/25/17 **Planning.** There is to be an appeal on behalf of the proposed micro-brewery.

BW/26/17 **Finance**

a. Account balances -

Balance of Current A/C:	£46,244.53
Balance of Business Reserve A/C:	£37,838.89
Balance of Groe Toilet A/C :	£ 544.30
Balance of Strand Hall Account:	£181,047.50

b. Schedule of Cheques and Direct Debits to be paid from Current A/C No 05202906

Cheque No	Payee	Purpose	Cheque Total £	VAT to be reclaimed £	Budget Expenditure
2841	Wales Audit Office	Audit	253.50	-	253.50
2842	Links/M Prynne	Electrical	61.63	10.27	51.36
2843	V A Lymer	Salary	398.70	-	398.70
2844	SWALEC	Gas	23.07	3.69	19.38
2845	TC Cleaning	Groe Toilets	1621.13	270.19	1307.37
2846	TC Cleaning	Sundries	86.35	14.39	71.96
DD	BT		89.64	14.94	74.70

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DD	BT		181.87	30.31	151.56
2847	SWALEC	Christmas Lights	329.21	54.87	263.97
2848	Malcolm Metcalf	Honorarium	200.00	-	200.00
2849	Graham Davies	Honorarium	150.00	-	150.00
2850	Mike Davies	Honorarium	75.00	-	75.00
DD	BT	Broadband	141.48	23.58	117.90
TOTAL			3701.22	388.18	3313.04

There are cheques also made out for Bowen's, Rhayader Skip Hire and CCTV maintenance. Next month all budgets will be looked at in order to prepare for the end of year and auditor. It was proposed to accept the finance report.

Proposed Cllr Thomas. Seconded Cllr D Jones. Unanimous.

BW/27/17 Correspondence

- a) Ministry of Defence - No activity in February.
- b) PCC Elections in Strand Hall.
- c) PCC Bus stop improvements
- d) Vaughan Vaughan & Co Solicitors. They hold papers belonging to the defunct Llandewi'r Cwm Community Council. It was decided that the Clerk should write and accept the offer of the papers.
- e) Letter from PCC offering payroll services. It was stated that the Council did not need the service.
- f) There is to be a meeting on 7th March at 6.30pm in County Hall to look at proposed Boundary Changes. Cllrs D Ronicle and B Reardon will attend.
- g) Survey from One Voice Wales.
- h) Heart of Wales Walking Trail asking for a donation.
- i) Customer service questionnaire from Glasdon. The Clerk will email it to Cllr Reardon.
- j) Email from Vicky about dog fouling on The Groe. Discussion followed and the Clerk will send a reply.
- k) Letter from Builth Wells Handbells informing the Council that the bell they gave a grant towards and now been engraved "Builth Wells Town Council 2016"

Cllr A Jones gave an up to date report. Tender documents had been returned to the Town Council by Tuesday 7th February. Five contractors had expressed an interest and three applied. The tenders were opened with Cllrs M Prynne, D. Jones and A Jones present. The Clerk/RFO signs the relevant record of tender opening. The three tenders have been delivered to Bryan Jones. The two lowest tenderers have been invited to submit their SOR documents for analysis by Bowen Consultants. They were delivered and the contractor with the lowest tender has been asked to a pre-contract meeting on Thursday 16th February 2017. If agreement is reached work will commence on Monday 6th March 2017. A completion date will be formalised and agreed before work begins. It will be a reduced contract in order to fall within the budget to proceed. Cllr Prynne as Mayor will sign the contract. £16,000 is still needed from the Strand Hall Management Committee. There was discussion about taking the lowest quote. The Council will need to pay for Building Regulations.£245.10 + VAT for plans and £745 Inspection Charge.

It was proposed to pay the costs.

Cllr D Jones proposed. Cllr Powell seconded. Unanimous

- a) Pathways – Cllr Reardon expressed concern about roots protruding through the tarmac and he stated that they could be removed. Cllr Reardon spoke to Steve Gealey from PCC. Cllr Powell stated that residents had complained to her as it is a health and safety hazard. Cllr Powell advised complainants to write to Powys County Council. Cllr Prynne suggested a letter go to the County Council asking if they are insured in case of accidents.
- b) Cllr A Jones gave a report on his meeting with Steve Butcher and Steve Gealey on site at The Groe. PCC have a budget of £25,000 for all play equipment in Powys. This budget is reduced if there are maintenance costs. Priority is given to play areas where local groups have expressed an interest in taking them over. Some groups who do not want this responsibility fundraise for new equipment and PCC retain charge of the site. It was acknowledged that The Groe has been neglected for a variety of reasons. Welsh Government funding may be available to spend in the next few weeks, if so PCC will order equipment and install by Easter. There is still potential for a volunteer fundraising group to be formed and Steve Gealey is keen to develop a close working relationship with the Town Council to further improve the site. The Playdale website was suggested as a good source of play equipment. There was a long discussion about the play area and the consensus was that it is not very good. The Council does have some Community delivery money that could be spent on the play area. Cllr Powell has looked at funding sources – Tesco, Aggregates Levy etc. and Cllr Powell is willing to try and form a “Friends of the Play Area Group” and she stated that PAVO will help do a constitution etc. Powys

County Council will install equipment and do all the health and safety tests. It would be possible to spend £10,000 on the play area in this financial year. The access is not good to the play area because it is surrounded by grass and it gets very muddy, ideally it should be flagged. The gates are heavy to open and close. It was proposed to look at potentially spending £10,000 in this financial year once the budgets have been studied.

Proposed Cllr Ronicle. Seconded Cllr McNiffe.

- c) Cllr A Jones stated that from Swingy Bridge to the surgery the path silts up and is very slippery. It is a Town Council path and needs a Bobcat or men with shovels. Cllrs Ronicle, Offa, McNiffe, Powell, Watkins and A Jones volunteered to help clear the path.
- d) Toilets - Cllr Prynne explained that there had been a leak in the gent's toilets and the plumber is due to sort it out, he had to order a part that has now arrived. There has only been cold water for the past three weeks. She went on to say that the toilets were still open at 10pm one night two weeks ago and the cleaner was there. The baby changing table has been broken. The Clerk phoned to order an new one but was told the broken one could be under warranty and clerk emailed the company a photograph of the breakage. Cllr Prynne compiled a snag list with Chris Thompson from TC Cleaning. He would like a sign to be left out permanently saying "Wet Floor." Cllr Prynne would like a sign for female/male cleaner. It was agreed to give the toilets a deep clean before Easter. Cllr A Jones stated that the toilets were taken over on December 1st 2015 and the river flooded on that day. A letter should go to PCC stating that they owe the Town Council a water heater. It was suggested that the toilets be locked Friday night to avoid potential vandalism. It was clarified that there is CCTV at the toilets.
- e) Events planning – It was stated that events are usually last minute. The August Bank Holiday event was very successful last year and there was a feeling that it should be repeated as a "Town Council Picnic Day."

BW/30/17 Town Council Surgery

Cllr Prynne and Cllr McNiffe attended and PCSO Jo Kelham also attended. A Lady from Broadway attended with a complaint about dog fouling and it was suggested to her that if possible to get photographic evidence of the incidents. Cllr Ronicle and Cllr Offa will be present at the next surgery on Saturday February 25th 2017. The Council has a new board that a poster can be mounted on.

BW/31/17 Reports

Cllr Prynne gave a report on the Access Group Meeting. The Group will be leaving the Riverside for several reasons and relocating to the Bowling Club.



At the recent One Voice Wales meeting attended by Cllr Prynne concern was expressed about councils devolving services and that fact that things are drip feeded rather than all the information being given at once. Several councils are making no provision in their budgets for extra services. There was also concern that whereas the County Council will acknowledge correspondence they do not actually reply to it. There is a meeting in the Strand Hall on Friday 21st April 2017.

Cllr A Jones gave a report on the LDP meeting he and the Clerk attended in Newbridge about wind and solar farms. The LDP has not yet been approved. There is a protest on Thursday 23rd February at County Hall from 9.30am.

BW/32/17 **Mayor's Report**

Cllr Prynne gave a brief report on her diary of engagements for January and February. Cllr Prynne read out a letter of resignation from Tony Layton who has decided to move away to be nearer family.

- a) 10/01/2017 Town Council Meeting
- b) 13/01/2017 Met up with Chris regarding Groe Toilets
- c) 15/01/2017 Christmas Lights Down
- d) 17/01/2017 Strand Hall Marketing Meeting
- e) 27/01/2017 Photo shoot at the Bull with Mr. S. Hughson RWAS. & Ms Ffion Davies'. RWAS sponsored the Xmas Lights with a Cheque for £500
- f) 28/01/2017 Town Council Surgery with Cllr Paul Mcniffe.
- g) 31/01/2017 Strand Hall Marketing Meeting
- h) 02/02/2017 Xmas Lights Meeting
- i) 03/02/2017 One Voice Wales Meeting Howey,
- j) 03/02/2017 Visited the Groe Toilets at 10pm, they were left unlocked, the cleaners had not been in to clean until then.
- k) 07/02/2017 Met in the Strand with Cllrs. Adrian Jones & Dennis Jones to open Builder`s Tenders for Phase 3 of the Strand.
- l) 07/02/2017 Policy & Resource Meeting
- m) 12/02/2017 Cleaned behind Strand Hall with a group of volunteers.

Meeting Closed 21:40

Signed.......... Date..... March 14th 2017