

KIDDERMINSTER TOWN COUNCIL
MINUTES OF THE TOWN HALL COMMITTEE
Held in the Council Chamber, Kidderminster Town Hall, Kidderminster
On Thursday 9th November 2017 at 6.00pm

Present: Councillors F. Oborski MBE (Chairman), M. Kelly and P. Young
Also in attendance Councillor M. Stooke

TH.19 Apologies
Councillor N. Gale

TH.20 Minutes 21st September 2017
RESOLVED: - that the minutes of the meeting held on 21st September 2017 be agreed as a correct record

TH.21 Declarations of Interests by Members
None

TH.22 Town Hall Blue Zone
The Committee considered the notice given by WFDC on their lease of the Blue Zone. From 1st April 2019 this would result in a loss of £50,000 rental income to the Town Council and leave most of the ground floor vacant
Members considered the options open to the Town Council and made the following points:-

- While regrettable, this decision by WFDC gave the opportunity for the Town Council to look at the wholesale redevelopment of the Town Hall, the opportunity
 - To future proof the building
 - Look at a large scale project to modernise and update the building
 - Look to link both sides of the Town Hall to offer a better service to local residents
- The Committee also noted that this was a challenging agenda and discussed the need to
 - Bring in specialist project support
 - To examine the opportunities for grants and to consider if a loan would be needed
 - The need for any development to be sympathetic and retain the important heritage of the building
- The Committee also noted
 - Any redevelopment would be a longer term project and in the shorter term the Town Council would need to look at maintaining an income from the 'Blue Zone'
- The Committee also noted the need to work in partnership with WFDC and WCC (Registrars)

As a way forward the Committee

RESOLVED:- that Town Council be asked to agree to delegate to the Town Hall Committee the tasks of carrying out the detailed work of

- i. Examining the opportunities for the larger scale redevelopment of the Town Hall
- ii. Looking at shorter term options to maintain an income stream after April 2019
- iii. Recruiting a specialist project manager to oversee the development

- iv. Reporting to Town Council as appropriate

TH.23

Dementia Friendly Town Hall

RESOLVED: - that

Town Council be asked to agree

- i. £5,000 from the New Services budget to fund the work to deliver the project to make the Town Hall a dementia friendly building
- ii. To formally appoint Councillor Rose Bishop as the lead member for dementia related work
- iii. Delegate the delivery of the project to Councillor Bishop in consultation with the Town Clerk
- iv. The Town Hall Committee retains oversight of the project

TH.24

Work Programme

RESOLVED: - that the work programme be noted

TH.25

Budget Overview

The Town Clerk went through the current budget estimates to appraise the Committee of the current financial position

RESOLVED: - that the current budget position be noted

TH.26

Budget Preparation 2018/19

The Committee considered its budget requirement for 2018/19.

The Committee agree the redevelopment of the Town Hall as the most significant risk and are putting forward the following estimates for 2018/19

5. TOWN HALL		
<u>EXPENDITURE - ESTIMATES</u>	2017/18	2018/19
-		
Contribution towards WFDC maintenance costs	74,340	76,010
Dual Use Agreement in respect of the Town Hall, Including payment to Organist	108,040	111,140
Civic Furniture	4,000	4,000
Artefact Cleaning	5,000	1,000
Town Hall Project Management	0	40,000
GROSS EXPENDITURE	191,380	232,150
INCOME		
Income passported for Registrars Office	(8,000)	(8,000)
Rent Income	(50,000)	(50,000)
Income for Room Hire of Council Chamber and Court Room	0	0
GROSS INCOME	(58,000)	(58,000)
TOTAL NET EXPENDITURE / (INCOME)	133,380	174,150

TH.27

Exclusion of the Press and Public

RESOLVED: - that, under Section 100 of the Local Government Act 1972 and in accordance with Standing Order 3(b), the press and public be excluded from the meeting during the consideration of the following items of business on the grounds that they involve the disclosure of categories 1, 2 and 3 of “exempt information” as defined in the appendix to the standing orders.

TH.28

Chamber Chairs

The Committee supported developing this work into a one off capital project

RESOLVED: - that

Town Council be asked to agree:-

- i. The specialist quote of £10,250 for the repair of the 36 red chamber chairs
- ii. That an additional £6,250 be agreed from the New Services budget to supplement the existing budget of £4,000
- iii. Financial Regulations be suspended as this is special work

TH.29

Paintings

The Committee acknowledged that this is a one off project and recognised that no significant work had been completed on the paintings since the 1980's. This project also allowed the Town Council to update all the health and safety risks associated with the paintings

RESOLVED: - that

Town Council be asked to agree

- i. The cost of £23,215 for the removal, cleaning and repair of 12 of the Town Council paintings
- ii. That and additional £19,215 be agreed from the New Services budget to supplement the existing budget of £4,000
- iii. Financial Regulations be suspended as this is special work

The meeting ended at 7.05pm

Chairman

Date