

Draft Minutes of Southwold Town Council Landlords Committee meeting held 21st October 2024 at 9.30am Town Hall Southwold. Rep LL 09.24

Present – Cllrs Gladwell (Chair), Flunder, Goldsmith, Miller, Redington, Wells.

The Town Clerk was also present.

1. **Apologies:** To receive apologies for absence. Nil

2. **Declarations of interest:**
 - a. *To receive any declarations of Non registerable Interest regarding the agenda.* Nil
 - b. *To receive any declarations of Disclosable Pecuniary Interest/ Other Registrable Interests regarding the agenda.*
Cllr Goldsmith declared as an employee of an estate agent. Cllrs Gladwell and Redington both declared re Strickland Place. Cllrs Flunder and Wells declared re Golf Club.
 - c. *To receive any request for dispensations regarding the agenda.* Nil

3. **To receive comments from public.**
Nil

4. **Minutes/ notes of the previous meeting** – Minutes of meetings held August and September were approved by all.

5. **Update on repairs and planned works 2024.2025 including tenants' maintenance requests for consideration ****

Members considered the property repair spreadsheet on a line-by-line basis and fully discussed the general repairs which are needed /going ahead. These include the following;

Casino Windows – will need to tender once the planning application has been approved. Presently this is with ESC awaiting decision.

40a High Street – Fire Break works to be tendered.

TIC – it was suggested that Cllrs consider holding a weekly town councillor surgery/ meet your councillor at the TIC – Thursday 10am – midday. Rota to be set up for November/ December as a pilot.

7Hurren Terrace – being marketed – clerk to ensure that photos and floor plan are available as part of the marketing material.

1 H T – repair works to be completed.

11 Station Road – quote for front door received – new door will cost £1532 plus VAT, and gate post repairs will be £309 plus vat. Recommend approval.

13 Station Road – works are programmed for Jan 2025

Red Cross site – pre planning application has been submitted – works to clear the debris from the site are being progressed.

Water Tower – project plan in place to ensure that the property remains in a good condition.

Gable End HT – the spec for this project is being drawn up by the architect and Employer Agent so that it can be tendered. Principal of budget has been agreed by the finance cttee to enable the project to go to tender stage.

Painting of rear of Town Hall – Adnams are repainting the brickwork for the top rooms at the rear of the Town Hall – and will repaint the rest of the wall including those areas for STC. Cost of paint to be reimbursed by STC for our part of the building – approx. £400. No labour costs will be incurred by STC. Recommend approval.

6. Other matters

Shelter – South Green. Neither SCC nor ESC feel that they own the shelter which is now in need of repair. It does not appear on the STC asset register either.

Estimate for repair is £450, - recommend approving these costs to get the shelter repaired.

CCTV update – Site visit has now been undertaken to establish costs for extending the CCTV which could view the beach huts at the north end of the prom, the Klondyke and the Boating Lake as well as the putting green, North Parade Shelter and Craftco on the High Street. Those for the beach huts might need to be erected on a pole within ESC car park at Pier. ESC does not have the capacity to monitor the CCTV, but West Suffolk District Council has CCTV monitoring station and personnel and would be prepared to consider adding Southwold.

In view of the extent of the additions the costs for new cameras could be in the region of £20k, plus internet connection, plus monitoring fees of approx. £8k pa. In view of the costs, this project to be considered within the 2025.2026 budget setting process.

SCC Thermal imaging project – SCC have some thermal imaging cameras which they can lend to towns on a trial basis for 2 weeks each. STC has registered an interest.

Landlords conference – 2nd October – Cllr Wells provided feedback.

Pony Marshes – have been vacant for some time – these to now be advertised for grazing.

Workshop – in view of the amount of rainfall, the workshop to be looked at to ensure that it has not flooded again.

Leases/rents – to be considered by the Landlords Legal sub cttee as required.

7. Grant availability for insulation/ property repairs etc.

ESC has sent some information through regarding a Housing grant that is being made available for homeowners to improve the spec of a bedspace, to enable that bedspace to be available to rent to Sizewell employees.

8. Budget 2024 – 2025

Items for inclusion, CCTV, property improvements, new capital projects.

9. Date of next landlords cttee meeting – Wednesday 20th November 2024 at 9.30am.

Recommendations

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