

## **Draft Minutes of Southwold Town Council Landlords Committee meeting held 20<sup>th</sup> November 2024 at 9.30am Town Hall Southwold. Rep LL 10.24**

**Present** – Cllrs Gladwell (Chair), Flunder, Miller, Redington,

The Town Clerk was also present.

1. **Apologies:** To receive apologies for absence. Apologies were received from Cllr Well and Cllr Goldsmith
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.

*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 October had been 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 still with ESC awaiting decision.

Red Cross site – pre planning application has been submitted – await feedback. Works to clear some of the tree overgrowth from the site are being progressed from the Rectory side .

Water Tower – project plan in place to ensure that the property remains in a good condition. Vertas are able to quote for some of the interim things which need doing – they will undertake site visit.

Gable End HT – the spec for this project has been drawn up by the architect and Employer Agent. Spec circulated to members so that they can confirm that all individual items have been included. **Recommend to council that the spec of works be agreed for procurement**

Painting rear of Town Hall – has been completed by Adnams.

40a High Street – Fire Break works to be detailed and costs ascertained.

(40 High Street - TIC – weekly town councillor surgery/ meet your councillor at the TIC – Thursday 10am – midday. Rota set up for November/ December as a pilot).

7 Hurren Terrace – being marketed by Durrants. Members were advised of a funding grant which is available which would get the property to an unlicensed HMO acceptable standard for Sizewell C Workers. **It was agreed to find out more/ apply for the funding for this property. This would give council more housing options for the future – with the Sizewell C accommodation requirement potentially being for 10 years.**

1 Strickland Place – being marketed by Savills.

4 Strickland Place – the tenant is carrying out some of the improvement works. Next meeting scheduled for early 2025.

Town Hall alterations – await decision from ESC Planning which is due by 2<sup>nd</sup> Dec.

2 Strickland place will be re inspected following recent works to obtain up to date survey information.

Shop – Station Road – VOC has been submitted for revised opening times.

Boating Lake – tenants have met with J M Environmental and are considering how to structure a project – and viable term of project.

## 6. **Other matters**

Shelter – South Green. Repairs going ahead.

SCC Thermal imaging project – now available for use from Town Hall for 2 week period.

Golf Club Practice area – rent / licence / lease to be discussed by legal sub cttee in and considered in conjunction with common trust. Meeting requested with golf club to see how they would like to take this forward for 2025.

## 7. **Grant availability for insulation/ property repairs etc.**

*Sizewell C Housing Grant* - ESC has provided information regarding the 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. See above re 7 Hurren Terrace.

*Historic Building Grant Scheme* – see T and C

## 8. **Budget 2025 – 2026**

Capital Items for inclusion, CCTV, property improvements, new capital projects;

Water Tower Improvements/ Town Hall alterations/ Gable End HT

Red Cross Hut – decide after response to pre app received.

Putting Green – consider building request

CCTV Project

Casino Windows – once planning application approved.

Complete upgrades as required to units.flats Hurren Terrace

## 9 **Date of next landlords cttee meeting . TBC**

## **Recommendations**

**7 Hurren Terrace - It is recommended to find out more/ apply for the Sizewell c housing Support funding for this property. This would give council more housing options for the future – with the Sizewell C accommodation requirement potentially being for 10 years.**

**Gable End HT – the spec for this project has been drawn up by the architect and Employer Agent. Spec circulated to members so that they can confirm that all individual items have been included. Recommend to council that the spec of works be agreed for procurement**