

Draft Notes from Landlords Committee held.

Thursday 25th SEPTEMBER 2025 at 9.00am at the Town Hall.

- Update on repairs and planned works 2025.26 including tenants' maintenance requests for consideration.

No specific maintenance requests outstanding from tenants.

Upgrade of fire alarm systems at residential premises Hurren Terrace – it has been recommended that STC upgrades the residential fire alarm systems at HT/ Station Road at a total cost £9107. Recommend approve from landlord's budget.

Works at Water Tower – quotes have been received for various pieces of both internal and external works.

Full scheme of works to be compiled for full tender. Estimated costs in region of £50k. To be covered from Landlords ordinary budget and the Water Tower budget.

- Gable End HT – works commenced 22nd September 2025.
- Insurers visit of empty properties – insurers requirements for empty properties have been addressed. Shed At Red x Hut to be emptied – deadline given. This will then be dismantled.

The insurers also require that STC has its own Hot works permit policy for contractors to adhere to – for which the insurers provided a template. Recommend to adopt.

- Gas supply under arch at St Rd – meter etc. has been disconnected. To disconnect full supply = £2289.60 (quote from Cadent). Not recommending that this be carried out at present.
- Lease/ rent reviews – lease renewals are diarized for action. Rent reviews being carried out on the portfolio to assess whether any changes to rent agreements are to be recommended.
- Land ownership - work registering STC unregistered land is continuing.

Recommendations

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