



Minutes of the Meeting of Southwold Town Council Landlords Committee held on Wednesday 23rd February 2022 at 9.30 am at the Town Hall.

REP L/L 02.22

Present; Cllrs Jordan, Betts, Flunder, Sutton, Windell.

Minutes

1. Apologies:

Nil

2. Declarations of interest:

- a) To receive any declarations of Personal Interest regarding the agenda. *Nil*
- b) To receive any declarations of Pecuniary Interest regarding the agenda. *Nil*
- c) To receive any request for dispensations regarding the agenda. *Nil*

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

4. Minutes of the previous meeting – Jan 2022. These have been to Council. All outstanding matters are dealt with below.

5. Property matters – update of renovation works including. See updated landlords Spreadsheet including:

- *7 Hurren Terrace* – Being completed – handover expected early March. The gas pipe is being re-routed to avoid it being under floorboards – this will be for Unit 9 and Flat 7. Separate meters are being arranged for the water of Unit 9 and flat 7. This will cause some additional costs.
- *1 Strickland Place* – planning application has been submitted. Discussion about repairing the fence and whether this should include wooden or concrete pots. It was considered that wooden posts will be appropriate. A planning application may be required if it is anything other than repair.
Given costs of materials etc, it was suggested that the business plan for the renovation of this property should be updated.
- *25 Market Place* – The works have gone out for tender and only one bidder has responded. Works will cost £12,825.68 plus VAT. **It is recommended that Council appoint the sole bidder to carry out the tea point works at this property.** The bidder has carried out previous work for the council and this has been of a good standard and timely.
- *2 Strickland Place* – a survey of repair works received. This needs to be discussed with the tenant and the Priority 1 and 2 works arranged. Members advised that the garage door seems to be open and that in the high winds this appeared to be vulnerable. The tenant is to be asked to keep the door shut. Meeting with the tenant to be arranged.
- *3 Strickland Place* – neighbouring tenants have complained about the number of works vans at the rear of the property. It is understood that the works will be ongoing until

December. Much work is taking place in the rear, and it was suggested that the builders be asked to park vans/ skips within the boundary of the property.

- *4 Strickland Place* – tenants to be asked for their timescales about the repair of the windows and the dormers upstairs. The updated survey has been received and details of the priority 1 and 2 works to be provided to tenant and timescales agreed for their completion of the works.
 - *6 Strickland Place* – survey of works required has been received. This is to be discussed with the tenant
 - *11 Station Road* – Tenant to advise the requirements so that quote can be obtained.
 - *21 Market Place* – See Jan 2022 minutes
 - *Water Tower* – see Jan 2022 minutes. Re outside improvements – chair of landlords to visit the site to see what is in place and what might be able to be provided. More sheds – these could be painted as beach huts and made to look attractive.
 - *Town Hall* –quotes being obtained for ground floor and stairwell redecoration.
 - *Town Hall lift* – See minutes Jan 2022.
6. **HMLR registrations update** – Solicitors are registering area by Links Cottage, Havenbeach, and Town Marshes.
 7. **Capital Budget 2022-202** - See Jan minutes .
 8. **Property management/governance** – Price Bailey is considering the options available to Council. Chased for their proposals.
 9. **Legal sub cttee** – to consider matters in a confidential section of a cttee meeting.
 10. **Date of next full Landlords Cttee** – Wednesday 23rd March 2022 at 10.30 am

Note: Discussions above may need to be considered confidential as appropriate and dealt with in the agenda item below.

Exclusion of Public and Press: Pursuant to section 1 (2) of the Public Bodied (Admission to Meetings) Act 1960 it is proposed that, due to the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the following.
Rents/lease reviews/ marshes management

Chair.....

Dated

