

Minutes of the Landlords Committee held on Friday 19th March 2021 at 10am via Zoom.

Present; Cllrs; Betts, Bradbury, Flunder, Jordan, and Windell (Chairman).
Also Present the Town Clerk and 1 member of the public.

AGENDA

1. **Apologies:** *To receive apologies for absence.*
There were no apologies for absence.
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.*
Cllr Windell declared a Pecuniary Interest re the Red Cross Hut.
 - c) *To receive any request for dispensations regarding the agenda.* Nil.
 - d) *To receive details of any lobbying to members.* Nil.
3. **To receive comments from Southwold electors on matters on the agenda** *(each elector will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes).*
Nil.
4. **To receive update on ongoing property maintenance works since the last meeting and to consider the property repair priorities for 2021.22. Market Place, Strickland Place and Hurren Terrace**
 - *25 Market Place – survey undertaken on 17th March 2021 in order that Cttee can find out the extent of works required. Regarding the damp - Cllr Windell advised that there is no mildew/damp there. The property needs some ventilation as it has been closed up for a lengthy period. Power cleaning not gone ahead as awaiting survey results. Await full report to then scope priorities.*
 - *Flat 21a Market Place – new tenant moving in on 23rd March 2021. Fencing being repaired at back and new gate installed.*
 - *2 Strickland Place - Clarkes will be starting after Easter. Cllr Windell advised that the trees are being trimmed next week.*
 - *13 Station Road - Cllr Windell advised that works are taking longer than expected.*
 - *1 Strickland Place – Cllr Flunder advised that gardener had done a good job on the gate, but could the fence be repaired with new posts. Cllr Windell to do this – all agreed.*
 - *1 Strickland Place – feasibility report awaited.*
5. **Other property matters including.**
Land registrations of Havenbeach and Town Marshes including existing camp site.
Quotes are being obtained from solicitors to undertake these registrations. There is information in records office at Lowestoft which might need to be accessed re the registration for the existing camping field. STC will need to be able to prove ownership of this to Land Registry and there was discussion about the documents that will be required in this respect.

Discussion about whether the existing camp site will be transferred to the HMC and how this would impact land registration.

Discussion about ESC request to use extra field as additional camp site, and the connection of the use of the existing camping field which is a negotiating tool with ESC which must be progressed. Present camp site - Town Clerk to contact Kerry Blair again re existing camp site and request to use extra land.

Discussion about the land registration - as landlords, it was acknowledged that the lands need to be registered in line with Council policy. Town clerk explained that it might be appropriate to register them in separate titles but for all registrations to take place together. Further advice to be taken on this – await solicitor quotes for the fees for registration.

Subsequent to meeting – Mills and Reeve and Mantins confirm that registrations would commence at same time but that it would be prudent to submit 3 separate applications so that if one is delayed Council can still obtain registration of the other 2 titles rather than having all delayed and subject to dispute Council to consider which solicitor to appoint to undertake the land registration of Town Marsh, and Havenbeach Marsh as described above.

Scope of works 7 Hurren Terrace – re extra lighting? Need to add uplighters to scope.

Action – recommend to STC that North & Hawkins be project managers for 7 Hurren Terrace. Proposed by Cllr Bradbury, seconded by Cllr Betts and recommended by all.

Valuations of property are being carried out.

Town Hall disability audit – Cllr Bradbury suggested that the Council need to follow through on this as the recommendations cannot be ignored and Town Hall is starting to look very tired. It is a Grade II Listed Building and needs works undertaken to it. Lift would provide a fully accessible building.

Cllr Flunder – concerned re budget for Town Council - Station Yard is part of budget consideration.

Cllr Jordan – need to do something for the Town Hall if going to keep it. Need to understand what we want to use it for. Could earn us money. Basement is clear. Chamber could be better used. Make it welcoming – could include basement in plans i.e., as a museum as this is within the Town Strategy document 2019 -2022.

Discussion about the financing of the project and how this could be achieved whilst better understanding the capital budget as a whole, and the real property commitments/priorities that the Council have.

Discussion about the Town Council strategy 2019 – 2022 and the need to revisit and update post Covid and the need to include such items within the 3-year budget.

It was suggested that the Council ask residents what they would like the Town Hall to incorporate and whether they would like the ideas in the Strategy i.e., Museum trail, weddings etc taken forward. Residents to be asked for suggestions. To include in next newsletter and other social media and news outlets.

Member of the public offered to circulate too.

It was agreed that once responses were received the Finance Cttee would consider the capital funding position to establish if/how the project could be undertaken and incorporate in budget.

Havenbeach Marsh

Use of small part of edge of Havenbeach Marsh by Sail Loft was agreed in 2020 to assist the business to operate during Covid restrictions.

Discussion regarding permission for tables to be placed at the edge of the bank to assist with the reopening of the business on 12th April 2021 whilst Covid restrictions are still in place.

Discussion about the issues that the neighbours had mentioned in 2020 and how to take this forward – acknowledging the issues that the neighbour has mentioned as well as the need of the business. It was agreed that the Council should assist businesses to reopen post Covid and make use of available space whilst social distancing restrictions etc are in place. Indoor hospitality can open in May, social distancing measures are in place until 21st June.

It is suggested that the Sail Loft be permitted to use the edge again until 21st June 2021 when the restrictions are lifted.

Subsequent to meeting Sail Loft advise that the use will be required Fri/Sat/Sun only – from 12th April – 21st June 2021 – weather dependant - and that they will liase with the neighbour about all of their concerns.

Casino – tank requirements being considered by ESC.

Household Waste site – now being used by Norse.

Edge of Blyth Road to household waste site – David Burrows would like use of this site.

Part Marsh 5 Blyth Road – Golf Club using this site for storage.

Property management and governance/management company for council lettings – in view of the need to consider the future governance entity for the council properties – this matter will be considered by the Finance Cttee in due course and will incorporate the desire for a management of the portfolio.

6. **Date of next meeting** – Thursday 15th April 2021 at 10am.

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

13 Station Road, Water Tower, Rents, Red Cross Hut