



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr M J Brown

Town Clerk: P B Bennett

See Distribution

Our Reference:
RTC/460/2/Mtg
Date:
19th May 2021

Dear Councillor

Amenities Committee Meeting – 25th May 2021

You are summoned to attend a Meeting of the Redruth Town Council Amenities Committee to be held in the Langman Room, Redruth Civic Centre, Alma Place, Redruth, on Tuesday 25th May 2021 commencing at 7 p.m.

The Agenda and associated papers are enclosed for your reference and information.

In order to comply with Covid-19 guidelines, and to restrict possible contact, Members are asked not to attend the Council building before 6:50 p.m. Entry to the building will be through the main access doors to the Library and we ask that you wear a face covering at all times, unless exempt, and sanitise hands on entry. At the conclusion of the meeting Members are asked to vacate the building promptly through the external door in the Langman Room to Alma Place

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', with a horizontal line drawn through it.

Peter Bennett
Town Clerk

Enclosures:

Agenda and associated documentation.

Distribution:

Action:

Cllr Barnes
Cllr Biscoe
Cllr Mrs Biscoe
Cllr Broad
Cllr Brown
Cllr Collins
Cllr Mrs Ellenbroek
Cllr Ms Reeve
Cllr Thomas
Cllr Tremayne

Information:

All other Town Councillors
Press & Public

Redruth Town Council
Amenities Committee Meeting – 25th May 2021

AGENDA

PART I – PUBLIC SESSION

1. To receive apologies for absence.
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.
3. *To suspend Standing Orders to allow the public to speak.*
4. To allow the public to put questions to the Council on any item on this agenda.
5. *To reinstate Standing Orders.*
6. To confirm the Minutes of:
 - 6.1 the Meeting of the Amenities Committee held on 1st March 2021. [Minutes attached]
7. Town Clerks Report. [See schedule attached]
8. To receive correspondence. [None at time of publication]
9. To receive a report on the work of the Facilities Departments Work. [See report attached]
10. Cllr Barnes puts the motion that “this Council calls upon Cornwall Council to set up an enquiry into Registered Social Landlords, similar to the one that they held for Private Rented Landlords”.
11. To exclude the press and public from the meeting for the remaining item of business as their presence would be prejudicial to the public interest by virtue of the confidential nature of the subject matter (contracts in confidence), and on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12[A] of the 1972 Local Government Act.

PART II - PRIVATE SESSION

12. Project for the development of Strawberry Fields as a Competitive & Community Football Hub. [See report attached]
13. To consider a lease for the 1st Floor, The Chambers. [See report attached]
14. Rent Review of Market Way Units. [See report attached]



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Amenities Committee held virtually and remotely on Monday 1st March 2021

Present: Cllr Ms D Reeve Chairman
Cllr S Barnes
Cllr H Biscoe
Cllr M Brown
Cllr Mrs J Davidson
Cllr Mrs B Ellenbroek
Cllr C Garrick
Cllr Ms C Page
Cllr I Thomas From the point mentioned
Cllr J Tregunna

In attendance: Mr P B Bennett Town Clerk
Mrs J Pascoe Administrative Assistant
Mr A Webb Facilities and Contracts Manager

PART I - PUBLIC SESSION

1398.1 To confirm members can communicate with others at the meeting and to receive apologies for absence

Apologies were received from Cllrs Mrs Biscoe, Bishop and Broad (other commitments)

1398.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.

Cllr Thomas upon joining the meeting declared an interest in item 7 of the Agenda, minute numbers 1386.14 and 1386.15.

1398.3 To confirm the Minutes of the Meeting of the Amenities Committee held on 11th January 2021

1398.3.1 RESOLVED by Majority to accept the Minutes of the Committee held on 11th January 2021 as a true and accurate record of proceedings [Proposed Cllr Garrick; Seconded Cllr Brown]. Cllr Tregunna abstained as he had not been present at the meeting.

1398.4 Town Clerk's Report

A report had been circulated prior to the meeting. Cllr Barnes advised he had made several visits to the Redruth Community Centre. He hoped to raise funding towards refurbishment partly through his Community Chest allocation as a Cornwall Councillor and through match funding. Cllr Barnes requested a Part II Private Session of the meeting be held following Part I, for further discussions regarding the Redruth Community Centre. Cllr Barnes further advised that the land in question at North Country was all Cornwall Highways, but no further progress had yet been made. The report was noted.

1398.5 To receive correspondence

Resident at Wheal Silver, Redruth – complaints about housing

A report had been circulated prior to the meeting. Cllr Ms Reeve advised the resident had been in contact with her initially as she had assisted her during the first lockdown. Cllr Ms Reeve had informed the Community Link Officer and Cllr Barnes, and George Eustice MP's office had also been made aware of the issues raised. Cllr Barnes advised he had been in contact with the resident many times, who would have spoken at the meeting but did not have access to the internet. He stated the housing conditions were very poor and not good enough.

At this point Cllr Thomas joined the meeting. He confirmed he could both see and hear proceedings and gave apologies for his late arrival.

Cllr Thomas advised the item had been raised at the last CPIR meeting, and the Cornwall Council Housing Officer and Portfolio Holder would investigate further. Cllr Mrs Ellenbroek expressed concerns and stated it was unacceptable to blame the Covid pandemic for the lack of action to rectify the issues, particularly in social rented properties.

- 1398.5.1 Unanimously RESOLVED to write to Sanctuary Housing expressing the concerns and action taken; and to include the Cornwall Council Housing Officer, the Portfolio Holder, George Eustice MP, and the resident concerned [Proposed Cllr Ms Reeve; Seconded Cllr Barnes]

At this point Cllr Thomas updated the Members regarding item 7 on the Agenda – Litter Bin Request at Church Lane. He had corresponded with Mrs Jacka and identified the problem, but Cormac would not provide an additional bin as their contract was based on the number of bins already allocated. Cllr Thomas suggested an existing bin be moved to the location requested, but as an interim measure Cormac agreed for one of their staff to include the area in question on their route for litter picking. If the problem became unmanageable Cormac would then consider moving a bin.

Jenny Rogers – Cornwall Rural Community Charity – Community Garden Project

An email had been circulated prior to the meeting. Cllr Ms Reeve advised the Climate Action Group would be happy to follow up the enquiry. It was suggested that Cornwall Council may have suitable land available. Cllr Ms Reeve would contact Ms Rogers to explore options, and Cornwall Council to request if access could be given to any of its land.

1398.6 To receive a report on the work of the Facilities Departments Work

A report had been circulated prior to the meeting. The FCM further advised he had started to prepare for onsite Perspex screening in the Civic Centre in light of the Government guidance date provided of 21st June when restrictions would be eased. With reference to the Clock tower, action would be taken as suggested by the survey report. The FCM advised the cost of fixing the disabled toilet door at New Cut toilets would be £3,200. At East End Playing Fields, the ropework had deteriorated during lockdown and a contractor was being asked to replace it to make safe. The fallen tree limb at Raymond Road allotments had now been removed by Cormac, who had agreed the tree was on their land. A tree specialist would be looking at further potential problem trees in that area. Training was now in place for the Facilities Manager and also a universal Health and Safety training package agreed. The Town Clerk advised Livewest had acknowledged the leak from The Foyer into the Langman Room was their responsibility and would refund any expenses the Town Council incurred to rectify the damage. In response to a query from Cllr Biscoe, the FCM confirmed the ladies and gents toilets in addition to the disabled toilet were now

open at New Cut, with cleaning contractors Sparkles currently providing an enhanced service with extra cleans. No income was being generated as the damaged door could no longer be locked. Cllr Mrs Ellenbroek asked if it was the Town Council's responsibility to put the issues right at The Foyer or those who were renting it, and whether they were fulfilling their obligations. Rainwater goods on the building were the Town Council's responsibility, and the Town Clerk and the FCM would have discussions confirming all was being done to ensure the property was maintained in a fit condition. Cllr Ms Reeve thanked the FCM for his comprehensive report.

1398.6.1 Unanimously RESOLVED the report is noted and approval granted for necessary works, equipment disposal and purchases [Proposed Cllr Garrick; Seconded Cllr Mrs Davidson]

1398.7 **CPIR Green Infrastructure Strategy 2020-2030; a Consultation Document**

A report had been circulated prior to the meeting. Cllr Ms Reeve advised the deadline for comments was 23rd March and a response as a Town Council would need to be formulated. Cllr Garrick enquired if the urban cycleways were useable for mobility scooters and pedestrians as well as bicycles. He further stated it would be preferable if all bicycles were fitted with warning devices, as many rode them without bells despite being fitted when new, resulting in pedestrians not hearing their approach. Cllr Mrs Ellenbroek agreed that the cycleways should be accessible for all and pushchairs should also be considered. The Town Clerk asked that any other comments to be included in the response be forwarded to him by Friday 12th March.

1398.7.1 Unanimously RESOLVED that the Town Clerk, Cllr Ms Reeve and Cllr Garrick formulate a response from Redruth Town Council for the Consultation Document [Proposed Cllr Barnes; Seconded Cllr Garrick]

1398.8 **To consider improvements to Barncoose Roundabout**

A report had been circulated prior to the meeting. The Town Clerk further advised the plan was to convert the roundabout to a wildflower site, with maintenance only being necessary twice a year. It was possible in years to come that Redruth Town Council would take on the site along with the other GI4G sites. An agreement would be made with Cornwall Council on the future maintenance of the roundabout. There was no intention of any central reservations to be transferred to the Town Council.

1398.8.1 Unanimously RESOLVED to approve the proposed wildflower layout to the Barncoose/Blowinghouse roundabout and then enter into further discussion with Cornwall Council about a future transfer of maintenance agreement along with other GI4G sites in the town [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Ms Reeve]

1398.9 **To receive an update on the proposed multi-wheeled facility at East End Playing Field**

A report had been circulated prior to the meeting. The Town Clerk expressed he was pleased the position was now moving forward. Cllr Thomas advised the revised design was now with the Redruth Skatepark Association who had consulted with a number of groups. The "bowl" had been removed from the original design, but a "mini-bowl" had now been put back in, and designs reflecting this amendment were awaited from Maverick. Cllr Thomas gave congratulations to Cllr Mrs Ellenbroek for agreeing the release of S106 funds for the facility, and with a contribution from Coastline Housing the viability of the project was now confirmed.

1398.9.1 Unanimously RESOLVED to approve the way forward for the build of the multi wheeled facility at East End Playing Fields as outlined [Proposed Cllr Thomas; Seconded Cllr Ms Page]

1398.10 Town Council toilets in New Cut Car Park – a general discussion going forward

A report had been circulated prior to the meeting. The item was carried forward from a previous meeting of the Amenities Committee on 7th September 2020. The FCM advised the quotation of £124,000 from Healthmatic involved retaining the existing framework including the roof and provided gender neutral toilet cubicles plus a Changing Places facility, a requirement were the toilets to be remodelled. A storage area would be at the rear of the building which could be available for use by other organisations. The bulk of the building work could be done by a general builder, Healthmatic could supply specialist items required. The Town Clerk advised all options for the toilets were to be considered. He had written to Cornwall Council about funding opportunities towards the refurbishment but none were available. Potentially Redruth HSHAZ may be able to help towards funding in 3 years. The cost of £124,000 would have to be found over the next 4-5 years as it would take time to raise money through the precept. The Town Clerk shared with the Members a breakdown of income and expenditure for the toilets from 2017/18 to 2020/21, and discussions followed on the high costs involved for Redruth Town Council to run them. Cllr Mrs Ellenbroek asked if CCTV could be placed on the new building to deter vandalism and Cllr Barnes asked if roller blinds or the blocking of windows could be considered. In response the FCM advised the project to remodel the toilets into 4 or more individual cubicles meant the entire service was not lost if one was vandalised. Both Cllr Mrs Ellenbroek and Cllr Thomas spoke in favour of a Changing Places facility in the town. Cllr Biscoe asked that Portreath Parish Council be contacted in view of their recently constructed new toilets facility to help minimise costs. Further suggestions were made to inform the public via Facebook and social media of what it cost to run the toilets, and of looking into other funding options where the public could contribute. Cllr Garrick stated it was a good aspiration for the town even if it could not be done now. Members were in agreement going forward to continue with the proposal of remodelling of the toilets, and the Town Clerk therefore confirmed the original proposal still stood.

1398.11 To exclude the press and public from the meeting for the remaining item of business as their presence would be prejudicial to the public interest by virtue of the confidential nature of the subject matter (potential commercial contract), and on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12(A) of the 1972 Local Government Act.

1398.11.1 Unanimously RESOLVED [Proposed Cllr Brown; Seconded Cllr Garrick]

Cllr Biscoe and the FCM left the meeting at this point.

PART II – PRIVATE SESSION

1398.12 To confirm members can communicate with others at the meeting and to confirm that no unauthorised people are able to view or hear proceedings

1398.13 Redruth Community Centre – further discussion

Chairman

Redruth Town Council

Town Clerks Report – Amenities Committee

Meeting Date: 25th May 2021

Min No	Item	Action	Response
1398.4	Litter Bin request at Church Lane	C.Cllr Thomas to take matter up with CC/Cormac	Verbal update from C.Cllr Thomas
1398.4	Redruth Community Centre	Look at funding for refurbishment from potential s106 funding	Verbal update from C.Cllr Barnes
1398.4	Land at North Country	C.Cllr Barnes to liaise with CLO to establish land ownership	Verbal update from C.Cllr Barnes
1398.5.1	Community Garden Project		Verbal update from Cllr Reeve
1398.8	Barncoose Roundabout		CC advised of agreement to wildflower layout and further discussions to be held at a later date.
1398.9	Multi-wheeled facility at East End Playing Field		Verbal update from Cllr Thomas/Town Clerk

1.0 SUBJECT OF REPORT: Summary of Facilities Department's progress

2. SUMMARY OF IMPLICATIONS

- a. Policy - No
- b. Financial - No
- c. Legal - No

3. TERMS OF REFERENCE

3.1 To report upon the responsibilities within the Facilities department.

4. REPORT

4.1 Redruth Civic Centre & Library

4.2 Water Damage - Another leak, caused by a plumbing issue in the Foyer above., resulted in extensive damage to the ceiling of one of the corners in the Langman Room / Council Chamber. The Facilities team assisted by the Library staff limited further damage using, dehumidifiers and specialist cleaning equipment. any works in the library area are scheduled for afternoons to minimise contact with the general public.

4.3 Langman Room - The Langman Room / council chamber is now set out for Council meetings. Still following Covid 19 guidelines. Facilities team is ready to erect the main council meeting table when guidelines allow.

4.4 Replacement Signage - Main banner in the window and two new slate plates each side of the door to the Library. Ongoing

4.5 Facilities - The facilities team continue to do daily inspections, weekly fire alarm checks of the Civic centre / Library

4.6 Fire Extinguisher - Service of extinguishers in the Civic Centre / Library have been completed.

5. The Chambers

5.1 Water ingress, possibly caused by failing of a gutter lining on the roof, continues to be a problem. Discussions ongoing with Regan Builders as to the best way forward.

5.2 Refresh of decoration to 2nd floor along with potential replacement of RCD postponed until discussions with any potential tenants for the former Council Chambers and offices have established M&E requirements for the new organisation.

5.3 Facilities team continue to do regular inspections / weekly fire alarm Tests.

5.4 Fire extinguisher – Service of extinguishers in the Chambers and Credit Union have been completed.

6. Clock Tower

6.1 Regular inspections of tower interior with any remedial action with regard to water ingress carried out immediately.

6.2 Regan Builders have received a copy of the survey report from Scott & CO Surveyors. Discussions ongoing as to the best way forward.

- 6.3 Still awaiting confirmation and payment of requested funds from Cornwall Council... working with Community Network Officer to secure alternative / additional EU funding.
7. Market Way and Market Hall
- 7.1 Units in Market Way are now all open. Market Way Café is still unable to open due to covid 19 restrictions.
- 7.2 Preparation of Market Hall, cleaning of Market Way along with provision of toilet facility to traders during the monthly markets continuing.
- 7.3 Facilities team have received complaints from unit tenants regarding the cleanliness of the toilets.
8. The Cornwall Centre
- 8.1 Works to rainwater goods continuing; overall condition of rear of the building deteriorating but greatly reduced levels of litter and broken furniture.
- 8.2 Continued communication with Redruth Foyer management to improve our working relationship. Access granted to flat roof to enable maintenance of the guttering and down pipes...work yet to commence.
9. Redruth Town Library
- 9.1 No works carried out by RTC team... condition deteriorating.
- 9.2 Speculation that building may be on the brink of sale to community organisation.
10. Redruth Town Festivals and Markets
- 10.1 Members of Facilities team assisted with distribution of monthly market signage and preparation of Market Hall.
11. Town Centre
- 11.1 Facilities team continue to maintain social distancing signage, repair and replace where appropriate.
- 11.2 Continued maintenance of social distancing floor signage in Fore Street.
- 11.3 Evidence of repair work to damaged paving in Fore Street, Alma Place. Continued issues with damaged & worn surfacing, resulting in trip hazards of varying severity, reported to Cornwall Council by RTC and BIFFA operatives.
12. New Cut Car Park & Public Conveniences
- 12.1 Initial / temporary repairs carried out to the disabled toilet door by Healthmatic have meant that the facility can be used. But the door can be pulled open should enough force be applied.
- 12.2 Facilities team receiving complaints from the public regarding the cleanliness and maintenance of this facility.
- 12.3 Continuing research into funding options for site remodelling in due course.
13. Public Realm at Brewery Site
- 13.1 Maintenance of green spaces areas continuing. Continuing decrease in the frequency and levels of vandalism and ASB... regular reports to local Police and Cornwall Council. Liaison with representatives of Cornwall Council to appraise of situation on a regular basis.
14. St Rumon's Garden
- 14.1 Gardens open, with reduced hours in line with government guidance to reduce public gatherings.

- 14.2 Facilities team regularly maintaining area and is looking lovely.
- 14.3 Works to create additional formal planting schemes ongoing with intention of installation in Autumn 2021... on completion of RTC contractual green space commitments.
- 14.4 Town Council received an email regarding invasive vegetation growing from the walls of St Rumon's Gardens on to an adjacent building. Due to the height of the vegetation and specialist equipment needed the Facilities team are unable to carry out these works. A contractor has been on a site visit and submitted a quote for the works. discussions are on going
15. Play Areas
- 15.1 Routine Play Area Surveys completed regularly and cleaning / maintenance work carried out as required.
- 15.2 The ROSPA Safety Report has been completed. These reports have highlighted various safety issues. A contractor is currently putting together a quote to rectify these safety issues at Plain-an-Gwarry/East End.
- 15.3 Concerns regarding the trees in Gweal-an-Tops were also highlighted. A survey of all the trees on this site would be recommended.
16. Allotments
- 16.1 Raymond Road Allotments – No progress with works on escarpment at Parc An Mengleth.
17. Floral Displays 2021
- 17.1 Preparations for this years Floral Display are proceeding well. We have authorised Millennium Plants to replace the old display units as they no longer fit for purpose. The replacement units will then be prepped for use this summer.
- 17.2 During the installation and maintenance the contractor will access water from the facilities yard or tap in the alley by the Civic Centre.
- 17.3 Prior to installation the Facilities team will inspect, and replace where necessary, the mounting points and brackets around the town to ensure the displays are as safe as possible.
18. LMP & Green Spaces
- 18.1 Contracted cuts required under LMP have commenced.
- 18.2 Facilities team are leaving wild flowers to grow on our footpaths and green spaces where appropriate to do so.
- 18.3 Regular maintenance is being carried out on all our green spaces by the facilities team.
19. Facilities Department
- 19.1 The Facilities team continue to maintain our areas of responsibility. Whilst still following reduced covid 19 guides they have continued to work in a safe and responsible way, whilst maintaining our areas to a high standard.
- 19.2 The growing season is up and running so the team is very busy maintaining our green spaces.
- 19.3 Ride on mower has been in for its annual service. Hand held power equipment currently being serviced at Portreath Garden Machinery.
20. Liaison with Cornwall college ,Redruth school / CORMAC / External Organisations
- 20.1 FCM Was contacted by a student From Redruth school regarding Work Experience. FCM is in contact with the school and currently waiting for more information regarding this.

20.2 FCM has also been contacted from Cornwall College via Richard Bryant regarding an Industry Day. This is an opportunity for Richard to work alongside a local company for a one-off work experience day.

21. Health and Safety

21.1 Review of PPE provision ongoing to minimise risk of contact and inhaled contraction of Covid-19.

21.2 Certification in "Traffic Management at Community Events", provided by CORMAC training, has now lapsed for 3 members of the Events and Facilities teams... places requested on the next refresher course; although nothing scheduled for the foreseeable future.

21.3 Improvised work schedules and tasking, to minimise potential exposure to Covid 19, continue to evolve in line with Government guidance and industry best practice.

22. **RECOMMENDATIONS**

22.1 It is recommended the report be noted and approval granted for corresponding works & purchases.

Chris Strugnell
Facilities Supervisor