



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

Our Reference:
RTC/460/2/Mtg
Date:
27th April 2022

See Distribution

Dear Councillor

Amenities Committee Meeting – 3rd May 2022

You are summoned to attend a Meeting of the Redruth Town Council Amenities Committee to be held in the Langman Room, Redruth Civic Centre on Tuesday 3rd May 2022 commencing at 7 p.m.

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

Although the Covid-19 guidelines have now been relaxed, we request that Members do not 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 continue to wear a face covering, 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

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 Garrick
Cllr Ms Reeve
Cllr Thomas
Cllr Tremayne

Information:

Other Town Councillors
Press & Public

Redruth Town Council
Amenities Committee Meeting – 3rd May 2022
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 7th March 2022. [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 Department. [See report attached]
10. Changing Places Facility. [See report attached]
11. To consider future potential devolution packages/projects. [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 M J Brown

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Amenities Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 7th March 2022

Present: Cllr A Biscoe
Cllr S Barnes
Cllr H Biscoe
Cllr L Collins
Cllr B Ellenbroek
Cllr D Reeve
Cllr I Thomas

Chair

In attendance: Mr P B Bennett
Ms A Hunt
Mr C Strugnell
Mr S Treloar
Cllr C Skinner

Town Clerk
Operations & Facilities Officer
Facilities Supervisor
Administration & Finance Officer

PART I - PUBLIC SESSION

1455.1 To receive apologies for absence

Apologies were received from Cllrs Brown (unwell), Broad, Garrick and Tremayne (other commitments).

1455.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.

None were declared.

1455.3 To confirm the Minutes of the Meeting of the Amenities Committee held on 10th January 2022

1455.3.1 RESOLVED by Majority to accept the Minutes of the Meeting of the Amenities Committee held on 10th January 2022 as a true and accurate record of proceedings [Proposed Cllr Thomas; Seconded Cllr H Biscoe]. Cllr Reeve abstained as she had not been present at the meeting.

1455.4 Town Clerk's Report

A report had been circulated prior to the meeting. The Operations & Facilities Officer further reported that the decision had been taken to lock the Market Way gates at 5pm from 1st March. This would reduce the amount of time the site was left vulnerable to antisocial behaviour, while allowing unit holders to stay open for longer if they wished. Cllr Biscoe requested that signage be placed at the telephone kiosk outside the London Inn explaining that it was being removed but had been adopted by the Town Council and would subsequently be reinstated. Confirmation of the outcome of the funding bid for a Changing Places Toilet was still awaited. Cllr Ellenbroek agree to chase this up on behalf

of the Town Council. The Town Clerk reported that the Skatepark was being well-used. In answer to a question, he advised that only one tender had been received in relation to the pathway. Cllr Barnes stated that there had been concerns about skateboard users in the town centre. The Operations & Facilities Officer advised that complaints had also been received by the Town Council in relation to the dangerous use of scooters, bicycles and skateboards in the town centre. This had already been raised with the Police and the intention was to discuss it further with the Neighbourhood Team on their next visit to the Civic Centre. Cllr Ellenbroek reported additional concerns had been raised in relation to use of the Skatepark. The Facilities Supervisor advised that the site was checked daily by the team with no specific issues identified, other than some graffiti which had immediately been removed. Cllr Thomas expressed concern over the Skatepark and its users becoming a scapegoat. He suggested that antisocial behaviour was actually down since its opening and that the Facilities Team were doing a great job, with members of the public hugely complimentary. The report was noted.

1455.5 To receive correspondence

Gwealan Tops – Condition of Tarmac

Correspondence had been received after the circulation of papers, the contents of which were read to those present. It was confirmed that the tarmac in question was part of the car park jointly shared by Lowen Harts Day Nursery and Gwealan Tops. It was understood that Lowen Harts were prepared to contribute to the cost of retarmacking the car park, the current condition of which was agreed to be very poor. The Town Clerk would make contact with Lowen Harts to establish their position.

- 1455.5.1 Unanimously RESOLVED in principle to make a financial contribution to the retarmacking of the car park shared by Gwealan Tops and Lowen Harts Day Nursery, on the proviso that all necessary checks are carried out in a satisfactory manner and all financial regulations are met [Proposed Cllr Reeve; Seconded Cllr Ellenbroek].

1455.6 To receive a report on the work of the Facilities Department

A report had been circulated prior to the meeting. The Facilities Supervisor stressed the importance of the Town Council maintaining its properties, stating that the team was keen to deal with maintenance issues at an early stage, as failure to do so could have significant financial implications. While the addition of a new team member allowed the opportunity to complete more tasks in-house, it was anticipated that the Committee would receive some specific financial requests in the near future. It was expected that the upcoming ROSPA report would highlight some issues and an audit of work at The Chambers was being undertaken. The Facilities Supervisor further expressed concerns over the opening and cleaning of the public toilets in New Cut. He was monitoring the situation and the contractor had been spoken to, however there was now a need to consider the contract as a whole. Cllr Ellenbroek suggested that the issue of public toilets was currently a Cornwall-wide concern. It was agreed to put devolution on the Agenda for the next meeting of the Amenities Committee. At the request of Cllr Ellenbroek, the Facilities Supervisor would send her an email in relation to the current state of work carried out at Parc An Mengleth.

- 1455.6.1 Unanimously RESOLVED to note the report and grant approval for corresponding works and purchases, where applicable [Proposed Cllr H Biscoe; Seconded Cllr Thomas].

Chairman

Redruth Town Council

Town Clerks Report – Amenities Committee

Meeting Date: 3rd May 2022

Min No	Item	Action	Response
1455.4	Strawberry Fields		Still awaiting confirmation from CC that variation of lease or freehold transfer is acceptable – have raised issue with new CLO.
1455.4	Adoption of former red telephone kiosk outside London Inn		Phone Box now in RTC ownership – removal halted for now due to issues with electrical connections
1455.4	Changing Places Toilets		Separate agenda item

REDRUTH TOWN COUNCIL

REPORT FOR: Amenities Committee Meeting on 3rd May 2022

SUBJECT OF REPORT: Summary of Facilities Department progress

SUMMARY OF IMPLICATIONS

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

TERMS OF REFERENCE

To report upon the responsibilities within the Facilities Department.

REPORT

1. Redruth Civic Centre

The Facilities Team continues to do daily inspections and weekly fire alarm tests. The library continues to have some issues with the track lighting within the main Library area. Mr Electric will replace with LED fixings as and when needed.

Two recent leaks from The Foyer above caused damage to 9 ceiling tiles within the library.

A new fire evacuation plan has been written. The plan is displayed with new fire safety signage in areas around Redruth Civic Centre/Library.

The Facilities Supervisor will be in contact with contractors regarding the removal of invasive plants on the front and rear of the building.

2. The Chambers

The Facilities Team have completed the decoration of the second floor and are progressing well with the entrance and stairwell. On completion of the entrance quotes will be obtained for a new carpet as it is becoming a trip hazard.

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

Fire extinguisher service will be completed in early May.

The Facilities Team will continue to do regular inspections and weekly fire alarm tests until instructed otherwise.

3. Clock Tower

Regular inspections of tower interior are being carried out by the Facilities Team.

Confirmation and payment of requested funds from Cornwall Council is still awaited. The Town Council is working with the Community Network Officer to secure alternative/additional EU funding.

The Cumbria Clock Company have serviced the clock mechanism and the bell chimes are now working properly.

The Facilities Supervisor is meeting with a contractor to discuss the viability of the removal, reposition or replacement of rope to the flagpole.

4. Market Way and Market Hall

The Facilities Team continues with regular maintenance and weekly cleaning of Market Hall.

Preparation of Market Hall, cleaning of Market Way and provision of toilet facility to traders during the monthly markets continues.

Ferguson Young will be occupying Unit 3 in Market Way.

5. Redruth Town Festivals and Markets

The Facilities Team continues to assist with distribution of monthly market signage in addition to the preparation of Market Hall.

6. Town Centre

The Facilities Team are increasingly getting concerns from the general public regarding ASB within the town. The Miners Statue, Alma Place and Shoots Row seem to be the main areas which people have concerns about.

The Town Council has received complaints regarding people slipping on the granite in Fore Street and Station Hill, particularly in periods of wet and damp weather. Cornwall Council has been contacted.

Covid signage around the town has now been removed.

7. New Cut Car Park & Public Conveniences

The facility has had minor ASB over the last few weeks. Graffiti sprayed within the gents' toilets resulted them being closed for a period whilst they were cleaned by a joint effort between Sparkles cleaning and the Facilities Team. Sparkles cleaning continue to be reminded that this facility is important for the town and that it needs to be open and clean. With continued regular inspections of this facility, we aim to be quick to rectify any ASB issues that might occur.

The Facilities Supervisor received one quote from a local business regarding the cleaning of the council-owned toilet facilities. With the recent news of funding for the toilets and the chance the facility could be closed for a period whilst the work is carried out, the decision has been taken to carry on using Sparkles cleaning and reassess the situation nearer to completion of the project.

8. Public Realm at Brewery Site

Maintenance of green spaces continues. There has been a continuing decrease in the frequency and levels of vandalism and ASB. Liaison takes place with representatives of Cornwall Council to appraise the situation on a regular basis.

9. St Rumon's Garden

The Gardens are open and regularly maintained by the team. A mixture of wildflowers for the Queen's Jubilee have now been seeded around the flower beds and we hope for a good show in the Spring/Summer.

The mural in the gardens has recently had new Perspex fitted. Whilst doing the work it was noticed that the mural could do with a touch up of paint. The Engagement Team have been notified.

10. Play Areas/Skate Park

Routine Play Area Surveys are completed regularly. Cleaning and maintenance work are carried out as required.

East End Play equipment has now been painted by the Facilities Team

ROSPA will be conducting the Annual Safety Report next month of East End, Plain An Gwarry Park and Gweal an Tops. A funding request will be submitted after the report has been received.

Greens Tree Services have carried out the tree survey at Gweal an Tops and East End Park. The reports are attached.

The Facilities Team continues to do daily inspections, litter pick the skatepark and empty bins. There have been very few issues with litter. The team are regularly being asked when a path will be going in but in general most comments are positive.

The Operations Officer has met with the Skatepark Project Manager to clarify responsibilities and discuss outstanding areas of concern. As a result, the Engagement Officer has been asked to act as the liaison point between the Town Council and Skatepark Association, and to work with the Skatepark Project Manager to progress those issues identified in her previous reports to Councillors, most pressingly the lack of a pathway and the absence of effective signage. It is also hoped that having a named contact point will assist in development of new ideas and the progression of the Skatepark as a really positive asset for the community.

The Facilities Team helped the Engagement Team with the tree planting at East End and regularly water and maintain area around the trees.

The Facilities Supervisor will be leaving a litter picker and bags with the broom for a trial period to see if the community will litter pick the area over the weekends.

11. Allotments

Coastline are due to commence work on the escarpment at Parc An Mengleth in April 2022.

12. Floral Display 2022

Millennium Plants and the maintenance contractor have been contacted regarding this year's Floral Display. Brackets are being checked and replaced in preparation for the hanging baskets. The Administration & Finance Team continues to receive orders and contact local businesses to promote this year's display.

13. LMP & Green Spaces

Contracted cuts will commence in April

14. Facilities Department

The Facilities Team continues to work in a safe and responsible way, whilst maintaining our areas to a high standard.

Police and the Town Council's insurers have been contacted due to the theft of the pressure washer from the yard. It was locked up and disappeared over a weekend. Security at the yard has subsequently been increased.

15. Health and Safety

Reviews of PPE provision and training needs are ongoing.

16. RECOMMENDATIONS

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

Chris Strugnell
Facilities Supervisor

Abigail Hunt
Operations & Facilities Officer

GREENS

GROUNDS & TREES



TREE INSPECTION REPORT

**East End Park
Redruth**

Date: 10/03/2022

Client: Chris Strugnell (Facilities Supervisor)
Redruth Town Council
Redruth Civic Centre
Alma Place
Redruth
Cornwall
TR15 2AT

Inspector: Edward Pryor BSc. (Hons.)
Ref: G1003221

GREENS (Cornwall) Limited
Higher Laity Farm
Old Portreath Road
Redruth
Cornwall TR16 4HY
T: 01209 842124
M: 07773 380604
E: info@greensofcornwall.co.uk
www.greensofcornwall.co.uk

VAT Number: GB 256421609



SAFETY
SCHEMES IN
PROUT REMENT



CONTENTS

1.	How to use this report	page 3
2.	Inspection Methodology	page 3
3.	Report limitations	page 3
4.	General considerations	page 4
5.	Tree management considerations summary	page 4
6.	Key to tree inspection tables	page 5
7.	Prioritised list of recommendations	page 6
8.	Full tree inventory table	page 7
9.	Site plans	page 10
10.	Health, Safety, Environmental & Quality Assurances	page 11

1. HOW TO USE THIS REPORT

- 1.1 This inspection and subsequent report aim to assess the health and condition of the trees identified. The significance of any defects found are risk assessed and remedial works recommended to reduce the risk of harm to users of the site, property and neighbours. These works are classed as safety works. Furthermore, this report also identifies future management issues and recommends works to help promote a healthy tree stock, with the aim of reducing future costs. These issues are classed as management works.
- 1.2 **Please note:** It is the responsibility of the tree owner/manager to manage the risks posed by trees on the site and implement the recommendations in accordance with this report.

2. INSPECTION METHODOLOGY

- 2.1 A visual tree inspection of the trees within the boundary of the site was undertaken from ground level based on the principles of the Visual Tree Assessment (VTA) as developed by *Mattheck & Breloer, 1994 & Lonsdale, 1999*. The viewable rooting environment and all sections of the tree were considered. If deemed necessary, further investigation was carried out using a sounding mallet, probe, pocket knife and binoculars. Only significant defects or conditions that may require future consideration have been recorded.
- 2.2 The tree forks have been visually inspected from ground level using the principals of Assessment of Tree Forks for Risk Management as developed by *Slater 2016*.
- 2.3 Each tree is evaluated against the most likely mode of failure, as this represents the highest potential for harm. Where appropriate, recommendations have been made for remedial works and a timescale put in place. It is the responsibility of the tree owner to implement the works within the allocated timescale.
- 2.4 No invasive techniques were used to investigate the underground parts of the tree. No soil, fungal or plant samples were taken to be analysed. This report makes no reference to the possible effects of tree roots, soil types and shrinkable soils.

3. REPORT LIMITATIONS

- 3.1 Visual inspection and risk assessments are made with the purpose of assessing the trees ability to withstand the range of normal weather events that might reasonably be expected to occur. The estimated risk of harm posed by the trees remains relevant for twelve months in the absence of environmental change including but not limited to trenching works, vandalism/accident, chemical, fire, flood, major storms and unapproved pruning.

- 3.2 Any physical alterations to the condition of the site after the date of inspection could have the potential to invalidate the findings of the report. If such alterations do take place, then the client should contact Greens.
- 3.3 Trees on neighbouring properties have not been included in this report and no assessment of their risk has been made.
- 3.4 Trees are living, growing organisms that are subject to change; this document comments on the condition of the tree at the time of inspection.

4. GENERAL CONSIDERATIONS

- 4.1 All work carried out under this report should be completed by a fully insured and qualified contractor. The works should be in accordance to the standards set out within BS 3998:2010 'Tree Work. Recommendations'.
- 4.2 The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 offers statutory protection for birds, bats and other species that can inhabit trees. Disturbance of protected species may constitute a criminal offence; it is therefore important to consult an ecologist before commencing works.
- 4.3 Trees within the site may be subject to tree protection orders or located within a conservation area. It will be necessary to consult the local authority before carrying out works. It is also worth noting that the local authority may disagree with the opinions held within this report and refuse planning consent.

5. TREE MANAGEMENT CONSIDERATION SUMMARY

- 5.1 There were 6 individual trees and 8 groups identified in this site. It is recommended that the site be inspected yearly, preferably on a 15-month cycle to allow the inspector to view the trees at different times of year over successive inspections.
- 5.2 The size and usage of the site would lend itself to a large-scale planting scheme. This could be in the form of a few scattered, specimen trees for visual amenity and shade, coupled with copses or groups in corners or less used areas of the park. There may be grants or funding available to cover costs of new planting schemes.

6. KEY TO TREE INSPECTION TABLES

ID: Reference number for items plotted such as individual trees, groups or hedgerows (T, G, H)

SPECIES: Botanical name

HEIGHT: Estimated in metres

AGE:

NP	Newly Planted; 1-10 years
Y	Young; 1/3 of life expectancy
SM	Semi-mature; 2/3 of life expectancy
M	Mature; 3/3 of life expectancy
V	Veteran/ Ancient; a tree of great age for its species or with ecological features or cultural values similar to those of an aged tree (conferred by historic management practices)

PRIORITY

Priority codes are the inspector's assessment on the importance of the work to be carried out.

X	Immediate action. Inspector stays on site until tree owner contacted
1	Emergency Safety Works. Undertake within 1 week of being notified
2	High Priority Safety Works. Undertake as soon as reasonably practicable
3	Medium Priority Safety Works. Undertake within 6 months
4	High Priority Management Works. Undertake within 12 months
5	Medium Priority Management Works. Undertake within 24 months
6	Long-term Management Works. Undertake within 60 months

7. PRIORITISED LIST OF RECOMMENDATIONS

ID	Species	Height	Age	Comments	Recommendation	Priority
T3	Fraxinus excelsior	14	M	Unclear ownership. Difficult access due to vegetation/building. Ivy clad inhibiting detailed inspection. Epicormic at base. Sunken area on trunk: sound tested with mallet with audible change in resonance. Branch stubs/pruning wounds. Major/minor deadwood in crown	Re-inspect in July/August 2022 for Ash dieback	2
T1	Fraxinus excelsior	8	SM	Cup union at 1.5m. Necrotic timber. Dieback of bus/stems. Epicormic throughout	Fell to ground	3
G3	Acer, Fraxinus	8-10	SM	Large areas of bark removed, incipient decay. Necrotic unions. Bark included unions. Historic branch loss	Remove crown and leave monolith of approx. 4m on Northernmost and second from Southernmost trees with extensive decay. Re-inspect Ash for Ash Dieback in July or August 2022	3
T2	Fraxinus excelsior	8	SM	Occluding wound 1m in length at base. Epicormic throughout. Major/minor deadwood. Wounds throughout. Dieback of buds/branches	Fell to ground	3
T5	Fraxinus excelsior	10	SM	Unclear ownership. Historic branch loss. 50-75% crown dieback. Epicormic throughout. Canker throughout	Fell to ground	3

				Surface roots with abrasions. Extensive decay in visible roots. Recent grounds works to West of trunk. Growing from Cornish wall. Abrasions on trunk, wound wood forming. Incipient decay. Historic pruning wounds. Abrasion 400mm diameter on East stem.	Monolith to approx. 4m from top of hedge	3
T6	Acer psuedoplatanus	12	M			
G6	Quercus, Acer	3-4	NP	Tree ties girdling stems. Epicormic growth.	Remove tree stakes and ties	4

8. FULL TREE INVENTORY TABLE

ID	Species	Height	Age	Comments	Recommendation	Priority
G1	Pittosporum, Prunus	4	M	Surface roots. Multi-stemmed. Pruning wounds. Branch stubs		
G2	Acer psuedoplatanus	8-10	SM	Ivy clad. Multi-stemmed. Bark included union at base. Close proximity to boundary wall. Minor deadwood in crown.		
T1	Fraxinus excelsior	8	SM	Cup union at 1.5m. Necrotic timber. Dieback of bus/stems. Epicormic throughout	Fell to ground	3

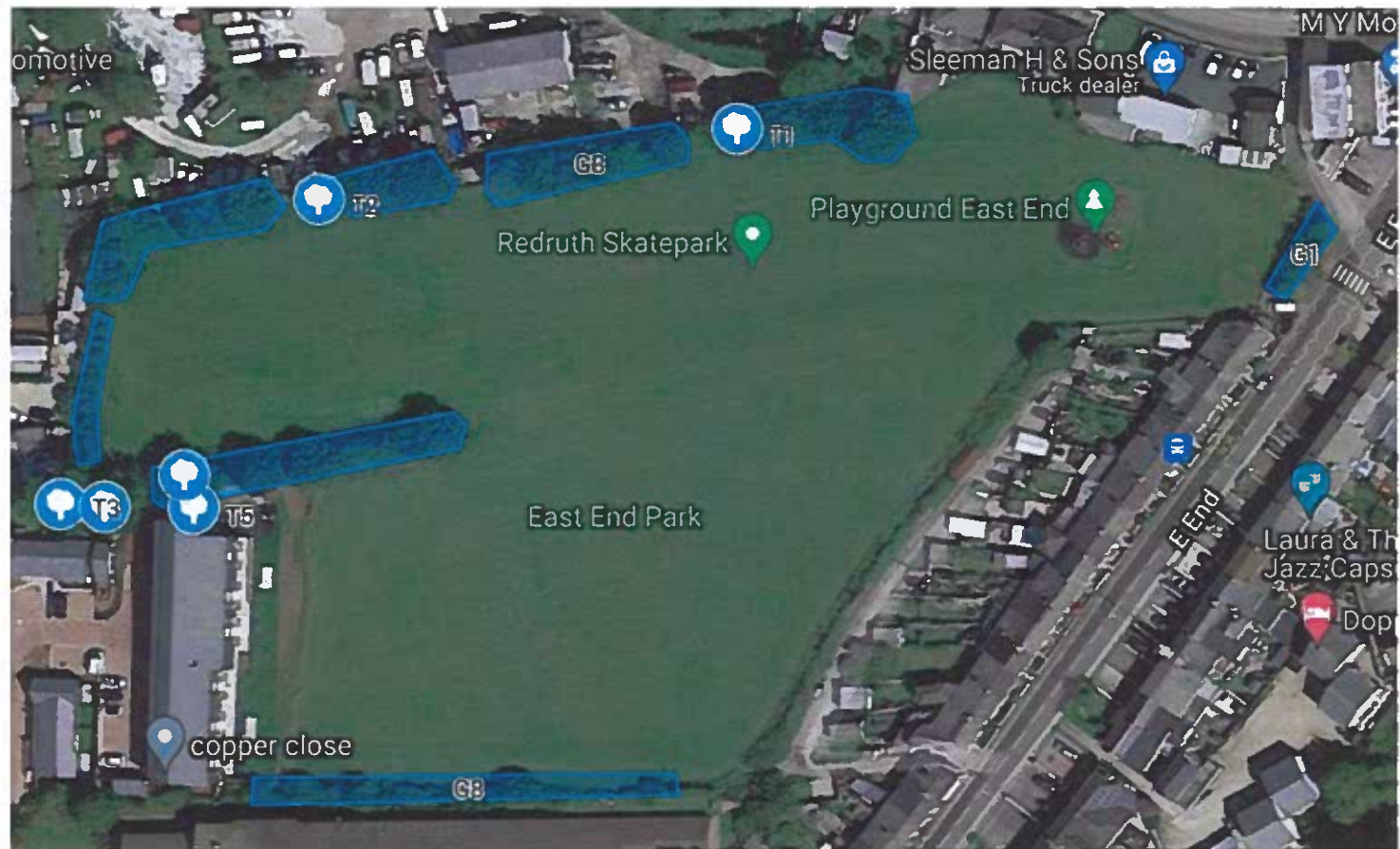
G3	Acer, Fraxinus	8-10	SM	Large areas of bark removed, incipient decay. Necrotic unions. Bark included unions. Historic branch loss	Remove crown and leave monolith of approx. 4m on Northernmost and second from Southernmost trees with extensive decay. Re-inspect Ash for Ash Dieback in July or August 2022	3
G4	Acer psuedoplatanus	8-10	SM	In close proximity to boundary wall. Historic pruning wounds, wound wood forming. Epicormic growth. Bark included unions at crown division. Minor deadwood		
T2	Fraxinus excelsior	8	SM	Occluding wound 1m in length at base. Epicormic throughout. Major/minor deadwood. Wounds throughout. Dieback of buds/branches	Fell to ground	3
G6	Quercus, Acer	3-4	NP	Tree ties girdling stems. Epicormic growth.	Remove tree stakes and ties	4
T3	Fraxinus excelsior	14	M	Unclear ownership. Difficult access due to vegetation/building. Ivy clad inhibiting detailed inspection. Epicormic at base. Sunken area on trunk: sound tested with mallet with audible change in resonance. Branch stubs/pruning wounds. Major/minor deadwood in crown	Re-inspect in July/August 2022 for Ash dieback	2

T4	Acer psuedoplatanus	14	M	Epicormic at base. Fluting of trunk at base. Crown bias to South. Occluded wounds on trunk. Epicormic and minor deadwood in crown		
T5	Fraxinus excelsior	10	SM	Unclear ownership. Historic branch loss. 50-75% crown dieback. Epicormic throughout. Canker throughout	Fell to ground	3
T6	Acer psuedoplatanus	12	M	Surface roots with abrasions. Extensive decay in visible roots. Recent grounds works to West of trunk. Growing from Cornish wall. Abrasions on trunk, wound wood forming. Incipient decay. Historic pruning wounds. Abrasion 400mm diameter on East stem.	Monolith to approx. 4m from top of hedge	3
G7	Crataegus, Acer, Prunus	4-8	SM-M	Ivy clad inhibiting detailed inspection. Partially failed thorns. Minor/major deadwood. Epicormic.		
G8	Crataegus, Corylus.	4-6	M	Growing on boundary wall. Historic pruning wounds		

9. SITE PLANS

For an interactive version of this map, please visit:

<https://www.google.com/maps/d/edit?mid=11fGftxfQJT8po0InbqGyFpLLWf1zw5t&usp=sharing>



Heath, Safety, Quality & Environmental Assurances

The quality and safety of the service we provide is very important to us. These measures are in place not only to protect our employees, but to protect our customers, members of the public, property, the environment and wildlife.

Insurance Cover

- Public Liability - £5,000,000.00
- Employers Liability - £10,000,000.00
- Professional Indemnity - £2,000,000.00

Safety Schemes in Procurement (SSIP) & Professional Memberships

We pride ourselves on safety, horticultural & arboricultural best practice and are approved by:

- SafeContractor
- CHAS
- SMAS Worksafe Contractor
- RoSPA
- Associate member of the Arboricultural Association
- CORNWALL COUNCIL Planning Agent for Tree Work (TPO & Conservation areas)
- CORNWALL COUNCIL approved contractor for Japanese Knotweed control
- Streetworks Qualification Register

Competency

Our employees hold recognised industry standard qualifications and competencies:

- BSc. (Hons), Diplomas & Certificates in Horticulture and Arboriculture
- NEBOSH & CITB SMSTS qualified health and safety manager
- CITB SSSTS qualified health and safety supervisors
- LANTRA Professional Tree Inspector
- RoSPA & RPII Operational & Routine Play Inspector
- NPTC/City & Guilds qualified climbing arborists and tree surgeons
- Tree surgery is carried to British Standard BS 3998:2010
- City & Guilds/NPTC/LANTRA qualified landscapers including herbicides & machinery
- IPAF qualified MEWP operators
- NRASWA Chapter 8 compliant supervisors, operatives and vehicles
- Team members are health and safety inducted and hold CSCS & LISS cards
- All team members are HSE Emergency First Aid at Work qualified
- All employees are DBS (CRB) checked

Health & Safety, Environmental and Wildlife Protection

- Health & Safety Policy
- Human Resource Policy
- Environmental Policy
- Quality Assurance Policy
- Anti-Bribery Policy
- Risk Assessments
- Safe Systems of Work
- Method Statements
- COSHH Risk Assessments
- Site-Specific Risk Assessment
- Branded uniform, PPE & Hi-Viz
- As part of our site-specific risk assessment we include protection of the flora, fauna & watercourses
- We follow the code of practice for using plant protection products as set by DEFRA
- Environment Agency licensed waste carrier: CBDL3893
- All equipment is subject to 'PUWER' & 'LOLER' inspections

GREENS

GROUND & TREES



TREE INSPECTION REPORT

Gweal an Tops Redruth

Date: 10/03/2022

Client: Chris Strugnell (Facilities Supervisor)
Redruth Town Council
Redruth Civic Centre
Alma Place
Redruth
Cornwall
TR15 2AT

GREENS (Cornwall) Limited
Higher Laity Farm
Old Portreath Road
Redruth
Cornwall TR16 4HY
T: 01209 842124
M: 07773 380604
E: info@greensofcornwall.co.uk
www.greensofcornwall.co.uk

VAT Number: GB 256421609

Inspector: Edward Pryor BSc. (Hons.)
Ref: G1003222



CONTENTS

1.	How to use this report	page 3
2.	Inspection Methodology	page 3
3.	Report limitations	page 3
4.	General considerations	page 4
5.	Tree management considerations summary	page 4
6.	Key to tree inspection tables	page 5
7.	Prioritised list of recommendations	page 6
8.	Full tree inventory table	page 8
9.	Site plans	page 12
10.	Health, Safety, Environmental & Quality Assurances	page 13

1. HOW TO USE THIS REPORT

- 1.1 This inspection and subsequent report aim to assess the health and condition of the trees identified. The significance of any defects found are risk assessed and remedial works recommended to reduce the risk of harm to users of the site, property and neighbours. These works are classed as safety works. Furthermore, this report also identifies future management issues and recommends works to help promote a healthy tree stock, with the aim of reducing future costs. These issues are classed as management works.
- 1.2 **Please note:** It is the responsibility of the tree owner/manager to manage the risks posed by trees on the site and implement the recommendations in accordance with this report.

2. INSPECTION METHODOLOGY

- 2.1 A visual tree inspection of the trees within the boundary of the site was undertaken from ground level based on the principles of the Visual Tree Assessment (VTA) as developed by *Mattheck & Breloer, 1994 & Lonsdale, 1999*. The viewable rooting environment and all sections of the tree were considered. If deemed necessary, further investigation was carried out using a sounding mallet, probe, pocket knife and binoculars. Only significant defects or conditions that may require future consideration have been recorded.
- 2.2 The tree forks have been visually inspected from ground level using the principals of Assessment of Tree Forks for Risk Management as developed by *Slater 2016*.
- 2.3 Each tree is evaluated against the most likely mode of failure, as this represents the highest potential for harm. Where appropriate, recommendations have been made for remedial works and a timescale put in place. It is the responsibility of the tree owner to implement the works within the allocated timescale.
- 2.4 No invasive techniques were used to investigate the underground parts of the tree. No soil, fungal or plant samples were taken to be analysed. This report makes no reference to the possible effects of tree roots, soil types and shrinkable soils.

3. REPORT LIMITATIONS

- 3.1 Visual inspection and risk assessments are made with the purpose of assessing the trees ability to withstand the range of normal weather events that might reasonably be expected to occur. The estimated risk of harm posed by the trees remains relevant for twelve months in the absence of environmental change including but not limited to trenching works, vandalism/accident, chemical, fire, flood, major storms and unapproved pruning.

- 3.2 Any physical alterations to the condition of the site after the date of inspection could have the potential to invalidate the findings of the report. If such alterations do take place, then the client should contact Greens.
- 3.3 Trees on neighbouring properties have not been included in this report and no assessment of their risk has been made.
- 3.4 Trees are living, growing organisms that are subject to change; this document comments on the condition of the tree at the time of inspection.

4. GENERAL CONSIDERATIONS

- 4.1 All work carried out under this report should be completed by a fully insured and qualified contractor. The works should be in accordance to the standards set out within BS 3998:2010 'Tree Work. Recommendations'.
- 4.2 The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 offers statutory protection for birds, bats and other species that can inhabit trees. Disturbance of protected species may constitute a criminal offence; it is therefore important to consult an ecologist before commencing works.
- 4.3 Trees within the site may be subject to tree protection orders or located within a conservation area. It will be necessary to consult the local authority before carrying out works. It is also worth noting that the local authority may disagree with the opinions held within this report and refuse planning consent.

5. TREE MANAGEMENT CONSIDERATION SUMMARY

- 5.1 There were several safety issues identified during the survey. The presence of Ash dieback (*Hymenoscyphus fraxineus*) was identified in several specimens. It is recommended that these trees be re-inspected during July or August 2022 to survey the extent of the disease and to correctly assess the risk posed. There were both short and long-term management issues identified.
- 5.2 There were 7 individual trees and 10 groups identified in this site. It is recommended that the site be inspected yearly, preferably on a 15-month cycle to allow the inspector to view the trees at different times of year over successive inspections.

6. KEY TO TREE INSPECTION TABLES

ID: Reference number for items plotted such as individual trees, groups or hedgerows (T, G, H)

SPECIES: Botanical name

HEIGHT: Estimated in metres

AGE:

NP	Newly Planted; 1-10 years
Y	Young; 1/3 of life expectancy
SM	Semi-mature; 2/3 of life expectancy
M	Mature; 3/3 of life expectancy
V	Veteran/ Ancient; a tree of great age for its species or with ecological features or cultural values similar to those of an aged tree (conferred by historic management practices)

PRIORITY

Priority codes are the inspector's assessment on the importance of the work to be carried out.

X	Immediate action. Inspector stays on site until tree owner contacted
1	Emergency Safety Works. Undertake within 1 week of being notified
2	High Priority Safety Works. Undertake as soon as reasonably practicable
3	Medium Priority Safety Works. Undertake within 6 months
4	High Priority Management Works. Undertake within 12 months
5	Medium Priority Management Works. Undertake within 24 months
6	Long-term Management Works. Undertake within 60 months

7. PRIORITISED LIST OF RECOMMENDATIONS

ID	Species	Height	Age	Comments	Recommendation	Priority
T3	Fraxinus excelsior	12	SM	Abrasions at base. Occluding bark included union at 0.5m. Bulging. Branch stub at 1.5m Diamond lesion at 2m. Pruning wounds, occluding. Epicormic throughout. Minor deadwood.	Re-inspect in July/August 2022 for progression of Ash dieback	2
T4	Fraxinus excelsior	10	SM	Surface roots. Bark included union at 0.5m. Abrasions on stems, occluding. Pruning wounds/stubs on trunk. Epicormic throughout. Minor deadwood	Re-inspect in July/August 2022 for progression of Ash dieback	2
T6	Fraxinus excelsior	10	SM	Surface roots with abrasions. Abrasions on stems. Sunken/necrotic areas on North side at 0.5-1m wound wood forming. Branch stubs. Epicormic throughout. Minor deadwood. Ropes girdling branches	Re-inspect in July/August 2022 for progression of Ash dieback	2
T7	Fraxinus excelsior	10	SM	Girdled stem/tight union at 1.5m. Epicormic throughout. Minor deadwood	Re-inspect in July/August 2022 for progression of Ash dieback	2
T8	Fraxinus excelsior	12	SM	Abrasions on trunk, occluding. Epicormic throughout. Minor deadwood in crown	Re-inspect in July/August 2022 for progression of Ash dieback	2
G6	Fraxinus excelsior	4-8	Y-SM	Ivy clad inhibiting detailed inspection. Epicormic throughout. Showing reduced vigour/dieback of buds and branches.	Re-inspect in July/August 2022 for progression of Ash dieback	2
T10	Fraxinus excelsior	10	SM	Abrasions on trunk. Rope girdling branch. Epicormic throughout. Crown bias to North	Re-inspect in July/August 2022 for progression of Ash dieback	2

T2	Cupressus x leylandii 'Castlewellan Gold'	15	M	Unclear ownership. Fence blocking access. Ivy clad inhibiting detailed inspection. Bark included union at base. In contact with structure. Snapped/hanging branches. Major/minor deadwood in crown	Confirm ownership. Sever Ivy. Remove snapped/hanging branches. Crown reduce by 3-4m to mitigate poor union at base.	3
G3	Quercus/Crataegus	4-10	SM/M	Epicormic. Abrasions on stems. Historic tear-out on thorn. Pruning wounds. Fused branches. Girdling on stem, occluding. Minor deadwood. Rope/structures attached to trees. Oak at western end of group: partially split, hanging branches x2.	Remove split/hanging branches from Western most Oak in group and Hawthorn on hedge	3
G4	Pinus radiata	20	M	Girdled roots. Surface roots with abrasions. Abrasions on stems. Pruning wounds throughout. Tight unions. Rubbing branches. Major/minor deadwood. Westernmost tree: natural brace at 6m, abrasion on South stem	Climbing inspection on Westernmost tree to investigate extent of decay at natural brace (6m). Remove 3x dead branches on 2nd and 3rd trees from Westernmost end of group	3
G2	Corylus, Malus, Salix, Quercus.	1-6	Y	Abrasions at base. Tight unions. Epicormic growth. In contact with fence. In contact with neighbouring property.	Prune willow in contact with 'No.8' 2m clear of property. Re-weave/prune willow structure	4
T5	Alnus glutinosa	8	Y	In contact with fence/house	Fell to ground	4
G1	Buddleia, Salix, Sorbus, Acer, Crataegus, Corylus, Sambucus, Fagus	2-7	NP-Y	Ivy clad inhibiting detailed inspection. Pruning wounds. Old tree guards. Vegetation blocking access. In contact with structure.	Remove old tree guards. Prune 2x Sorbus' 1m away from greenhouse	5

G5	Fraxinus, Malus, Prunus, Salix, Buddleia	2-8	Y-M	Ivy clad inhibiting detailed inspection. Apple with partially snapped, hanging top. Buddleia overhanging neighbouring property	Remove snapped/hanging top from Apple. Prune Buddleia away from boundary fence	5
G7	Salix Alba	5	Y	Willow structure	Re-weave/prune	6
T1	Sorbus aria	6	SM	Base obscured by vegetation. Minor deadwood in crown		
T9	Alnus glutinosa	18	M	Bulging/fluting of trunk at base. Reactionary wood forming. Crown bias to East. Wound at 2.5m, occluding. Clad in dead ivy inhibiting detailed inspection. Minor deadwood in crown. Tight union at 6m, bulging present		

8. FULL TREE INVENTORY TABLE

ID	Species	Height	Age	Comments	Recommendation	Priority
T1	Sorbus aria	6	SM	Base obscured by vegetation. Minor deadwood in crown		
G1	Buddleia, Salix, Sorbus, Acer, Crataegus, Corylus, Sambucus, Fagus	2-7	NP-Y	Ivy clad inhibiting detailed inspection. Pruning wounds. Old tree guards. Vegetation blocking access. In contact with structure.	Remove old tree guards. Prune 2x Sorbus' 1m away from greenhouse	5

T2	Cupressus x leylandii 'Castlewellan Gold'	15	M	Unclear ownership. Fence blocking access. Ivy clad inhibiting detailed inspection. Bark included union at base. In contact with structure. Snapped/hanging branches. Major/minor deadwood in crown	Confirm ownership. Sever Ivy. Remove snapped/hanging branches. Crown reduce by 3-4m to mitigate poor union at base.	3
G2	Corylus, Malus, Salix, Quercus.	1-6	Y	Abrasions at base. Tight unions. Epicormic growth. In contact with fence. In contact with neighbouring property.	Prune willow in contact with 'No.8' 2m clear of property. Re-weave/prune willow structure	4
T3	Fraxinus excelsior	12	SM	Abrasions at base. Occluding bark included union at 0.5m. Bulging. Branch stub at 1.5m Diamond lesion at 2m. Pruning wounds, occluding. Epicormic throughout. Minor deadwood.	Re-inspect in July/August 2022 for progression of Ash dieback	2
T4	Fraxinus excelsior	10	SM	Surface roots. Bark included union at 0.5m. Abrasions on stems, occluding. Pruning wounds/stubs on trunk. Epicormic throughout. Minor deadwood	Re-inspect in July/August 2022 for progression of Ash dieback	2
T5	Alnus glutinosa	8	Y	In contact with fence/house	Fell to ground	4
G3	Quercus/Crataegus	4-10	SM/M	Epicormic. Abrasions on stems. Historic tear-out on thorn. Pruning wounds. Fused branches. Girdling on stem, occluding. Minor deadwood. Rope/structures attached to trees. Oak at western end of group: partially split, hanging branches x2.	Remove split/hanging branches from Western most Oak in group and Hawthorn on hedge	3

T6	Fraxinus excelsior	10	SM	Surface roots with abrasions. Abrasions on stems. Sunken/necrotic areas on North side at 0.5-1m wound wood forming. Branch stubs. Epicormic throughout. Minor deadwood. Ropes girdling branches	Re-inspect in July/August 2022 for progression of Ash dieback	2
T7	Fraxinus excelsior	10	SM	Girdled stem/tight union at 1.5m. Epicormic throughout. Minor deadwood	Re-inspect in July/August 2022 for progression of Ash dieback	2
T8	Fraxinus excelsior	12	SM	Abrasions on trunk, occluding. Epicormic throughout. Minor deadwood in crown	Re-inspect in July/August 2022 for progression of Ash dieback	2
T9	Alnus glutinosa	18	M	Bulging/fluting of trunk at base. Reactionary wood forming. Crown bias to East. Wound at 2.5m, occluding. Clad in dead ivy inhibiting detailed inspection. Minor deadwood in crown. Tight union at 6m, bulging present		
G4	Pinus radiata	20	M	Girdled roots. Surface roots with abrasions. Abrasions on stems. Pruning wounds throughout. Tight unions. Rubbing branches. Major/minor deadwood. Westernmost tree: natural brace at 6m, abrasion on South stem	Climbing inspection on Westernmost tree to investigate extent of decay at natural brace (6m). Remove 3x dead branches on 2nd and 3rd trees from Westernmost end of group	3
G5	Fraxinus, Malus, Prunus, Salix, Buddleia	2-8	Y-M	Ivy clad inhibiting detailed inspection. Apple with partially snapped, hanging top. Buddleia overhanging neighbouring property	Remove snapped/hanging top from Apple. Prune Buddleia away from boundary fence	5

G6	Fraxinus excelsior	4-8	Y-SM	Ivy clad inhibiting detailed inspection. Epicormic throughout. Showing reduced vigour/dieback of buds and branches.	Re-inspect in July/August 2022 for progression of Ash dieback	2
T10	Fraxinus excelsior	10	SM	Abrasions on trunk. Rope girdling branch. Epicormic throughout. Crown bias to North	Re-inspect in July/August 2022 for progression of Ash dieback	2
G7	Salix Alba	5	Y	Willow structure	Re-weave/prune	6

9. SITE PLANS

For an interactive version of this map, please visit: <https://www.google.com/maps/d/edit?mid=14X-TnRKB3kXfHl3BBIdaqXYNZ2yEkTP6&usp=sharing>



Health, Safety, Quality & Environmental Assurances

The quality and safety of the service we provide is very important to us. These measures are in place not only to protect our employees, but to protect our customers, members of the public, property, the environment and wildlife.

Insurance Cover

- Public Liability - £5,000,000.00
- Employers Liability - £10,000,000.00
- Professional Indemnity - £2,000,000.00

Safety Schemes in Procurement (SSIP) & Professional Memberships

We pride ourselves on safety, horticultural & arboricultural best practice and are approved by:

- SafeContractor
- CHAS
- SMAS Worksafe Contractor
- RoSPA
- Associate member of the Arboricultural Association
- CORNWALL COUNCIL Planning Agent for Tree Work (TPO & Conservation areas)
- CORNWALL COUNCIL approved contractor for Japanese Knotweed control
- Streetworks Qualification Register

Competency

Our employees hold recognised industry standard qualifications and competencies:

- BSc. (Hons), Diplomas & Certificates in Horticulture and Arboriculture
- NEBOSH & CITB SMSTS qualified health and safety manager
- CITB SSSTS qualified health and safety supervisors
- LANTRA Professional Tree Inspector
- RoSPA & RPII Operational & Routine Play Inspector
- NPTC/City & Guilds qualified climbing arborists and tree surgeons
- Tree surgery is carried to British Standard BS 3998:2010
- City & Guilds/NPTC/LANTRA qualified landscapers including herbicides & machinery
- IPAF qualified MEWP operators
- NRASWA Chapter 8 compliant supervisors, operatives and vehicles
- Team members are health and safety inducted and hold CSCS & LISS cards
- All team members are HSE Emergency First Aid at Work qualified
- All employees are DBS (CRB) checked

Health & Safety, Environmental and Wildlife Protection

- Health & Safety Policy
- Human Resource Policy
- Environmental Policy
- Quality Assurance Policy
- Anti-Bribery Policy
- Risk Assessments
- Safe Systems of Work
- Method Statements
- COSHH Risk Assessments
- Site-Specific Risk Assessment
- Branded uniform, PPE & Hi-Viz
- As part of our site-specific risk assessment we include protection of the flora, fauna & watercourses
- We follow the code of practice for using plant protection products as set by DEFRA
- Environment Agency licensed waste carrier: CBDL3893
- All equipment is subject to 'PUWER' & 'LOLER' inspections

REPORT FOR: Meeting of the Amenities Committee on 3rd May 2022

1.0 SUBJECT OF REPORT: Changing Places Toilets

2.0 SUMMARY OF IMPLICATIONS

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

3.0 REPORT

- 3.1 Members will recall that back in September 2020 this committee agreed that we should look at remodelling and refurbishing the public toilets situated in New Cut Car park and to also include a Changing Places Toilet (CPT) facility if at all possible. Several quotations were received for said project, but that the costing and avenues of funding were extremely limited. Indeed, after exploring all avenues it seemed that the only possible funding would be through the precept, and this has been included in the last two years precept to build up funds.
- 3.2 In September 2021, we became aware that central government were offering grants to local authorities to increase the number of CPT facilities countrywide, and we successfully sought and have been given a grant of £50000 towards the project. Furthermore, we have currently allocated through precept funding a further £85000 towards the refurbishment making a total of £135000. However, the government grant funding is time limited, and we need to ensure that all expenditure is completed by the end of FY 2023/24 i.e., in just under two years' time.
- 3.3 The first step in the process from our perspective is to agree on the design going forward so that we can then go through a tender process to appoint a recognised contractor to complete the works.
- 3.4 Attached is a sample design, obtained through the previous process, which changes the existing facility to provide for 4 gender neutral cubicles; a disabled facility; and a CPT. I have checked the CPT facility against the government advice and can confirm that the proposed size included (12 sq. m) meets the recommended criteria.
- 3.5 When examining the proposed design, the first question we should address is are there sufficient cubicles? and do we need both a disabled facility and a CPT? In relation to the first question the proposal effectively halves the current provision but being gender neutral should allow for sufficient usage for all. In relation to the second question, it could be said that with a CPT we do not need a Disabled facility, and if so, there would be the possibility of increasing the gender-neutral facilities by a further cubicle. This is something which needs to be checked, though the advice found so far is that CPTs do not replace wheelchair-accessible WCs and baby changing facilities, which should still be provided – though this has not been obtained through government sources.
- 3.6 I have also attached for your information a briefing recently published and issued to all successful applicants of CPT funding. You will note that one of the requirements is that Cornwall Council has to submit design proposals for each CPT for approval.
- 3.7 Members are requested to consider the options for this refurbishment and agree on a way forward prior to commissioning an architect to produce drawings for use within the tender process.

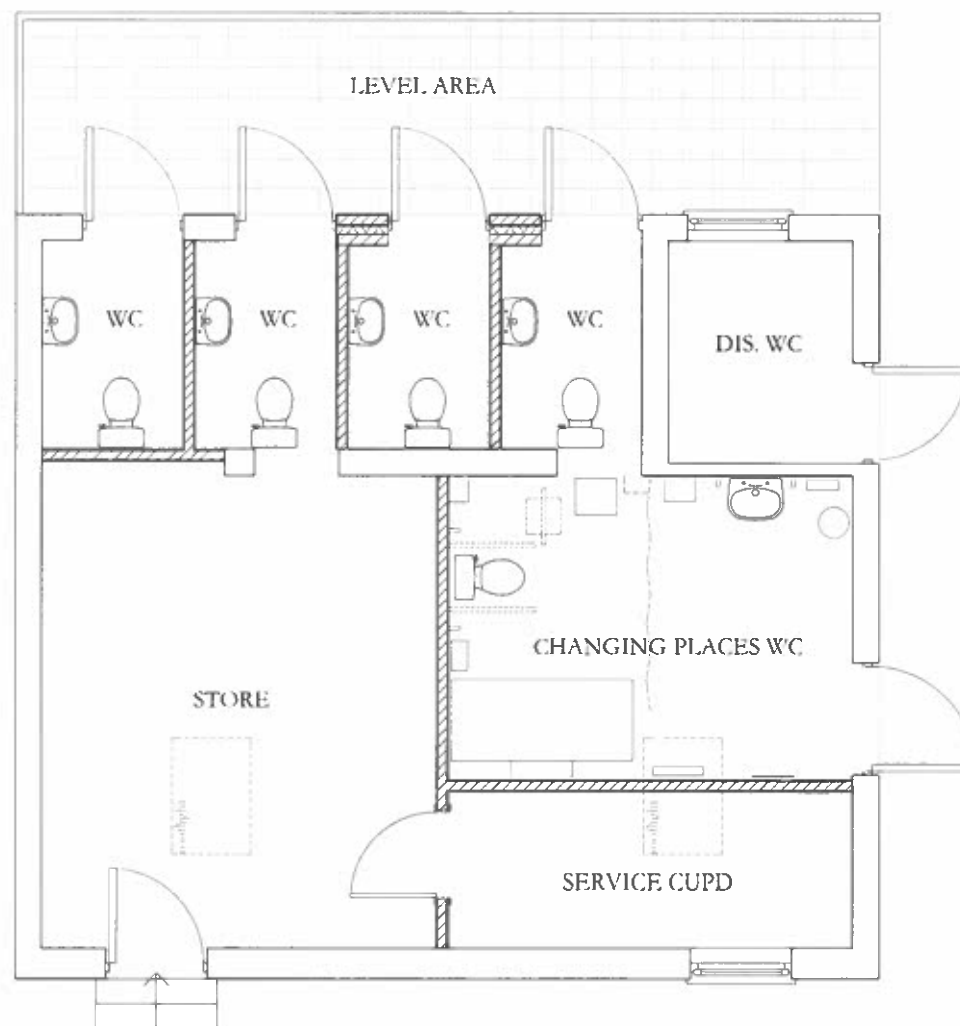
4.0 **RECOMMENDATION**

- 4.1 It is requested that Members consider the report and agree on a way forward prior to commissioning an architect to produce drawings.

Peter Bennett
Town Clerk

1. Do not scale off the drawings for construction purposes.
 2. All dimensions and levels to be shown on site by the contractor before commencement of work and discrepancies reported to the architect.
 3. No responsibility can be accepted for errors arising on site due to unauthorised variations from the architect's drawings.
 4. This drawing is the copyright of the architect and may not be reproduced without licence.
 5. This drawing is prepared for submission in relation to local authority consent. The architect accepts no design liability for works constructed on the basis of this drawing.

A3



1176.05

Alterations and Extension to Building
 And Associated Works

New Cut WC Block, New Cut Car Park,
 REDRUTH, TR15 1AF

GROUND FLOOR PLAN LAYOUT - PROPOSED

Drawing No.	Rev.	Scale	Sheet No.	Date
1176.05	1	1 : 50	A3	Jul. 2020

Martin Richards Design

Principal: Martin Richards B.A. (Hons) Dip. Arch.

tel. +44(0)1209 831687
 Trethannas Farmhouse, Praze, Camborne, Cornwall, TR14 0LH
 email: mail@martinrichardsdesign.co.uk www.martinrichardsdesign.co.uk



Briefing on Changing Places Fund (after Govt funding award to Cornwall, 24 March 2022)**1. Context/purpose**

- 1.1 On 24 March 2022, the Government (DLUHC) announced that it had allocated nearly £236,000 to Cornwall Council (CC) to support the installation of Changing Places toilets in 6 specific town & parish council venues across Cornwall. This follows CC's bid, in September 2021, to the national Changing Places Fund; DLUHC has allocated the full amount requested in that bid. The funded CPTs will be in Falmouth, Redruth, Seaton (Deviocck Parish), St Ives, Truro and Wadebridge. DLUHC plans to allocate an additional £6.5m in a further bidding round this year, focusing on areas where there is little or no access to a CPT. DLUHC's national delivery partner is Muscular Dystrophy UK (MDUK)
- 1.2 This paper:
- (Section 2) - Recaps the Changing Places Programme Fund and Cornwall's bid
 - (Section 3) – Summarises the DHULC grant conditions and implementation guidance, and the key implications/next steps for CC as accountable body and our Town & Parish Council delivery partners
 - (Section 4) – Summarises the 6 new CPTs in Cornwall being funded by the Changing Places Fund

2. Summary of Changing Places Programme and the Council's bid

- 2.1 A Changing Places toilet (CPT) is a larger, accessible toilet for disabled people and their carers whose needs are not met by standard accessible toilets. At the time of Cornwall's bid, there were 21 registered CPT toilets in Cornwall¹ (now 22; but note user/carers concerns about some facilities).
- 2.2 In July 2021, the Government invited local authorities to bid to a national £30m fund to install additional CPTs in existing buildings. It advised all bidders would receive at least £40k (the average cost of one CPT), with Cornwall's indicative allocation being £90k-100k.
- 2.3 CC invited any local organisation that wished to install a CPT to submit proposals for potential inclusion in Cornwall's bid. It also invited user and carer views on where they would like to see CPTs installed, and on current CPT provision in Cornwall. A Panel then met to evaluate the venue proposals and consider these in light of feedback from users and carers. The panel included Councillor Carol Mould (Portfolio Holder for Neighbourhoods); Lisa Harvey (Service Director, Children's Health & Wellbeing), two user/carers representatives; and supporting officers. The Panel included the following six proposals in the bid, in priority order based on its evaluation:
- (1) As top 3 priorities, bearing in mind the indicative allocation:
 - (i) Truro City Council: Green Street public conveniences
 - (ii) Deviocck Parish Council: Seaton beach/countryside public conveniences
 - (iii) Falmouth Town Council: Grove Place public conveniences
 - (2) As further priorities, in the hope that Government would award more than the indicative allocation:
 - (iv) St Ives Town Council: Sloop car park public conveniences
 - (v) Wadebridge Town Council: The Platt public conveniences
 - (vi) Redruth Town Council: New Cut car park public conveniences
- 2.4 On 24 March 2022, DLUHC advised that it has indicatively allocated **£235,622** (the full amount in the Council's bid) to support the installation of CPTs at the above venues: [Over 500 new life-enhancing Changing Places toilets to be built across England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/over-500-new-life-enhancing-changing-places-toilets-to-be-built-across-england)

¹ [Changing Places Toilets \(changing-places.org\)](https://changing-places.org/) Our research identified 29 toilets in Cornwall advertised as CPTs, 8 of which were not officially registered by Changing Places Consortium. To be registered and meet user/carers needs, CPTs need to meet strict design criteria and be maintained to standard.

Draft 3.4.22

3. DLUHC grant funding: summary of key points and conditions – and implications/next steps for CC and the 6 Town & Parish Councils (further details: Appendix 1)

3.1 Headlines:

- Funding is £235,622 for the 6 venues only (capital expenditure only in line with DLUHC Implementation Guidance)
- Funding is for 2022/23 and 2023/24 (2021/22 spend is zero!), to be provided in arrears of spend
- CC can pass grant to the town & parish councils to install the facilities
- DLUHC can withdraw/reduce funding allocation if progress is unsatisfactory or we fail to meet monitoring requirements

3.2 Immediate/early tasks for CC and the 6 Town & Parish Councils

- **Immediate: Send updated expenditure profiles for 2022/23 and 2023/24 to DLUHC by 5 April 2022 (In progress: Localism/S151 progressing with Town & Parish Councils) – DLUHC will then confirm annual allocations**
- Early: CC to provide additional initial monitoring information (awaiting DLUHC advice on this) in liaison with T&PCs
- Early: CC to identify single point of contact for DLUHC/MDUK
- Early: CC to take part in technical training (and pass information to T&PCs)
- Ongoing: CC to ensure expenditure complies with law and achieves VFM, in partnership with the T&PCs
- Ongoing: CC to liaise closely with DHULC and MDUK on progress

3.3 Key (other) points from DLUHC implementation guidance for CC and T&PCs, noting that full DLUHC grant conditions are awaited:

- CPTs must be registered with Changing Places UK Consortium on completion
- Eligible spend = design, construction, completion of CPT (and purchase of any modular toilets); access improvements essential for CPT; purchase and installation of CPT equipment; related professional fees; the required Changing Places plaque
- Support: MDUK will support programme via the CC single point of contact
- Planning design and implementation must comply with [Changing Places a Practical Guide.pdf](#)
- **T&PCS, must via CC, submit a design proposal for each CPT to MDUK for approval** and we are recommended to seek advice from National Register of Access Consultants
- Payments and monitoring:
 - CC must submit quarterly returns on DELTA system to receive funding, with project updates, to receive funding for each completed venue – so will need T&PCs to work with us on this.
 - S151 officer must certify returns
 - Expectation to take part in evaluation activity
- Promotion
 - Communications/events relating to CPT launch and opening must be coordinated with DLUHC and MDUK (by CC, in liaison with T&PCs)
- CPTs must remain in publicly accessible use for their lifetime: CC expected to include in grant agreement with T&PCs a clause to recover some of grant should facility cease to be available within this period.

Draft 3.4.22

4. The new CPTs being funded in Cornwall: summary (further details, including maps: Appendix 2)

4.1 The six venues:

Venue/Local delivery partner	Proposal summary [cost estimates below as per bid, revised estimates being submitted 5.4.22]	Any key issues
Venue 1 - Truro: Green Street Public Conveniences, TR1 2LH – Truro City Council	Type: Internal refurbishment of facility to add CPT Capital cost: £40k indicative Allocation from Government grant: £20,000 Build timescale: 2022/23 TBC	CC leases Green Street bus station and toilet to Truro City Council.
Venue 2 - Seaton: Seaton Beach/Seaton Valley Countryside Park Public Conveniences, PL11 3JF – Deviock Parish Council	Type: Modular CPT adjacent to existing public toilets Capital cost: £41,622 est. (Revised est. £44,524 - checking) Allocation from Government grant: £36,622 Build timescale: 2022/23 confirmed	CC leases toilets to Parish Council. CC owns land adjacent, which is part of potential devolution package.
Venue 3 - Falmouth: Grove Place Public Conveniences, TR11 4AU	Type: Modular CPT adjacent to existing toilet block Capital cost: £60k estimated. Allocation from Government grant: £40,000 Build timescale: 2022/23 TBC	CC leases toilets to Town Council.
Venue 4 - St Ives: Sloop Car Park Public Conveniences, TR26 1LT – St Ives Town Council	Type: Internal refurbishment of facility to add CPT Capital cost: £40,000 estimate Allocation from Government grant: £40,000 Build timescale: 2022/23 TBC (see Venue 1 note)	CC leases toilets to Town Council; TC consider can do works within footprint of building.
Venue 5 – Wadebridge: The Platt Public Conveniences, PL27 7AE	Type: Internal refurbishment of facility to add CPT Capital cost: £49k estimate Allocation from Government grant: £49,000 Build timescale: 2022/23 confirmed	WTC have freehold of toilets.
Venue 6 – Redruth: New Cut Car Park Public Conveniences, TR15 1AF	Type: Internal refurbishment of facility to add CPT Capital cost: £50k estimate Allocation from Government grant: £50,000 Build timescale: 2022/23-2023-24 confirmed	Town Council has freehold of toilets, within CC owned car park. TC confirms all works can be done within footprint of existing building

4.2 When they submitted their proposals to Cornwall Council for inclusion in the bid, the town & parish councils agreed to do so on the following basis:

- Their proposed CPT will be publicly accessible as defined in Government prospectus
- Their CPT will be accessible to all users and carers who are visiting the local area (even if they are not visiting the venue for its primary purpose) at all times the venue is open
- Their CPT will comply with required CPT design specifications
- Their CPT will **not** detract from existing toilets provision at their venue, accessible or otherwise
- Their CPT proposal is **not** covered by one of the existing schemes for installation of CPT toilets listed in the Government prospectus
- They could install the CPT within the funding period (by March 2024)
- They will provide ongoing management of the CPT and cover all ongoing revenue costs
- That, if their CPT was awarded funding, they are willing to enter into a formal grant agreement with CC covering the above points.

4.3 A further point on the proposal forms was how town & parish councils will promote the CPT to users and carers; CC and T&PCs will need to discuss together how we continue to work with users and carers in the implementation phase of this project.

SF040422

Changing Places Toilets: Appendix 1

DLUHC Grant Funding: further details of key points and conditions²*(i) DLUHC funding award: headlines*

- **£235,622** to support installation of CPTs at the 6 venues only; capital expenditure only in accordance with Implementation Guidance (see iii below)
- Funding for 2022/23 and 2023/24 (and 2021/22!) – annual allocations will be confirmed once Cornwall Council (CC) submits updated expenditure profiles/initial monitoring information (see iii below)
- DLUHC will provide funding in arrears: “Local Authorities should complete a return, quarterly...to receive funding for each completed venue.”
- Local authority can pass grant to third parties, i.e. the 6 town & parish councils, to install the facilities
- Opportunity for CC to submit questions on letter to DLUHC

(ii) Key responsibilities/tasks for Cornwall Council, in partnership with the six Town & Parish Councils

- **Immediate: By 5 April 2022, CC to confirm to DLUHC any installation costs incurred in 2021/22 (£0) and updated expenditure profiles for 2022/23 and 2023/24.** Expenditure profiles were included in the bid, based on the town & parish council’s proposals; Localism is liaising with the T&PCs and S151 officer on this, so this update can be submitted. As the Government confirmation of allocation was delayed from November 2021 to March 2022, and due to inflation, some revision to profiles may be necessary.
- **Early task** (date tbc, as details awaited from DLUHC): CC to provide additional initial monitoring information via DELTA system: key implementation milestones/expenditure breakdowns for each CPT.
- **Early task:** CC to identify single point of contact for DLUHC/MDUK
- **Early task:** CC to take part in mandatory technical training (by Changing Places UK Consortium)
- **Ongoing:** CC to ensure expenditure complies with legal requirements e.g. subsidy control, procurement, equality duty and (with T&PCs) ensuring value for money
- **Ongoing:** CC to liaise closely with DHULC on progress – including regular submission of monitoring information, and with Muscular Dystrophy UK - **We may reduce your funding allocation...if you do not comply with performance monitoring requirements, progress is unsatisfactory, or projects are at risk.**

(iii) DHULC fund implementation guidance: key points Town & Parish Councils and CC must follow, in addition to those listed under ii above (numbering below refers to section headings in guidance).

Section 2: Eligibility:

- CPTs must be registered with Changing Places UK Consortium on completion and before opening to public (will be then be advertised on their website and toilet map)
- Eligible spend: (i) design, construction, completion of CPT (for modular toilets, this also includes purchase of modular unit); (ii) design/construction of an addition to existing structure to accommodate CPT (ii) access improvements essential for the CPT; (iv) purchase and installation of CPT equipment; (v) professional fees; (vi) the required Changing Places plaque
- Any other spend ineligible (listed in 2.3, including revenue costs/maintenance agreements)

Section 3: Working with Muscular Dystrophy UK [and DLUHC]

- MDUK officers will support lead local authority (CC): (i) by signposting to expertise/support on CPT design and construction; (ii) on CPT registration requirements; (iii) by sharing good practice
- CC must appoint a Single Point of Contact to engage with DLUHC and MDUK on progress (generally and in respect of the 6 venues).

² From DLUHC letter 24.3.22 and its Annex C – Changing Places Fund Implementation Guidance

Draft 3.4.22

Section 4: Planning design and installation should comply with the [Changing Places a Practical Guide.pdf \(amazonaws.com\)](#)

Section 5: Design specification: CC must submit a design proposal for each CPT to MDUK **for approval** (see 5.2 for details) and discuss any design changes with MDUK. "It is strongly recommended to seek advice from an Access Consultant/accredited representative from the National Register of Access Consultants (NRAC)"

Section 6: Registration (key points covered under Section 2 above)

Section 7: Payments and Section 8: Monitoring, reporting and evaluation:

- During 2022/23 and 2023/25, CC must complete a quarterly return on the DELTA reporting system to receive funding for each completed venue, including those periods where no funding is being claimed, with updates on both completed and ongoing projects (*requirement to report ceases once all CPTs are installed and the grant has been paid*).
- Payments are subject to the S151 officer certifying that: (i) all costs have been defrayed on the intended purpose; (ii) registration has been secured; (iii) sufficient revenue funding has been identified by those responsible for the cleaning, repair, up-keep and maintenance of the CPTs for the lifetime of the asset
- Councils are expected to take part in any CPT Fund evaluation activity

Section 9: Promotional Activity: (i) Each completed CPT to display a plaque (details: 9.1); (ii) CC to coordinate communications/events relating to launch and opening of CPTs with DLUHC and MDUK

Section 10: Ongoing costs and maintenance (additional points not covered above)

- CPTs must have a maintenance and service agreement to be registered/funded
- CPTs must remain in publicly accessible use for their lifetime. "Where Local Authorities pass the grant to a third party to install facilities...it is recommended that the grant is made under an agreement that enables the LA to recover the Grant (or an element of it) should the facility cease to be available (for possible reinvestment in alternative facilities."
- Temporary changes in a CPT's availability should be reported to MDUK to advertise on its website.

Changing Places Toilets Appendix 2

The new Changing Places Toilets being funded in Cornwall: Summary Information

Venue/Local delivery partner	Proposal summary [cost estimates below as per bid, revised estimates being submitted 5.4.22]	Any key issues
Venue 1 - Truro: Green Street Public Conveniences, TR1 2LH – Truro City Council Truro Bus Station - Google Maps Intranet Mapping - Property Data (cornwall.gov.uk) <i>Google Map links provided for all Intranet maps for CC colleagues</i>	Type: Internal refurbishment of facility to add CPT Capital cost: £40k indicative Allocation from Government grant: £20,000 T&PC capital contribution: to be secured (loan) Target users per year: Unknown (Opening times: 24/7, radar key access Build timescale: 2022/23 TBC (may need to be revised following delay in Government funding announcement) Progress: Design proposed, architects engaged	CC leases Green Street bus station and toilet to Truro City Council. CC property services has granted consent in principle to the CPT proposal, requiring a detailed construction drawing pre-commencement for its records. (Jonny Alford email to TCC 21.9.22)
Venue 2 - Seaton: Seaton Beach/Seaton Valley Countryside Park Public Conveniences, PL11 3JF – Deviock Parish Council Seaton Beach car park - Google Maps Intranet Mapping - Property Data (cornwall.gov.uk)	Type: Modular CPT adjacent to existing public toilets Capital cost: £41,622 est. (Revised est. £44,524 - checking) Allocation from Government grant: £36,622 T&PC capital contribution: secured (business rates rebate) Target users per year: 700-1000 Opening times: 7 days a week, 8am to dusk Build timescale: 2022/23 confirmed Progress: Feasibility work/local consultations	CC leases toilets to Parish Council. CC owns land adjacent (Environment service), which is part of potential devolution package. -14.9.21 Head of Environment Assets & Service Delivery gave in principle support (if project goes ahead, service advises extending East and checking drainage position with CC; planning have given similar advice as on flood plain).
Venue 3 - Falmouth: Grove Place Public Conveniences, TR11 4AU Grove Place Toilets - Google Maps Intranet Mapping - Property Data (cornwall.gov.uk)	Type: Modular CPT adjacent to existing toilet block Capital cost: £60k estimated. Allocation from Government grant: £40,000 T&PC capital contribution: Secured Target users per year: 1000+ Opening times: 24/7 – 365 days a year Build timescale: 2022/23 TBC (see Venue 1 note) Progress: Local consultation, which led to this venue	CC leases toilets to Town Council.
Venue 4 - St Ives: Sloop Car Park Public Conveniences, TR26 1LT – St Ives Town Council Sloop - Google Maps Intranet Mapping - Property Data (cornwall.gov.uk)	Type: Internal refurbishment of facility to add CPT Capital cost: £40,000 estimate Allocation from Government grant: £40,000 T&PC capital contribution: proposal to meet capital cost in excess of grant, subject to Council approval, is use Council reserves Target users per year: Unknown Opening times: 8am-8pm, 7 days a week (Feb-Oct); for Christmas/winter events through to January Build timescale: 2022/23 TBC (see Venue 1 note) Progress: New proposal, supported by Council	CC leases toilets to Town Council; TC consider can do works within footprint of building. 21.9.21: CC Craig Taylor Strategic Parking Manager indicates supportive of proposal, subject to ensuring works do not conflict with parking demands in peak periods and clarification of funding legal requirements i.e. would this prevent Council from potentially developing the overall car park asset in the future, if required/wished. Government grant letter indicates CPTs must remain in publicly accessible use for their lifetime.
Venue 5 – Wadebridge: The Platt Public Conveniences, PL27 7AE The Platt - Google Maps Intranet Mapping - Property Data (cornwall.gov.uk)	Type: Internal refurbishment of facility to add CPT Capital cost: £49k estimate Allocation from Government grant: £49,000 T&PC capital contribution: N/A (TC spending £100k on rest of toilet refurbishment)	WTC have freehold of toilets. 3.4.22: WTC plan to carry out tender exercise shortly, and works in October 2022 (6-week programme)

Draft 3.4.22

Marked "PC" at junction of The Platt/Polmorla Road	Target users per year: 5000 Opening times: 8am-5pm (except 25.12, 26.12, 1.1) Build timescale: 2022/23 confirmed Progress: Provisional quote; specification written	
Venue 6 – Redruth: New Cut Car Park Public Conveniences, TR15 1AF New Cut Car Park - Google Maps Intranet Mapping - Property Data (cornwall.gov.uk)	Type: Internal refurbishment of facility to add CPT Capital cost: £50k estimate Allocation from Government grant: £50,000 T&PC capital contribution to be secured, for overall £125k toilet refurbishment (proposal: via precept/other funding) Target users per year: TBC Opening times: Mon-Sat, 0800-1700 Build timescale: 2022/23-2023-24 confirmed Progress: Initial plans; quotes received	Town Council has freehold of toilets, within Cornwall Council owned car park. TC confirms all works can be done within footprint of existing building, so no CC consents required for the building. See Venue 4 for CC Strategic Parking Manager comments.

REPORT FOR: Meeting of the Amenities Committee on 3rd May 2022

1.0 SUBJECT OF REPORT: To consider future potential devolution packages/projects

2.0 SUMMARY OF IMPLICATIONS

- | | | | |
|----|-----------|---|-----|
| a. | Policy | - | Yes |
| b. | Financial | - | Yes |
| c. | Legal | - | Yes |

3.0 REPORT

- 3.1 Members will recall that at a recent meeting of this committee we touched on devolution and projects/packages that the Town Council might consider in the future. We agreed therefore to look at this topic again and commence discussions.
- 3.2 Attached for your information is a document first produced at the time when the Unitary Authority was coming into being which shows various assets owned by the then District and County Councils which could be devolved to the Town Council along with a number of services which could also follow the same path. The document has been updated to reflect the assets and services which have been devolved over the years, but it gives a clear indication of what has not been devolved and what could be considered. It therefore forms the basis of a starting point for discussions. I am sure there are others services which do not form part of the list which may also be considered, however, I very much view this as a long term discussion/project – with a reduction in numbers in the Localism Team at Cornwall Council, along with other transfers already in the mix for other town and parish councils, I think it unlikely there would be any quick movement.
- 3.3 When make considerations Members are reminded of the financial implications of having a service/asset devolved without accompanying funding. Unless it is an income generating asset/service it is likely to mean increases to the precept for an asset and potential staffing implications with services.
- 3.3 In considering this topic, I would recommend that Council makes its top priorities, the freehold transfer of both Strawberry Fields and St Rumon's Gardens. Both assets were transferred on a leasehold basis at a time when Cornwall Council were reluctant to agree to freehold transfers, though we are advised that this situation has changed. Furthermore, the land/buildings at Gweal-an-Top are on a shorter lease (25 years) and though with some 10 years to run, a decision of way forward even at this stage should be considered.

4.0 RECOMMENDATION

- 4.1 It is requested that Members consider the report and commence discussions on possible projects/packages that may be considered for devolution.

Peter Bennett
Town Clerk

Category	Service	Potential Assets	Current provider	Notes	Future Delivery	Size (Acres)
Community Facilities	Car Parks	New Cut	CC		1	1.50
		New Cut Extension	CC		1	0.78
		West End	CC		1	0.80
		Flowerpot	CC		1	1.11
		Fairmeadow	Private			
		Lowen St	RTC	4 Acre plot		0.90
	Public Conveniences	New Cut CP	RTC			0.12
	Public Parks/Play Areas	Victoria Park	CC		1	3.66
		St Bumpas Gardens	RTC	12% Year Lease		0.13
		Fairfield	CC		4	
		East End	RTC			0.98
		Trefusis Road	CC		1	2.98
		Treskerby	CC		1	1.68
		Platino Quarry	RTC		1	0.33
	Sports Fields	Clijah Croft	CC		4	16.11
		Victoria Park Bowling Green	CC		1	0.37
		Trenoweth Hill Rugby Club	RTC	TTCP		0.10
		Raymond Road	CC		1	2.65
	Allotments	Coach Lane	RTC			
		Raymond Road	RTC			0.45
		North Country	CC		2/3	
	Community Buildings	Redruth Community Centre	RTC			0.05
		Former Gweal-an-Top School (Part)	CC	(Lowen Harts Nursery)	2/3	
		Former Gweal-an-Top School (Part)	RTC	Adventure Playground - 25 Year Lease		
	Amenity Land	Trenoweth Hill part Cricket Ground	RTC	TTCP		0.45
		Monatgue Avenue public open space	CC		2/3	0.80
		Harmony Close public open space	CC		2/3	0.37
		N Country-Trenoweth Est Rec Gnd	CC		2/3	3.51
		Forth-an-ryn Public Open Space	CC		2/3	0.01
		St Day Rd/Winning St land	RTC			0.12
		Cardrew Ind Est Tree Screens	CC		4	6.39
		Mount Ambrose Open Space	CC		2/3	1.57
		Redruth Beacon	CC		4	0.28
		Treskerby land adj playing field	CC??		2/3	0.50
		Talgos Close Public Open Space	CC		2/3	0.17
		Edmond Road Public Open Space	CC		2/3	0.04
		Strawberry Fields	RTC	35 yr Lease		
	Unused/Underused Land/Prop	Church Coombe land	CC		4	0.01
		Back Lane West	CC		4	0.32
		Colaine UD (adj former quarry)	CC		4	0.10
		Strawberry lane adj 19&21 Close Hill	CC		4	0.15
		Strawberry lane adj 27&29 Close Hill	CC		4	0.40
		N Country-Trenoweth Est former allotments	CC		4	0.03
		Gladstone Tce land was No 7	CC		4	0.06
		Miners Row land was No 37&38	CC		4	0.03
		Higher Fore St land rr No 86&87	CC		4	0.12
		St Day Rd land was No 44&45	CC		4	0.02
		Penzance Tce site was No 6	CC		4	0.02
	Derelict Land	Wheal Uny	CC		4	25.42
		Wheal Prussia, Treleigh	CC		4	1.41
	Industrial/Commercial Land/Prop	Treleigh Ind Est	CC		4	3.45
		Treleigh Ind Est roads paths and future P.O.S	CC		4	1.30
		Cardrew Ind Est	CC		4	1.59
		Enterprise Centre	CC		2	2.86

Community Services	Street Cleaning	CC	4	
	Weed Control	RTC		
	Public Realm	RTC		
	Grass Cutting (verges)	ALL	2	
	Grass Cutting (open spaces)	ALL	2	
	Street Naming	CC/RTC	1	
	Street Signs	All in parish CC	1	
	Cemetries	St Day Road CC	1	3.98
		Trewirgie Hill CC	1	3.85
	Local Transport Schemes	CC	3	
	CCTV	RTC		
	Floral Displays	RTC		
	Bus Shelters	RTC		
Planning	Planning Decisions	CC	2	
	Issue of TPOs	CC	2	
	Planning Enforcement	CC	2	
	S106 Agreements	CC	2	
Licencing	Licencing (Premises)	CC	2	
	Licencing (Entertainment)	CC	2	
	Licencing (Taxis)	CC	2	
Highways	Traffic Calming	CC	2	
	Road Maintenance	CC	4	
	Road Improvements	CC	3	
	Road safety	All	3	
	Footpath Maintenance	RTC		
	Roadside furniture	AP		
	Roads, Paths & Verges	Cardrew Ind Est R, P & V CC	1	0.62
Environmental Health	Street Lighting	CC	4	
	Waste Collection	CC	4	
	Re-cycling	CC	4	
	Drains	CC	4	
	Noise & nuisance abatement	CC	2	
Youth	Youth Projects	All	3	
	Youth Centres	Redruth Youth Centre CC	4	
Leisure	Tourist Information	RTC		
	Library Service	Redruth Library RTC	4	
		Cornish Studies Library CC	4	
Miscellaneous				
	Improving access to health facilities		3	
	Issue of bus & rail passes		2	
	Graffiti removal		2	
	ICT training for adults		3	
	Elderly support		4	
	Definitive Mapping		4	
	Byelaws and enforcements		2	
	Regeneration		2	
	Economic Development		2	

KEY:

1	Definite
2	Deliver in Partnership
3	Increased Consultation
4	Not interested
	RTC Already