



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

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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Our Reference:

RTC/Asset Mgt Comm

Date:

2nd September 2026

See Distribution

Dear Councillor

Asset Management Committee Meeting – 7th September 2026

You are summoned to attend a meeting of the Asset Management Committee to be held in The Langman Room, Redruth Civic Centre, Alma Place on Monday 7th September 2026. Proceedings will commence at 7:00pm.

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

Yours sincerely

Charlotte Williams
Town Clerk

Enclosures

Agenda and associated documentation

Distribution:

Action:

Cllr Allen
Cllr Reeve
Cllr Barnes
Cllr A Biscoe
Cllr H Biscoe
Cllr Broad
Cllr Jolly
Cllr Mayes
Cllr Thomas
Cllr Tremayne

Information:

All other Councillors
Cornwall Council Members
Press & Public

Redruth Town Council
Asset Management Committee Meeting – 7th September 2026
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. Public participation session - to enable the public to put questions to the Council relating to any items on the agenda.
4. To confirm the Minutes of the meeting of the Asset Management Committee held on 1st June 2026. [Minutes attached].
5. To receive a report from the Asset Manager. [report attached]
6. To receive a report from the Facilities Manager. [report attached]
7. To receive a summary of the assets held by Redruth Town Council. [report attached]
8. To receive a verbal update on the review of the future of The Chambers from the Deputy Town Clerk/RFO.
9. To receive a verbal update on the current situation regarding Tolgus Roundabout.
10. To consider the feasibility of entering Britain in Bloom, the Green Flag Award or Chelsea Flower Show in future years.
11. Correspondence received
 - 11.1 Email from the Sparrows Project regarding placing Anti-Slavery stickers in public toilets

PART II – PRIVATE SESSION – Exclusion of Press and Public

The Committee is invited to pass the following resolution:- That pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, the press and public be excluded from the Meeting for the following item of business, by reason of the confidential nature of the business to be transacted.

12. To ratify the decision to award the contract for new play equipment in East End Playing Field.



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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

**Minutes of a Meeting of the Asset Management Committee held at Redruth
Civic Centre, Alma Place, Redruth on Monday 1st June 2026**

Present:

Cllr E Allen	Chair
Cllr D Reeve	
Cllr S Barnes	
Cllr A Biscoe	
Cllr H Biscoe	
Cllr P Broad	
Cllr R Jolly	
Cllr I Thomas	
Cllr W Tremayne	

In attendance:

Mrs H Bardle	Deputy Town Clerk/ Responsible Finance Officer
Mr W Rundle	Asset Manager
Mr J Molloy	Asset Manager (Consultant)
Mrs C Peate	Administrator

There were no members of the public in attendance.

PART I – PUBLIC SESSION

1666.1 To receive nominations for Chair of Asset Management Committee and to vote in the Chair for the municipal year 2026/27.

Cllr E Allen had been nominated by Cllr Jolly at the Annual Meeting.

Unanimously RESOLVED to accept Cllr E Allen for the Chair of the Asset Management Committee.

1666.2 To receive nominations for the Vice-Chair of Asset Management Committee and to vote in the Vice-Chair for the municipal year 2026/27.

Cllr D Reeve was nominated by Cllr Allen and seconded by Cllr Jolly at the Annual Meeting.

Unanimously RESOLVED to accept Cllr D Reeve for the Vice-Chair of Asset Management Committee.

1666.3 To receive apologies for absence.

Apologies were received from Cllr A Mays.

1666.4 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.

1666.5 Public participation session – to enable the public to put questions to the Council relating to any items on the Agenda.

No members of the public were in attendance.

1666.6 To confirm the Minutes of the Meeting of the Asset Management Committee held on 2nd March 2026.

1666.6.1 Cllr Allen announced that the meeting would be recorded and the audio recording commenced.

1666.6.2 RESOLVED by majority to confirm the minutes of the Asset Management Committee held on 2nd March [Proposed Cllr Reeve; seconded Cllr H Biscoe. Cllr Tremayne and Cllr Broad abstained.

1666.7 To receive a report from the Asset Manager.

1666.7.1 The report noted a number of staffing changes. Newly appointed Asset Manager Will Rundle thanked Consultant Asset Manager Jon Molloy for his support and hard work over the last nine months and confirmed Mr Molloy's contract will end this month. In addition, Caretaker Bob Belson started at the end of April and is already having a positive impact. Issues with the Caretaker's split shifts are being resolved this week.

1666.7.2 The report set out a number of areas of ongoing work: the development of the Civic.ly online asset management system, the works to the guttering on Market Hall and Market Way, the feasibility report for The Chambers, and the gathering of advice concerning maintenance of the clock tower.

1666.7.3 During the fire drill in late May only two out of the eight businesses in Market Way followed the evacuation procedure. A letter is ready to send to businesses, reminding them of their responsibilities, and a check will be made to ensure all businesses have the latest copy of procedures.

Cllr Thomas asked about preparation and compensation for the café owner and their customers. The Deputy Town Clerk confirmed future fire drills will be pre-announced, where possible, with reminders given, and carried out at times set to minimise disruption to business.

1666.7.4 Cllr Allen raised the issue of the Town Council's malfunctioning alarm which rang for two hours on a recent Saturday. The Deputy Town Clerk confirmed a number of organisations were involved in delivering the fire and security systems which led to delays in resolving the malfunction. A single company has been approached to handle all aspects of the alarm system, and the Town Clerk is waiting for the company to supply a quote.

In addition, the Deputy Town Clerk acknowledged there was a need for fire alarm procedures to be clarified amongst staff.

1666.7.5 Cllr Reeve asked for clarification on the library toilets grant application being on hold. The Deputy Town Clerk confirmed the Town Council is working towards getting planning consent in place to enable an application next year.

1666.7.6 Cllr Reeve asked about the units in Market Way. Firstly, whether any unit holders were leaving, and secondly what were the unit holders' reactions to being asked to contribute to service costs. The Deputy Town Clerk confirmed no unit holders were leaving. They also confirmed that all unit holders were in agreement about paying a £20 monthly service charge. The Deputy Town Clerk confirmed this fee will be implemented from 1st July 2026.

1666.7.7 Cllr Allen raised the issue of the temporary banking hub closing before the lease had expired, and whether the unit would remain empty. The Deputy Town Clerk stated that we had not recovered notice from the Banking Hub of their intention to leave. She confirmed the banking hub has a lease in place until February 2027 but that the Town Council would negotiate with the organisation if another licensee was interested in taking on the property earlier.

1666.7.8 Cllr H Biscoe noted how the demographics of Redruth's town have changed: away from a strongly retail offering towards more service-led businesses. In order to encourage retail businesses (with significant set-up costs) Cllr Reeve suggested schemes to encourage pop-ups, for example short leases.

1666.7.9 Cllr Reeve raised questions about recent issues with The Foyer. The Consultant Asset Manager confirmed the Town Council is in talks with the leaseholder about repairs to the fabric of the building, and associated scaffolding.

1666.7.10 Unanimously RESOLVED to accept the report [Proposed by Cllr H Biscoe, Seconded by Cllr Barnes].

1666.8 To receive a report from the Facilities Manager.

1666.8.1 The report was delivered by the Deputy Town Clerk. Staffing was the first issue to be addressed, with two Facilities staff confirmed as having passed their probationary period, and one staff member on long-term sick leave, expected to undertake a phased return to work beginning in July.

1666.8.2 There was a change to Facilities Team's responsibilities during the St Piran's Day celebrations: other teams managed the markets and road closures, leaving the Facilities Team free to run the information stand and talk to the public, which they enjoyed.

1666.8.3 With the growing season underway the team have been busy. Grass cutting has begun, and full use of the polytunnel – donated by Truro City Council – means plants are being grown for use around the town. In addition, tree surveys have been commissioned, hanging baskets have been checked, footpaths have been

tidied up (in agreement with Cornwall Council), new bug hotels have been installed and new railings for St Rumon's Gardens are in the process of being installed.

- 1666.8.4 A report last year highlighted a need for increased focus on health and safety, and the Deputy Town Clerk has met with the Facilities Manager and Asset Manager who have been tasked with implementing this. Health and Safety will be a standing item in future meetings.
- 1666.8.5 With regards to East End Park the Section 106 money needs to be spent by the end of November. Two aspects being improved are (1) completing the link path from the skate park down to the Miner's Court area and (2) new, accessible play equipment. Any unspent funds after these investments will be put towards upgrading existing play equipment. Community engagement will be delivered at Murdoch Day and the Fun Day to ensure the park meets residents' needs. Cllr Barnes noted there had been littering at the park and asked if the Facilities Team could talk to the young people to prevent further littering. Cllr Tremayne noted that in general the young users keep the park in good condition. Cllr Thomas raised the need to provide for older children, and a bike track could be considered at the park.
- 1666.8.6 With regards to Plain an Gwarry work will focus on the roundabout and funding will be applied for to replace some of the play equipment.
- 1666.8.7 Fly tipping and graffiti have been reported almost daily at Strawberry Fields, Cross Street and Kresen Kernow, with the Facilities Team regularly dealing with it.
- 1666.8.8 Cllr Thomas noted that, in the event of devolution, the Town Council could consider applying for planning permission at Victoria Park to take advantage of the existing facilities there to help cover costs.
- 1666.8.9 The Deputy Town Clerk confirmed the Coastline grant application had been unsuccessful.

- 1666.8.10 Cllr Reeve raised the issue of fly tipping and graffiti near Murdoch House, and whether CCTV could be installed. Cllr Reeve will engage in conversations to explore options.
- 1666.8.11 Cllr Allen raised the subject of pay for Events Staff on festival days. The Deputy Town Clerk suggested the issue be raised at a future Staffing Committee meeting.
- 1666.8.12 Unanimously RESOLVED to accept the report [Proposed by Cllr A Biscoe; Seconded by Cllr Barnes].

Chair

**REPORT FOR: Meeting of the Asset Management Committee on 7th
September 2026**

SUBJECT OF REPORT: To update the Committee on the work of the Asset Manager

1. SUMMARY OF IMPLICATIONS

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

2. TERMS OF REFERENCE

To report upon the work of the Asset Manager since the last Committee meeting.

3. ASSET MANAGER'S REPORT

3.1 Staffing and Resources update

Asset Manager and Caretaker have completed 4 months of probation, and all relevant reviews conducted.

To be noted that the current lease on all vehicles in council fleet is expiring at the end of October and therefore work is underway with the facilities team to identify and fulfil the needs of the department.

3.2 Asset Management System update

Civic.ly continues to be rolled out. All capital assets and green spaces have been recorded onto the system and training given to the Facilities team. Work is now progressing to capture the state of individual assets within each area.

Significant progress has already been made on the play equipment, with East End and Plain-an-Gwarry complete.

3.3 Asset update

Asset	Update and Matters Arising
Civic Centre and Library	Roof of Civic Centre requires maintenance to prevent further water ingress as there have been leaks during excessive rain. As the roof was fitted around 2020 it may still be under warranty. Original contractor has been contacted to investigate whether the work required will be covered by the warranty. Other contractors are being contacted to provide quotes. In addition is the guttering is being cleared and repaired. The intention is to complete this in conjunction with the roofing repair to make the building weather-proof for the winter.
Market Hall and Market Way	Locks on both disabled toilets are currently not working well. I have contacted a locksmith to repair/replace them. Roofing and guttering as mentioned above also affecting this area, with leaks into the Caretaker's office, Unit 11/12 and Unit 9/10 recently. We have investigated the water usage and cannot find evidence of a leak. We will monitor the meter on a weekly basis in September and assess whether the costs relate to normal usage being higher than in previous periods due to greater use of the toilets. Fire evacuation procedures have been discussed with all licencees.
The Chambers	Contractor engaged to service and repair the lift to first floor to bring it back into service. Work to make the roof secure for winter is on hold pending decision regarding future of the building.
Clock Tower	We have contacted a local steeplejack to assess and carry out any immediate repairs needed. He has been difficult to get hold of, but we persevere.
New Cut Toilets	On-going maintenance at New Cut includes dealing with repeated faults with the toilets. We may need to replace the units in due course.
Redruth Community Centre	Nothing to report this period

4. RECOMMENDATION

4.1 It is recommended the report is noted.

William Rundle
Asset Manager

**REPORT FOR: Meeting of the Asset Management Committee on 7th
September 2026**

SUBJECT OF REPORT: To update the Committee on the work of the Facilities Team

1. SUMMARY OF IMPLICATIONS

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

2. TERMS OF REFERENCE

To report upon the work of the Facilities Team since the last Committee meeting.

3. FACILITIES MANAGER'S REPORT

3.1 Staffing and resourcing

The Facilities Technician who was on long term sick leave has returned to their post, which is really good news and means we are back to a full complement of staff for the first time for a year.

3.2 Update on activity

- Assisting with setup for Redruth Youth Festival and Victoria Park Fun Day.
- Acquisition of parent material for propagation for 2027.
- The implementation of horticultural best practice across all sites following RHS guidelines has significantly improved biodiversity across the town and reduced water usage and maintenance hours required.
- Summer maintenance including grass cutting, mulching and creation of new pollinator friendly beds.
- Continued programme of health and safety improvements across all sites as highlighted by H&S audit including physical improvements and documentation systems.
- Contractor selected for new path at East End.
- Implementation of improvements ROSPA reports completed.
- Tree Surveys completed.
- Hanging baskets installed.
- Work has begun on clearing neglected areas of Strawberry Fields.
- New railings for St Rumon's gardens installed.
- Rectified issues caused by National Grid works at East End Park to an acceptable level, prior to the Youth Festival.
- Begun onboarding assets to new Civic.ly asset register with Asset Manager.
- Repairs and maintenance to play equipment.
- Selected a final supplier for new play equipment at East End Park, subject to ratification by the Committee.

3.3 Forward Priorities

- Increase water harvesting capacity to mitigate increased water requirements and flood potential due to climatic issues.
- Continue to improve public realm assets and parks addressing issues highlighted by H&S audit.
- Planting new Willow and Hazel coppices.
- Continue the onboarding assets to Civic.ly asset register.
- Community engagement events to gather feedback for new play equipment at East End Park and Plain an Gwarry.

Asset	Update and Matters Arising	Action to be carried forward
Footpaths	Footpath maintenance underway as instructed in the LMP. Continuing to build directory	Continue work
East End Park	Redevelopment project underway including; • Contractor selected for link Path project • Quotes received from play equipment suppliers • Planting schemes, biodiversity projects and provision for biodiversity habitats now underway	Working to finalise quotes for play equipment. Work with contractor to complete path construction
Plain an Gwarry	The Health and Safety audit revealed a number of areas where work is required, namely repairs to the walls, and a replacement/alternative fence. Completed remedial works to some equipment as highlighted by ROSPA report including decommissioning roundabout. In the process of drawing up a project plan for the remainder of works required at the site and seeking funding for unbudgeted expenditure. Persistent ASB in the form of Graffiti, litter and broken glass.	Prepare plan for improvements, obtain costs and apply for funding where required. Continue to monitor and remediate ASB. Finalise quotes for replacement roundabout.

The Facilities Yard	Researching water harvesting and irrigation systems	Install water harvesting and automatic irrigation systems by 2027
Strawberry Fields / Kresen Kernow	ASB issues including fly tipping and graffiti continue to be a drain on resources, Programme of improvements including scrub clearance and opening up of sight lines implemented at Strawberry Fields	Monitor and remediate, Initiated proactive improvements in attempt to reduce ASB. New planting scheme.
Allotments	No major issues reported.	
St Rumon's Gardens	New railings as required by H&S audit now installed. New planting to fill gaps in beds and support pollinators. Continuing ASB issues including damage to doors, walls and signs of drug use in and around the gardens.	Ascertain responsibility for boundary walls. Commission survey.
Other work	Checks of the various sites around the town centre continue. There has been a persistent problem with fly-tipping in Cross Street. It is cleared by the team or Biffa where necessary. Preparation for RIMPF and Remembrance day	Continue to monitor

4. RECOMMENDATION

4.1 It is recommended the report is noted.

George Coombs
Facilities Manager

Redruth Town Council

Assets Summary

A list of all buildings and assets in the Public Realm owned, leased or managed by Redruth Town Council

Helen Bardle
8-31-2026

Redruth Town Council Assets Summary

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A. CIVIC CENTRE

1) Description and location

- Substantial building on Alma Place, with listed frontage (3 stories at front)
- Freehold – purchased from Cornwall Council 31/10/2017 with loan from Public Works Loan Board for whole site including Market Hall/Way – outstanding balance £181,500
- Estimated market value in 2024 - £200,000
- Redruth Civic Centre, Alma Place, Redruth, TR15 2AT
- w3w location: crouching. skippers. Cement

2) Current Use

- Ground floor used for Redruth Public Library, Town Council offices, Council Chamber, meeting rooms. Occasionally used for events or hired out
- 1st and 2nd floors sublet to LiveWest to operate The Foyer (accommodation for young adults) on 99-year lease with nil rent

3) Finances

- Current income – negligible
- Current running costs - £80K pa approx.

4) Regular Maintenance

- Daily cleaning (Caretaker/Facilities Assistant)
- Maintenance contracts and regular servicing for fire and security alarms, lift, air-conditioning, boiler, legionella testing, smoke detectors, emergency lighting, fixed wire testing, fire-fighting equipment

5) Current issues

- Worn patches and leaks on roof above Library and Market Hall (possibly covered by guarantee)
- Guttering repairs
- Clean front and remove buddleia. Repaint external doors. Main door to offices is warped
- Library automatic door is temperamental. Library toilets not fully accessible
- Lack of storage and office space
- Layout of Library, including front desk could be improved
- Boiler due for replacement

6) Potential use

- Expansion of events and further hire of Langman Room/meeting room
- Potential to move CCTV operation to rear of offices

7) Future work being considered

- assess potential to convert to renewable energy

B. MARKET WAY ARCADE

1) Description and location

- Arcade of shop units and cafe below the Civic Centre
- Freehold – as Civic Centre, purchased 31/10/2017
- Estimated market value in 2024 - £245,000 as a whole with existing licences; £364,000 if sold as individual units
- Market Way, Redruth, TR15 2AU
- w3w location: spectacle. condensed. moons (Market Strand entrance)

2) Current Use

- Currently let as one café, three double and six single retail units
- Licences, not leases, with two weeks' notice on either side
- Originally intended for start-up businesses for up to one year after which encouraged to move on to larger premises. Most businesses have been there for more than three years
- Internal team unlocks and locks during the week. Contractor locks and unlocks on Saturday. Not currently open Sunday
- Two double units expected to become vacant this year

3) Finances

- Current income - £40,200 in rent when all units fully let, plus services charges, recharge of utility costs
- Costs – approx. £3,000 pa (security and cleaning/maintenance)

4) Regular Maintenance

- Daily cleaning of arcade by Caretaker
- Maintenance contracts for fire detection and alarm systems, fixed wire testing, lift, emergency lighting

5) Current issues

- Roof repairs, as for Civic Centre
- Fire doors between Market Way and Market Hall need attention
- Screen in front of unit 11/12 window
- Frequent and regular closure of some businesses during the day

6) Potential uses

- Council has agreed to aim for mainly retail use, with longer opening hours
- Seek future licensees who will contribute to vibrancy of town centre

7) Future work being considered

- Improve décor of arcade – brighter paintwork
- Upgrade of individual units after vacancy
- Paint gates
- Improve entrance to arcade from Market Strand

C. MARKET HALL

1) Description and location

- Enclosed area for events and markets
- Public toilets
- Bin store and cleaner's cupboard and office
- 2 x projectors and one screen
- WiFi and CCTV
- Programmable lights (multicolour) for events
- Freehold – as Civic Centre, purchased 31/10/2017
- w3w location: quail. trousers. diplomat (from Market Way)

2) Current Use

- Location for Town and festival markets plus occasional other Markets organised by Redruth Revival, Totally Locally and other local groups
- Storage for market tables
- Two projectors (one used to publicise Redruth Town Council activities) and screen
- Location for hanging art pieces (currently in storage)

3) Finances

- Current income – negligible (from occasional hire). No income generated by Markets
- Running costs - £40k pa

4) Routine Maintenance

- Daily cleaning of public toilets by contract cleaner
- Daily cleaning of hall by caretaker
- Pest control, fire maintenance and monitoring testing, fixed wire testing, fire-fighting equipment
- Legionella testing

5) Potential uses

- Potential for more widespread use by Town Council for events
Joint events with the Buttermarket, or extension for Buttermarket events

6) Current issues

- Roof repairs as for Civic Centre, which will resolve leaks into the Market Way office
- Locks on disabled toilets to be replaced
- Making better use of the projectors

7) Future work being considered

- None at present

D. CHAMBERS

1) Description and location

- Unlisted former bank building, previously Council offices and Chambers – three storey
- Freehold – owned outright, purchased 21/10/2005
- Valued at £180k in 2024
- The Chambers, Penryn Street, Redruth, TR15 2SP
- w3w location: spelling.whoever.liquid (side entrance)

2) Current Use

- Ground floor let to Kernow Credit Union
- Office use on top floor
- Middle floor currently vacant

3) Finances

- Current income – £3,000 pa rent plus contribution to utilities
- Running costs £25,000 pa

4) Routine Maintenance

- Caretaker/Facilities Assistant cleans RTC areas once a week.
- Fire maintenance and monitoring testing, fixed wire testing, fire-fighting equipment, lift servicing, aircon servicing, legionella testing, boiler servicing.

5) Current issues

- Work required on roof to repair leak
- Windows need replacing/repairing
- Flat roof at rear of property needs work
- Lift currently not working - this is being addressed
- Redecoration throughout
- Heating in lower floor needs replacement
- Poor access to building through front or side door
- Fire doors need attention

6) Potential uses

- Feasibility study carried out in December 2025 recommended conversion to an enterprise hub, at an estimated cost of £750k
- Report being prepared for Council comparing the various options available; sale and re-use capital for other projects, partnership with other organisation, development to an enterprise hub

7) Future work being considered

- Advised roof will need replacing in 5 – 10 years – cost £350k

E. NEW CUT TOILETS

1) Description and location

- Public toilet block in New Cut Car Park
- Freehold – owned outright, acquired from Cornwall Council 29/06/2016
- w3w location: undercuts.discouraged.bongo

2) Current Use

- Public toilets – gents, ladies, disabled plus storage room

3) Finances

- No income
- Running costs £20,000 pa

4) Routine Maintenance

- Daily cleaning by cleaning contractor
- Fixed wire testing, legionella testing
- Frequent minor repairs

5) Current issues

- Hotspot for antisocial behaviour and vandalism
- Frequent repairs needed to locks, plumbing, flushes due to vandalism
- Refurbishment throughout

6) Potential uses

- Potential to develop block to include a Changing Places facility, plus a couple of unisex toilets
- Potential to convert into a Tourist information/police/ASB office
- Sell for development?

7) Future work being considered

- None at present

F. CLOCK TOWER

1) Description and location

- Town Clock and tower – Grade 2 listed
- Freehold – valued at £20,000 in 2024
- Fore Street, Redruth, TR15
- w3w location: picked.wager.type

2) Current Use

- Town clock (not being wound at present)
- Has previously been used for small events at festivals

3) Finances

- No income
- Running costs £2,000 pa for routine maintenance work

4) Routine Maintenance

- Annual inspection by steeplejacks to clear gutters and foliage (being arranged)
- Lightning Conductor test
- Formerly, clock was wound weekly

5) Current issues

- Walls of tower have been badly repointed, and there is substantial water ingress
- Issues with lead flashing where tower meets neighbouring buildings causing further damp
- Internal wood and steel supports for bells are rotten/corroded and require replacement
- As a result, the Clock Tower is currently deemed unsafe to enter

6) Potential uses

- Heritage attraction and small museum

7) Future work being considered

- Planning and listed building consent required to undertake maintenance work
- Funding being sought to enable essential repairs to be done so that the building can dry out and be made safe
- Other funding will be required for creation of Heritage Centre
- Consider leasing to a RTC Clock Tower Charitable Trust to raise funds for tower
- Automatic winding mechanism for clock

G. GWEALAN TOPS

1) Description and location

- Former school and playground, with Adventure Playground in grounds
- Leased from Cornwall Council – no rent payable
- Sub-lease to Gwealan Tops Adventure Playground (no rent)
- Gwealan Tops Adventure Playground, School Lane, Redruth, TR15 2ER
- w3w location: coveted.withdraw.dictation

2) Current Use

- Adventure Playground, community dinners, home-schooled student clubs and other activities run by Gwealan Tops Adventure Playground charity (separate from RTC)

3) Finances

- No income
- Running costs £2,000 pa contribution to maintenance

4) Routine Maintenance

- Gwealan Tops charity responsible for all day-to-day maintenance
- RTC Facilities Team helps with grounds maintenance
- RTC covers playground equipment testing and legionella testing as part of arrangement with contractors

5) Current issues

- Certain heaters were highlighted in H&S report
- Not aware of any other major issues with property
- Funding for Youth provision generally is difficult
- Need to clarify our responsibility under the lease for maintaining the fabric of the building, and whether we should be setting aside funds for future work

6) Potential uses

- N/A

7) Future work being considered

- Service Level Agreement may be required

H. COMMUNITY CENTRE

1) Description and location

- Community Centre in Foundry Row
- Freehold – acquired 16/06/2016
- Leased to Redruth Community Association (RCA) (no rent)
- Redruth Community Centre, Foundry Row, Redruth, TR15 1AW
- w3w location: section.deriving.finishers

2) Current Use

- Community Centre run by Redruth Community Association charity (separate from RTC)

3) Finances

- No income
- Running costs £2-3,000 pa contribution to maintenance costs

4) Routine Maintenance

- Redruth Community Association responsible for all day-to-day maintenance
- RTC Facilities Team helps with grounds maintenance
- RTC covers legionella testing as part of arrangement with contractors

5) Current issues

- Refurbishment work required to doors, windows, drill hall
- Need to clarify our responsibility under the lease for maintaining the fabric of the building, and whether we should be setting aside funds for future work
- RTC covered most of match-funding for refurbishment of toilets, solar panels and battery. If future match-funding is required, we need to be aware of plans and costs to set aside funds required, and ensure Council approval

6) Potential uses

- N/A

7) Future work being considered

- Service Level Agreement required between RTC and RCA

I. FACILITIES YARD

1) Description and location

- Yard, Portakabin, sheds, polytunnel for Facilities Team
- Leased from Krowji
- Falmouth Road, Redruth, TR15 2QX
- w3w location: fever.tadpole.positive

2) Current Use

- Welfare unit for Facilities Team
- Storage of facilities equipment, vans, festivals equipment
- Growing plants for green spaces

3) Finances

- No income
- Running costs £6,000 pa

4) Routine Maintenance

- Ongoing maintenance carried out by Facilities Team

5) Current issues

- Site is very crowded – no scope to expand
- Portakabin is too small for existing Facilities Team – no room for paperwork/office
- Space for washing and drying kit would be useful
- No wifi
- Events equipment is taking up space and moving it in and out of Town Centre is a major logistical exercise for Facilities Team
- No current facility for charging electric vehicles, if we decide to replace current vans

6) Potential uses

- N/A

7) Future work being considered

- We will need to consider a second or larger space if the team expands

J. EAST END PLAYING FIELD

1) Description

- Approx 5 acres of utility grassland, with skate park and play area
- Freehold – acquired 24/05/2016. Covenant that area must be used for children's play
- w3w location: hedgehog.poppy.welfare

2) Current Use

- Skatepark, play area, football, dog-walking, Community Orchard. Wildflower areas, Cornish hedge, trees
- Used for annual Youth Festival run by Redruth Town Council

3) Finances

- Current income - nil
- Current running costs £3-5,000 pa

4) Routine Maintenance

- Weekly checks of play equipment
- Extensive daily work – litter-picking, clearing dog mess, planting, mowing, strimming, removing graffiti, vandalism, fly-tipping
- Tree survey and resulting maintenance
- Annual play equipment checks
- Regular maintenance of skate park surface (re-seal)

5) Current issues

- Play equipment needs updating and more accessible play equipment – Phase 1 for older children commencing 2026. Phase 2 for younger children will be commenced once funds are available
- Insufficient benches, picnic tables, bins, dog bins, signage
- Skatepark surface needs re-sealing – have contacted specialist to complete asap – Cost £3k to be funded by Friends of Skate Park

6) Potential uses

- Expansion of play area – completion of footpath and Phase 1 of new play equipment to commence September 2026 funded by S106 monies
- Expansion of skate park to include a pump track.
- Outdoor fitness.

7) Future work being considered

- Phase 2 of play equipment – Young children's play area – will need to raise funds for this
- Phase 2 of Skate Park or Pump Track – will need to raise funds
- Accessible track/fitness track around park
- Development of nature reserve areas

K. PLAIN AN GWARRY PLAY AREA

1) Description

- ¼ acre play area with grassed area, basketball hoop, and range of play equipment.
- Freehold
- w3w location: tribe.emerald.approve

2) Current Use

- General play area for local residents.
- Used by local day nurseries.

3) Finances

- Current income nil
- Current running costs £3-5,000 pa

4) Routine Maintenance

- Weekly checks of play equipment.
- Extensive daily work – litter-picking, clearing dog mess, planting, mowing, strimming, removing graffiti, vandalism, fly-tipping
- Tree survey and resulting maintenance
- Annual play equipment checks

5) Current issues

- Roundabout has been decommissioned for safety reasons – aiming to replace in 2026 with grant from Trewirgie Trust plus RTC budget
- Perimeter wall and fencing require repair – mentioned in H&S report
- Other play equipment needs updating/replacing
- Not enough accessible play equipment
- Benches, bins and tables required
- Signage to be improved

6) Future work being considered

- Replacement of play equipment – will require funds to be raised.

L. STRAWBERRY FIELDS

1) Description

- 6 ½ acre field and rugby pitch
- Originally the Cricket Club (pavilion was on site, but no longer there), then a playing field for the school, then used by the Rugby Club, then Cornwall Council.
- Freehold recently acquired from Cornwall Council
- w3w location: clusters.wobbles.leads

2) Current Use

- General recreation, dog walking
- One rugby post in place
- Facilities team are developing nature areas on site eg withies

3) Finances

- Current income nil
- Current running costs £2,000 pa

4) Routine Maintenance

- Litter-picking, clearing dog mess, planting, mowing, strimming, vandalism, fly-tipping
- Tree survey and resulting maintenance

5) Current issues

- Regular fly-tipping, which costs RTC to remove
- Used by homeless as a makeshift campsite

6) Potential uses

- Interest from local sports clubs to use as a practice ground, pitches (football and rugby) - to be followed up
- Potential to site a Facilities Yard there
- Potential for a community facility with pavilion/community rooms, pitches, play area, community gardens

7) Future work being considered

- Consider interest from sports clubs to see if development of the site could be part-funded by them
- Consider feasibility of having a Facilities Yard based there
- Future work to determine need for wider development of community resource

M. ST RUMON'S GARDENS

1) Description

- Walled garden and stage in Town Centre – former church, cinema – opened every day in the week, but currently not at weekends.
- Leased from Cornwall Council (no rent)
- w3w location: [steaming.tradition.curiosity](#)

2) Current Use

- Quiet space in Town Centre
- Occasional use for performances, festivals, events
- Library workshops and events in summer
- Georgian Fayre

3) Finances

- Current income nil
- Current running costs £1,500 pa

4) Routine Maintenance

- Litter-picking, pressure washing, weeding, planting, rubbish removal
- Painting
- Graffiti removal
- Tree survey and resulting work

5) Current issues

- Hotspot for ASB, vandalism
- External walls may require work
- Not open evenings or weekends unless by arrangement
- Need to advise Cornwall Council of maintenance required for perimeter walls

6) Potential uses

- Potential to use more frequently for events
- Could extend hours to make available at weekends

7) Future work being considered

- Potential to have removable/retractable cover over part of area for events

N. CROSS STREET PARKING SPACES

1) Description

- Four marked parking spaces in Cross Street – bollarded. Site of former public toilets
- Freehold
- w3w location: encroach.entrust.messed

2) Current Use

- Two spaces used by staff and police
- Other spaces occasionally used at Festivals

3) Finances

- Current income nil
- Current running costs £1,000 pa

4) Routine Maintenance

- Constant removal of rubbish and fly-tipping – Facilities team does what it can, otherwise need to pay for removal

5) Current issues

- Hotspot for fly-tipping
- Local resident parks motorbike in one of the spaces
- Improved signage

6) Potential uses

- Could rent out spaces to local residents
- Staff use all spaces

7) Future work being considered

- None at present

O. ALLOTMENTS

1) Description

- Allotments at Raymond Road and Coach Lane
- Coach Lane allotments (44 units) acquired 08/06/1905
- Raymond Road allotments (19 units) acquired 01/11/2015
- w3w location: unwound.washroom.deform (Raymond Road)

magically.export.bravery (Coach Lane)

2) Current Use

- Both allotments run separately by respective allotment groups.
- RTC holds subscriptions and pays bills for Raymond Road, but not Coach Lane

3) Finances

- We hold monies for Raymond Road Allotment Group
- Cost to Redruth Town Council - £500 pa

4) Routine Maintenance

- Tree surveys
- Occasional help to clear debris eg after storms

5) Current issues

- Issues with trees on border of Raymond Road – owned by Cornwall Council who do not respond quickly to requests to remove or reduce trees

6) Future work being considered

- None at present

P. FOOTPATHS

1) Description

- Network of footpaths across Redruth and surrounding areas
- All on land owned by Cornwall Council, private landowners or common land

2) Current Use

- Widespread use of most footpaths by local residents

3) Finances

- Income of approx. £2k pa from Cornwall Council under Local Maintenance Partnership
- No direct costs associated with footpaths

4) Routine Maintenance

- RTC has a Local Maintenance Partnership (LMP) agreement with Cornwall Council to maintain some, but not all of the footpaths
- Strimming, cutting back, hedge-trimming, tree maintenance once or twice per year, depending on contract. Cornwall Council responsible for maintenance of gates, stiles etc
- Facilities Team often asked to clear other paths, even though technically responsibility of Cornwall Council

5) Current issues

- RTC would like to negotiate with Cornwall Council to take on responsibility for maintaining all footpaths in parish
- This would require extra resources – staff time and equipment
- Inadequate signage on paths and from Town Centre

6) Future work being considered

- LMP to cover all footpaths
- Assessment of condition of paths, stiles, gates, signs and request Enhanced LMP from Cornwall Council
- One of Facilities Team designated Public Rights of Way Officer, responsible for regular inspections of paths
- Creation of green network across town using green spaces and paths, with links to coast, Carn Brea, and other areas, with signage, online guides, leaflets

Q. BUS SHELTERS

1) Description

- Bus shelters in various locations across town, but not all bus shelters belong to RTC
- Some owned by RTC, others by Cornwall Council/Transport for Cornwall

Locations of RTC bus shelters

Murdoch Close
Montague Avenue
Closehill
North Country
Mount Ambrose
Penventon Terrace
Blowinghouse
Alma Place
Station Road

2) Current Use

- Bus shelters

3) Finances

- No current income
- No direct costs associated with bus shelters at present

4) Routine Maintenance

- Cleaning
- Repairs to glass, seats when required
- Some have electronic signs – Transport for Cornwall responsible for safety checks on those.

5) Current issues

- Some shelters are in a poor condition and require replacing or significant repair work
- Need to carry out a comprehensive survey of all bus shelters – location, ownership, condition and create a five year plan to upgrade, followed by future maintenance and replacement programme

6) Future work being considered

- Use of RTC bus stops for advertising space
- Establish ownership of other bus shelters in town and ensure properly maintained

R. TOWN CENTRE STREET FURNITURE

1) Description

- Various benches, sculptures, crowns, fingerposts, noticeboards, town signs, Murdoch Flyer replica on Tolgus Roundabout
- Telephone kiosk in Upper Fore Street – acquired 01/03/2022

2) Current Use

- Features in Town Centre
- Noticeboards used for Council notices

3) Routine Maintenance

- Cleaned/pressure-washed occasionally

4) Current issues

- Need to carry out a comprehensive survey of what we own, condition and maintenance plan
- Fingerposts may be in the wrong place, need improvement
- Noticeboards are not in great condition – are they in the right places?
- Town signs need updating and replacing
- Murdoch Flyer replica may be in a poor condition

5) Future work being considered

- Consider need for more noticeboards, fingerposts etc

S. OTHER SITES

1) Description

- Various sites around Redruth which do not belong to RTC, but where our Facilities Team carries out maintenance
 - Kresen Kernow – team carries out regular litter-picking, graffiti removal, mowing, weeding, strimming, hedge-trimming, clearing of fly-tipping. We believe an arrangement with Cornwall Council is in place, but RTC receives no money for this work – to be investigated further
 - Penryn Street – privately owned – we keep gravel area and boat clear of weeds
 - St Day Road Gardens- bought by Coastline but we maintain
 - Albany Football Ground/playing field
 - Bullers Terrace
 - Shoots Row
 - Lemons Court
 - Lower Mount Ambrose
 - Buckets Hill
 - West End Park – mowing, litter pick, tree work
 - Miners Court
 - Market Strand
 - Various verges around major roads into town (not all)
 - Car Parks – historically we have managed weeding, trimming, strimming
- Tolgus Roundabout – belongs to Cornwall Council who has responsibility to maintain

2) Current Issues

- Need to reach agreement with Cornwall Council on future maintenance of Tolgus Roundabout
- Need a full survey of all other sites where we work to determine ownership, responsibility for work, and negotiate clear maintenance agreements
- Additional training required for Facilities Team to carry out work alongside highway

From: Sparrows Project <sparrows@rhws.org.uk>
Sent: 15 August 2026 14:05
To: Admin (Redruth Town Council) <admin@redruth-tc.gov.uk>
Subject: Att: Charlotte Williams

Dear Sir/Madam

I am writing to you as a trustee of the charity Restore Hope South West to advise you of an anti slavery campaign which we will be conducting in October 2026 in Devon and Cornwall and to enquire if this is a campaign the council could support. The campaign is run through the Sparrows Project (sparrowsproject.org.uk).

As I am sure you are aware the beauty of a location is no deterrent to the involvement of modern day slavery in a community but can blind people to its presence. The proposed campaign, which is managed in conjunction with other local charities, is seeking to raise awareness of the presence of slavery and to provide victims in slavery with the knowledge of an escape route.

To this end we are printing and distributing a number of stickers to be affixed to the rear of toilet doors providing details of the national help line for victims. These stickers will be in English, Romanian and Vietnamese and it is proposed that one English version and one other language is used on each door. A full size copy of the English version is attached. It is printed on laminated paper and is resistant to cleaning materials. We anticipate that if the council is prepared to support the campaign by fixing these details in managed toilets then in line with other authorities this would be undertaken by their staff, but in any event perhaps you could indicate whether this is a campaign which the council could support. If you want to discuss this further please do not hesitate to contact the charity on sparrows@rhws.org.uk or on my mobile phone [REDACTED]
Yours faithfully

[REDACTED]

Forced to work against your will?
Someone holding your ID?
Not getting paid?
Threatened by your employer?
Call the Modern Slavery Helpline



08000 121 700

Free and confidential