

TOWN HALL AND MANORIAL LANDS TRUST

A Meeting was held on Thursday 1 June 2023

Present: Cllrs Sally Atkinson, Mike Canavan, David Cook, Bryn Griffiths, Chris Johnson, David Oxley and Andy Wake.

Clerk – Mrs Julie McLuckie

1/01/06/23 APOLOGIES FOR ABSENCE

RESOLVED that the apologies from Cllrs Luxton, Scott and Sowerby be received.

2/01/06/23 MINUTES OF THE PREVIOUS MEETINGS

RESOLVED that the minutes of the meeting held on 6 April 2023 be approved.

3/01/06/23 FINANCIAL STATEMENTS

RESOLVED that the monthly statements April and May 2023 be received and agreed.

Town Hall Trust – it has now been 26 months since any transfers were required from MLT to support THT. Staff were thanked for their continued efforts in securing bookings and ensuring the building is maintained to a high standard. Cllr Johnson was thanked for once again organising a very successful fundraising quiz.

Manorial Lands Trust – we still have a shortfall in the market rents, the Clerk continues to try and secure additional stall holders to attend our Friday Market.

4/01/06/23 TOWN HALL TRUST UPDATE

- a. Town Hall Update – the Town Hall continues to thrive with regular bookings and an increase in private bookings.
- b. Town Hall Boiler – Three quotes have been received. It was agreed that the quote for £11k (which included VAT) was the favoured option. The next stage would be to secure grant funding towards the scheme.
- c. Town Hall Air Conditioning – Cllr Oxley and Mr Ridgeway to review the quotes and identify a preferred provider. The Clerks would then look to secure grant funding towards the scheme. The Clerks would look at grant options for the two schemes both individually and as one to see what the best option would be.
- d. Town Hall Air Source Heat Pump – it was noted that following surveys by companies who install Air Source Heat Pumps they concluded that because the building does not benefit from double glazing and the rooms are so large with high ceilings in the Main Hall and Carter Room that this would not be a viable option as the units would be unable to heat such large areas. Trustees therefore concluded that this proposal would not be progressed any further at this stage.
- e. Land Registry – **RESOLVED** Clerk had contacted a building valuation company requesting a valuation of the building and is awaiting a response. This would enable Trustees to make an informed decision made on whether it was viable to register the building or not.

5/01/06/23 MANORIAL LANDS TRUST

- a. Market Update:
 - i. Friday Market – we still have spaces available and despite approaches to various people who have previously expressed an interest in attending our Friday market to date there has been very little take up. The Clerk will continue to promote the market and to try and secure additional traders. The Clerk would contact the ‘Market Place’ supplier to see if she could recommend other outlets in which to promote our Friday market which would be circulated to a wider audience.
 - ii. Farmer / Makers Market – continues to be a great success trading on the 1st and 3rd Saturdays of the month, increasing foot flow into the Town and to the Craft Fairs. **RESOLVED** that the Clerk request the footfall figures for the first and third Saturdays and every Friday over the last year.
- b. Strategic Objective 2022/23 Update – Levenside Improvement Project update. **RESOLVED** that following a brief delay work was now underway again and hopefully the project would be completed withing the next 5 to 6 weeks depending on the weather. A lot of positive comments have been received and everyone is looking forward to seeing the top surface installed. **RESOLVED** that the Clerk would provide an update on social media confirming that the top surface would be installed in one go as the final stage of the project. Cllr Oxley would ensure the paving slabs are delivered to the allotment site as agreed and also that the paving is re-instated in the Memorial Garden.
- c. Strategic Objectives 2023/24 – **RESOLVED** that the following objectives be agreed for the coming year:-
 - i. The completion of the Levenside Improvement Project and
 - ii. The refurbishment of the MLT Cobbles.
- d. Levenside Kiosk Update – **RESOLVED** that the Clerk would obtain a quote for the planting of a flower tub in town twice a year as an estimate of the payment required from the Environment Agency for the maintenance of the planters. The Clerk was asked to obtain advice regarding the wayleave agreement to ascertain if a charge on the land was required or not.
- e. Openreach Wayleave – **RESOLVED** that Cllr Canavan would continue to pursue Openreach to attend a meeting to discuss the undergrounding of their cables along Levenside. Openreach have agreed that a payment should be made to cover the areas of Manorial Land that already have underground cabling. Subject to ratification of one additional area a payment in the region of £11k should be made to MLT.
- f. Licence and Lease Agreements:-
 - i. Chestnut House – **RESOLVED** that the Solicitors have now amended the lease agreement and are in the process of finalising the arrangements for the sale of Chestnut House with the current occupiers and new occupiers.
 - ii. Decking – **RESOLVED** that the Clerk would confirm the position regarding the outside furniture with the Planning Department. Subject to their response it was

agreed that all the businesses with decking areas would be contacted to update them on the position and the options going forward.

- g. Risk Assessment – Stokesley High Street – **RESOLVED** that the Clerk request another date for this event as Trustees felt that a Friday would not receive the attendance.
- h. Cattery Lane Refurbishment – **RESOLVED** that the Clerk was waiting for two additional quotes to resurface Cattery Lane prior to any decision.
- i. Land adjacent to Golden Lion Plank Bridge – **RESOLVED** that the Clerk had wrote to the business owner to make them aware of the issue regarding the fenced off area of land and to provide them with two options. The business owner had responded to say that he would be in touch with the preferred option but to date not response received. It was agreed that two Councillors arrange to meet with the owner to discuss the options and agree a way forward.

The meeting closed at 8 pm

Signed Date