

## **TOWN HALL AND MANORIAL LANDS TRUST**

**A Meeting was held on Thursday 6 April 2023**

**Present:** Cllrs Sally Atkinson, Mike Canavan, David Cook, Chris Johnson, Martin Luxton, Graham Sowerby, Audrey Scott and Andy Wake.

Clerk – Mrs Julie McLuckie and Assistant Clerk –Mrs Debbie Young  
North Yorkshire Council Officer.

### **1/06/04/23 APOLOGIES FOR ABSENCE**

**RESOLVED** that the apologies from Cllr Oxley be received.

### **2/06/04/23 MINUTES OF THE PREVIOUS MEETINGS**

**RESOLVED** that the minutes of the meeting held on 2 March 2023 be approved.

### **3/06/04/23 FINANCIAL STATEMENTS**

**RESOLVED** that the monthly statements for January, February and March 2023 be received and agreed.

**Town Hall Trust** - It was noted that for the second year in a row no transfers had taken place from Manorial Lands Trust (MLT) to Town Hall Trust (THT) and that the Town Hall hire income had fallen just short of £60k. There were also positive income streams from ticket and bar sales. The utilities had also come in under budget and the staffing costs were marginally under budget.

**Manorial Lands Trust** - £20k had been budgeted to transfer to the THT but this had not been required. The Friday Market rents were below budget, but this was following the agreement to offer the traders 6 months free rent during the winter months. The Farmers Market had provided a small increase against budget as had the fair due to the increase in inflation. Additional Wayleaves had also been secured for work carried out on Manorial Land.

***A presentation took place from North Yorkshire Council following the initial Publicly Accessible Location Risk Assessment for Stokesley High Street. This scheme is a proactive approach to complete risk assessments prior to the introduction of ‘Martin’s Law’ which is expected to be adopted this year. The Team offer training that will be open to businesses and market traders and other organisations identified by the Town Council. In addition, trauma packs may be available and training for individuals to become identified first responders. (This item appears further down the agenda for decision).***

### **4/06/04/23 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 – One quote had been received to install two smaller boilers, one upstairs and one down stairs. The advantage of this proposal is that you do not need to

- run pipe work and also means that if the upstairs is not in use you do not need to run the boiler and vice versa. Two further quotes would be obtained.
- c. Town Hall Air Conditioning – Three quotes have been received and will be reviewed by Cllr Oxley and Mr Ridgeway, consideration would need to be given to the installation and maintenance of the units both from a conservation and maintenance point of view. The Clerk would contact the company who was to supply a quote for Air Source heating to see if this would be an achievable option or not.
  - d. Land Registry – **RESOLVED** that the Clerk would obtain a building valuation so that an informed decision could be made on whether it was viable to register the building or not.
  - e. 20's Plenty Proposal – **RESOLVED** that it was unanimously agreed that anyone wanting to conduct a consultation on either Manorial Land or in the Town Hall must obtain approval from the Trustees. The Trustees agreed that the 20s Plenty Group could conduct a consultation on areas of Manorial Land.

### **5/06/04/23 MANORIAL LANDS TRUST**

- a. Market Update:
  - i. Friday Market – the Clerk confirmed that the traders had all been advised of the new rent rates and the end of the 'Miserable Months' agreement concluded on 31 March 2023. One of the fruit and vegetable stalls had advised that they would cease trading after 7 April 2023 at Stokesley Market. The Clerk is in the process of introducing new traders.
  - ii. Farmer / Makers Market – continues to be a great success trading on the 1<sup>st</sup> and 3<sup>rd</sup> Saturdays of the month, increasing foot flow into the Town and to the Craft Fairs. **RESOLVED** that the Clerk would contact Northern Dales to see if they would do a special promotion at their June market which falls the day before Trinity Sunday.
- b. Strategic Objective 2022/23 – Levenside Improvement Project update. **RESOLVED** that following discussions with the Environment Agency (EA) it had been agreed that the second phase would take place at the Stokesley Motors end of the river which was now underway. Additional information would be supplied to the EA as requested prior to the next phases commencing. The letter from the Stokesley Conservation Area Advisory Group circulated on 4.4.23 be received, it was agreed to arrange a meeting between with this group to discuss all the issues they raised.
- c. Levenside Kiosk Update – **RESOLVED** that the results of the survey carried out by the EA be received. Members voted in favour of the preferred option from the consultation and look forward to seeing this introduced. The Clerk would confirm with SPIOTA if this is something they would be willing to maintain going forward if it was funded by the EA.
- d. Licence and Lease Agreements:-
  - i. Chestnut House – **RESOLVED** that the Clerk had contacted our Solicitor to progress this urgently as the property has just been sold. The Clerk would ask if it was possible to have the agreement with the property rather than the owners to

prevent it been redrafted each time it changes hands. The Clerk would also clarify that the increased payment structure is included in the document.

- ii. Decking – The information provided by the Green Man regarding the decking furniture circulated on 14.2.23 be received. Trustees confirmed that as per the licence agreement everything should be cleared each evening.
- e. Charity Bike Ride – Stall – **RESOLVED** that it be agreed for North Yorkshire Council to have a stall to promote ‘Active Travel’ at this event.
- f. Risk Assessment – Stokesley High Street – **RESOLVED** following receipt of the information and the presentation provided earlier in the meeting that the Town Council / Trustees were in favour of hosting a training event for the Town. The Clerk would liaise with North Yorkshire Council to organise.
- g. Zzoomm Update – **RESOLVED** that as the work is now completed in Stokesley that the Clerk ask for an update on the areas still requiring repairs from Streetworks. The Clerk would also confirm with Zzoomm when the reseeding will take place.
- h. Cattery Lane Refurbishment – **RESOLVED** that the Clerk would obtain a quote to resurface Cattery Lane.
- i. Land adjacent to Golden Lion Plank Bridge – **RESOLVED** that the Clerk would write 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. One to relocate the fence and cease using the area or to have a licence agreement drawn up for use of the area.
- j. College Square Update – **RESOLVED** that Cllr Sowerby would check the reinstatement work to confirm if it is to an appropriate standard.
- k. Information Panels – The first two were due to be installed next week – one in the SPIOTA garden at the location agreed with them and one on West Green. The Clerk would inform the EA about the location of the panels on the riverside to see if any authorisation is required.

The meeting closed at 9 pm

Signed ..... Date .....