

Minutes of the Meeting of the Properties Advisory Committee
Held in the Council Chamber, Civic Hall on 20th November 2023

Present: Cllr S. Burkitt, Cllr G. Baxter, Cllr A. Dale (Chair), Cllr M Foster and Cllr P. Jones

In attendance: J. Mitchell (Town Clerk), M. Keys (Assistant Clerk) and one representative from Dronfield FC and one member of the public.

1. Apologies

Cllr M. Foster informed the committee he was running five minutes late.

2. Declaration of Interests

There were no declarations of interest.

3. To approve the minutes of the last meeting

Members reviewed the minutes of the last meeting.

It was RESOLVED to approve the minutes of the last meeting held on 24th October 2023 as a true and accurate record.

4. Items for exclusion of the public

No other items required the exclusion of the public, other than those already identified on the agenda.

Cllr M Foster joined the meeting.

5. Dronfield FC

A representative from Dronfield FC spoke to members about the Clubs future plans and aspirations.

It was RESOLVED to note the plans and place Dronfield FC back on a future meeting agenda for further discussion.

The representative from Dronfield FC left the meeting.

6. Allotments

The Town Clerk provided feedback received from a resident regarding the management of the allotments.

It was RESOLVED to establish the policies and procedures of the Horticultural Society by requesting a copy of the policies and procedures in place and bringing them back to a future Properties Committee meeting for further discussion.

7. Lea Brook Valley

Members reviewed a request from a resident regarding anti-social behaviour and litter bins.

It was RESOLVED to request further patrols in this area from Dronfield SNT but no changes to the litter bins were agreed.

8. RAAC Surveys

Members received a verbal update regarding RACC surveys.

It was RESOLVED to note the update.

9. Asbestos Surveys

Members reviewed quotes for asbestos surveys in buildings owned by the Town Council.

It was RESOLVED to recommend to council to delegate authority to the Town Clerk in consultation with the Chair of the Properties Advisory Committee with regards to one other quote for asbestos surveys in buildings owned by the Town Council before approving which quote to accept.

10. Fire Doors

Members received an update on the installation of new fire doors at the Civic Centre.

It was RESOLVED to note the update.

11. Bowling Greens

Members reviewed feedback from a resident regarding the boundary of Cliffe Park bowling green area.

It was RESOLVED to recommend to council to plant bushes / shrubs to replace the gaps in the boundary hedge of Cliffe Park bowling green area and keep temporary fencing there while the shrubs establish.

Members received feedback regarding the irrigation system at Coal Aston Bowling Green.

It was RESOLVED to recommend to council to give notice to end the contract in place for irrigation system.

12. Bus Shelters

Members reviewed information regarding new mesh panels available for bus stops.

It was RESOLVED to note the update and enquire with DCC about whether mesh panels could be used in some existing shelters.

13. Stonelow Licence Agreement

Members received an update and feedback from DTFC with regards to the new licence agreement. Members discussed arranging a date to meet with DTFC at Stonelow.

It was RESOLVED for Cllr A. Dale and Cllr M Foster to undertake a site visit to meet with DTFC representatives at Stonelow and to confirm a date with the Town Clerk.

The member of the public left the meeting.

14. Exclusion of the Press and Public

It was RESOLVED that in view of the confidential nature of the items to be discussed, the committee pass the formal resolution to exclude the press and public from the meeting, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 section 1 paragraph 2 & the Local Government (Access to Information) Act (due to the sensitive commercial nature of the issues being discussed.)

15. Legal Advice

Members were informed and updated with regards to the situation at Dronfield Woodhouse Sports & Social Club where the Town Council have taken back possession of the premises following a forfeiture of the leases by the Club.

The Sports & Social Club were served with Notices under Section 146 of the Law of Property Act 1925 in relation to breaches surrounding failure to pay rent, failure to insure, failure to repair fire doors and failure to occupy following advice from the Council's solicitors over a 12-day period since the tenants vacated the premises.

Members were informed that an inventory of goods and photos of the premises had been taken that morning.

Members considered the latest advice from the solicitor and reviewed a draft public statement to be issued.

Members were informed that the process of getting the electricity reconnected may take between one week and 30 days.

Members were also informed of the current insurance status of the premises.

It was RESOLVED to issue a Notice under Section 12 of the Torts (interference with goods) Act 1977 to explain to the previous tenants how they can arrange to collect the goods and stock left within the premises.

It was RESOLVED to issue the agreed public statement.

It was RESOLVED to order five CCTV cameras for the site at a cost of £520 to ensure insurance conditions were being met.

Members were also informed of the solicitors estimated cost to review the lease and letter regarding land off Snape Hill Crescent.

It was RESOLVED to send the letter without legal advice.

Meeting closed at 3:20pm.