

Penistone Town Council

Minutes of the meeting of the Assets & Amenities Committee held in the Bar Room, St John's Community Centre on Tuesday 19th September 2023 at 7pm

PRESENT Cllr. Jonathan Cutts (Chair), Cllr. David Greenhough (Vice-Chair), Cllr. Rob Blackshaw, Cllr. Lisa Cork, Cllr. James Kitching, Cllr. Mandy Lowe-Flello (Town Mayor, *ex-officio*), Cllr. Frances Nixon, Cllr. Jon Palmer, Cllr. Nick Perkins, Cllr. David Walker

Nigel Bailey – Town Clerk

Brian Barnsley – Manager, Paramount Cinema

Elaine Miller – Assistant Town Clerk

One member of the public was present.

COMMITTEE MEMBERSHIP

Cllr. Jonathan Cutts (Chair), Cllr. David Greenhough (Vice Chair), Cllr. Rob Blackshaw, Cllr. Wayne Chadburn, Cllr. Lisa Cork, Cllr. Hannah Kitching, Cllr. James Kitching, Cllr. Mandy Lowe-Flello (Town Mayor, *ex-officio*), Cllr. Frances Nixon, Cllr. Jon Palmer, Cllr. David Walker

1. A&A 2023/12 APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Cllrs. Wayne Chadburn, Hannah Kitching and David Walker.

1.2 Apologies were accepted with reasons for absence approved.

2. A&A 2023/13 DECLARATIONS OF PERSONAL OR PREJUDICIAL INTEREST FROM COUNCILLORS

2.1 In accordance with Section 31 of the Localism Act 2011 members to declare any disposable pecuniary interests in items on this agenda.

It was **NOTED** and **RECORDED** that there were no declarations of interest.

2.2 The Town Clerk to report any written dispensations in respect of items on this agenda.

The Assistant Clerk reported that there were none.

3. A&A 2023/14 EXCLUSION OF PRESS AND PUBLIC – PUBLIC BODIES (ADMISSIONS TO MEETINGS ACT 1960) S. 1 (2)

Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons. The public's exclusion from part or all of a meeting shall be by a resolution which shall give reasons for the public's exclusion in accordance with the Public Bodies (Admission to Meetings Act) 1960.

There were no items to be excluded.

4. A&A 2023/15 TO CONSIDER THE DRAFT TERMS OF REFERENCE

The draft Terms of Reference were circulated to the Committee. The Committee unanimously agreed that the terms of reference be recommended to the Council for approval at the next OTC meeting on 25 September 2023.

5. A&A 2023/16 PARAMOUNT CINEMA

5.1 To review and consider the lease agreement and any related documents – the lease agreement was circulated to the Committee members further to the last meeting. All Committee members are now familiar with the terms of the lease.

5.2 To review and consider the licence with the Organ Trust. The licence document was circulated to the Committee members since the last meeting and all members are now familiar with the terms. Discussion took place to the effect that the Committee will consider the advantages and disadvantages of the licence; while the organ concerts have a small but faithful audience, numbers are dwindling and the fact that the organ concerts are booked far in advance could be detrimental by restricting the Council's scope to plan alternative events at the Paramount. The Committee agreed that the terms of the licence will be reviewed and renegotiated with the Organ Trust before the start of the next financial year.

5.3 The manager of the Paramount (BB) presented his report:

- The Paramount management are working with the Town Clerk towards standardising the staff contracts and holiday entitlement.
- Duty manager John Eaden has taken over management of the Paramount's social media marketing since June 2023 and there has been a marked improvement in output and public awareness over the summer. Mr Eaden has prepared a full report on the social media developments which will be circulated to the Council for the next OTC meeting on 25 September 2023.
- Discussion took place regarding making use of the premises for other activities. The Mayor suggested bingo as a possibility. BB agreed that this is certainly a possibility; further to the relevant licencing being obtained. Cllr Cork suggested providing a children's club on Saturday mornings; again BB agreed that this could be implemented.
- The recent heavy rain storms have caused major leaks and some roof damage; BB has cleared debris from the roof and BMBC have sent an operative to inspect the damage. BB is following up with BMBC regarding the necessary repairs.
- An asbestos survey was recently carried out by BMBC which identified asbestos in the roof; however the survey did not address or even mention the large asbestos deposit known to exist within the structure of the old "dumb waiter" apparatus (now closed off) in the bar area. The surveyor informed BB that another specialist / localised survey will need to be carried out.
- BMBC have arranged a fire risk assessment on 21 September 2023 and an electrical inspection on 25 September 2023. BB speculated on why, after years of indifference, BMBC has suddenly become concerned with the Paramount building. Cllr D Greenhough and the Mayor suggested this is because BMBC has moved oversight of the Paramount building from the Principal Towns initiative to the Major Assets department.

5.4 Solar power options - In line with the above, BB reported that BMBC has finally responded to his suggestions about using solar power at the Paramount. He will report any developments to the Committee.

5.5 Plans for remodelling of bar area – nothing to report at this time.

6. A&A 2023/17 ST JOHN'S COMMUNITY CENTRE

6.1 Cllr. James Kitching has recommended an employer's agent (Simon Davies) to review the existing plans and associated documents for the redevelopment of St John's Community Centre. The Town Clerk reported that all the documents have been sent to Mr Davies and his recommendations will be circulated in due course. The Committee unanimously agreed that decisions must be made and the redevelopment implemented as soon as is practicable.

6.2 To consider replacing stock of stacking chairs – quotations have been obtained. The Committee agreed that the chairs need to be replaced but will defer the matter until the redevelopment plans have been finalised.

6.3 The Committee discussed the issue of free storage provided to hire clients at the Centre. This is a long standing situation and the Centre now has virtually no free space should the Council itself need storage. The Committee also discussed the long standing discounts given to some hirers which seem to be randomly allocated and follow no set criteria. The Committee instructed that no further storage is to be provided to hire clients. The Committee further agreed that before the renewal of bookings in the new financial year a set of criteria for discounts will be drawn up and this will be impartially applied to all bookings.

7. A&A 2023/18 ALLOTMENTS

7.1 The ownership of allotment plots – over the summer the Clerks have not been able to locate any definitive documents of ownership regarding the allotment plots. There is a draft lease in existence in relation to the Berrywell Avenue plot; with BMBC as Lessor and PTC as Lessee; but no copy of an executed document. The Clerks have been unable to locate any documents in relation to the Wilson Avenue plot; however a Land Registry search has revealed that the plot is again owned by BMBC and leased by PTC. The Town Clerk is currently in communication with BMBC Major Assets Dept. to obtain copies of both leases.

7.2 Cllr Greenhough reported that to date he has not been able to get a reply from BMBC regarding the land off Boggard Lane (behind Buckingham Care Home). He further reported that this land had previously been used as allotments until the 1960s; however BMBC had at that time earmarked the land for another purpose. Since then any plans appear to have fallen into desuetude; and no-one seems to know anything about the land. Cllr Greenhough will persevere with BMBC and report back to the Committee.

8. A&A 2023/19 RESOURCE CENTRE

8.1 To review and consider the Occupancy Licence with Barnsley MBC dated 26 November 2008 – BMBC has been in contact with PTC regarding setting up a Family Hub for young people's services in Penistone, they are considering several premises for this but the Resource Centre is the most suitable. The Town Clerk will invite the Family Hub team leader Rachel Barraclough to attend an OTC meeting to discuss the possibility. If BMBC use the centre for this purpose they could potentially lease the building from PTC, which would mean they would be responsible for all the expenses, utilities, fire maintenance etc. The Clerk has commissioned a commercial valuation of the building from Simon Blyth; the report indicates that under the current arrangement the Council must have been losing money on the property for years. Currently there is no means of separating the utilities costs of the Resource Centre and SJCC which are under the same bills. The Clerk is in the process of setting up separate billing facilities for utilities. Cllr Nick Perkins has offered to attend the Centre to look at the existing meters and fittings and advise.

9. A&A 2023/20 CHRISTMAS LIGHTING INFRASTRUCTURE

9.1 The Town Clerk reported that work has begun on the upgrading of the external electrical fittings in Penistone to support the improved Christmas lights display. Many of the existing external fittings are damaged and need to be replaced. A full report will be tabled at the OTC on 25th September 2023.

A&A 2023/21 COUNCILLORS' ITEMS None tabled

A&A 2023/22 DATE OF NEXT MEETING

The next meeting of the Penistone Town Council Events & Leisure Committee will take place on **Tuesday 14th November 2023** at 7pm in the Bar Room, St John's Community Centre.

Signed.....Town Mayor, 25th September 2023