

Congleton Town Council

Minutes of the Extraordinary Meeting of the Council held on the
11th August 2016 in the Town Hall Congleton

Present: Councillors

N Adams
Mrs S Akers Smith
Mrs A L Armitt
J G Baggott
L D Barker
P Bates
C H Booth (Deputy Mayor)
P Broom
D T Brown (Town Mayor)
G R Edwards
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry
Mrs E Wardlaw
G S Williams

1. **Apologies for absence.** (Members are respectfully reminded of the necessity to submit any apologies for absence in advance and to give a reason for non-attendance).

Apologies for absence were received from Cllrs Mrs D S Allen, R Boston and G P Hayes.

2. **Minutes**

To approve the Minutes of the meeting held on 7th July 2016.

CTC/17/1617 Resolved that the Minutes of the meeting held on 7th July be approved.

3. **Declarations of Disclosable Pecuniary Interest**

Members are requested to declare both “non-pecuniary” and “pecuniary” interests as early in the meeting as they become aware of it.

Cllrs J G Baggott, P Bates, D T Brown, G S Williams and Mrs E Wardlaw declared a non-pecuniary interest in any matters relating to Cheshire East Council.

Cllr Mrs S A Holland declared a non-pecuniary interest in Agenda item 5

- Company S Ramsden .

4. **Outstanding Actions**

None.

5. **Public Toilets – (Report Attached)**

To review quotes received for the refurbishment of the Market Street toilets and agree the next steps.

CTC/18/1617 Resolved that based on the current information available, the Council would not be awarding a contract at this meeting.

CTC/19/1617 Resolved that based on the information provided it would be minded to consider a full refurbishment of the toilets to be funded from the earmarked reserves.

CTC/20/1617 Resolved that the process the Council would like to adopt is –

- To review the overall specification for the full refurbishment of the toilets, with a particular focus on tiles.
- To re-tender the opportunity in the press and advising current applicants of this process.
- For the Chief Officer to report to Council the results of the tendering process.

**D T Brown
Town Mayor**

Extraordinary Town Council Meeting – Thursday 11th August 2016

Report From : Chief Officer

Agenda item 5 Public Toilets

- Background

At the Community and Environment meeting 30th June 2016 it was –

CES/50/1516 RESOLVED to support the officer recommendation to move forward with option 3, the part refurbishment of the toilets with the following objectives:

- Gain full clarity of the Clowes position with regards to the lease.
- If possible request a 5 year lease agreement.
- Aim to obtain quotes for the work by mid-April 2016.
- Potential completion of works by the end of June 2016

The budget for the above was circa £10,000

- Process to date

A specification was developed that covered a complete refurbishment of the public toilets on the basis that it could then be analysed to see what could be achievable within a £10,000 budget.

This was advertised in the Chronicle on the 9th June 2016, there were no responses to the advert.

We then approached known traders and forwarded the specification to them during July and we managed to acquire three quotes for a full refurbishment.

R Townley	£31,000
S Ramsden	£25,963
Town Bathrooms	£16,983

It was agreed that the Chief Officer would hold the quotes and discuss with a group of councillors the findings. This took place at the informal Chairmans meeting on the 4th of August where it was suggested that we discuss with Town Bathrooms what options are achievable for £10,000 and possibly up to £12,000. This is allowable under **Budgetary Control 3.9** – Variations of £2,000 in the budget of a capital scheme are afforded to the Town Clerk (Chief Officer).

Following a meeting with Town Bathrooms a revised quote was developed for the following

- Revised full refurbishment £15,371.
- Replacement of sanitary wear and patch tiling and re painting doors and ceilings Circa £9,000.

- **Budget and other considerations**

- There is sufficient budget allocated for the toilets to cover the costs of a full refurbishment.
- Clowes have advised that it would be a minimum of 3 years based on the lease arrangements with current shop occupiers.
- What standard do we want to achieve as a council versus value for money?.
- An additional quote was received from Wealm Construction on the 11th of August for £12,968 not including the retiling of the floor.