MinutesoftheMeetingofthe PUBLICBUILDINGS BESTVALUEWORKINGGROUP heldatthe TownHall,Swanage onTuesday,14 thMay2002 at9.30am.

Present:-

Councillor A.H. Miller – Chairman. Councillor Mrs. C. Gainsborough

Alsoinattendance:-

G.Brookes OperationsManager

A.J.Leeson TownClerk

G.C.Thorne SurveyorandValuer

K.J.Wells ApprovedElectricalContractor

(Leftat10.45a.m.)

M.Stables SwanageRailway

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Suttle (Town Mayor), Roscoe and Mrs Wheeldon (Deputy Mayor).

2. <u>MINUTESOFMEETING-29 th APRIL 2002</u>

TheMinutesoftheMeetingheldon29 thApril2002werenotedasa correctrecord.

3. **REVIEWOFACTIONPLAN**

a) TownHall&Annexe

InaccordancewithMinuteNo.3a)oftheMeetingheldon29 thApril2002, Mr.Wells,theCouncil'sapprovedelectricalcontractor,presenteddetailsof aspecificationfortheelectricalre-wiring.

Duringalengthydiscussion, the timingands cope of the works, issues relating to the type and positioning of the main consumer unit, the works programme, and the inclusion of additional items relating to fire protection and emergency lighting, we reconsidered in detail.

Furtherdiscussions included revising the workstoexclude the upperfloor, and commencing re-wiring to include the Council Chamberdown to the basement.

ItwasAGREED:-

 $To instruct Mr. Well sto develop are vised specification to contain the following options: \\ \\$

Arevisedfiveyearprogramme.

Aoneyearprogramme.

i)andii),togetherwiththeadditional

installationofemergencylightingand

firedetectionwiring.

Followingabriefadjournmentofthemeeting, the surveyor, the approved electrical contractor and the Council's Operations Manager reported that they had in spected part of the electrical installation. Given the age and

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condition of the unit, it was considered that urgent remedial repairs be undertakent or ectify the hazard at the earliest opportunity.

ItwasFURTHERAGREED:-

ThatMr.Thornesubmithisconcernsinwriting to the Council, and that essential repairs be undertaken.

b) StationBuildings

Mr.Stables,thenewlyappointedGeneralManagerforSwanageRailway, wasinvitedtodiscussmattersrelatingtotheleaseofthestationbuildings andthesurroundingland.

 $Following an informal meeting held with the Chairman and Town Clerkon \\ 9th May 2002, Mr. Stables sought clarification on a range of issues and matters arising from the provisions of the lease. Reference was made to previous discussions held between Mr. Doughty of Swanage Railway, and the Town Council's representatives. The Town Clerk provided details of the current position.$

Clarificationwasalsogivenonvarious matters and, in particular, the interpretation of repairing obligations and the definition of "improvements" contained in clause 13.

The Council's surveyoremphasised the need for remedial repairs, as specified within the original lease, to be under taken. The Chairman highlighted the opportunity to resolve allouts tanding matters and formore regular communication between Swanage Railway and the Council. Mr. Stables informed the Meeting of an impending meeting of the Swanage Railway Council of Management where he would be submitting details of an action plan containing a range of ideas for consideration. It was AGREED:-

ThattheGeneralManager,SwanageRailway,be requestedtosubmitinwritingtotheTownCouncil, anyrecommendationsmadebytheCouncilof Managementatitsmeetingtobeheldon25 thMay2002, appertainingtotheleaseagreementconditionsor futuredevelopmentproposals.

4. **GENERALISSUES**

Bollards

CouncillorMrs.Gainsboroughrequesteddetailsofthecostsand suitabilityofbollardstobeerectedoutsideoftheTownHall.

Afterreviewingthetypesandoptionsavailable,itwasAGREED:Tosubmittotheappropriateauthorities,theoptions of using either Purbeckstone posts, or castiron or plastic traditional style bollards.

5. **DATEOFNEXT**<u>MEETING</u>

 $It was agreed that the next meeting beheld at the Town Hallon Tuesday, \\18^{th} May 2002 at 9.30 am.$

Themeetingconcludedat1.10p.m.

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