

LYME REGIS TOWN COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING HELD ON WEDNESDAY 10 OCTOBER 2018

Present

Chairman: The Mayor, Cllr Mrs M. Ellis

Councillors: Cllr J. Broom, Cllr P. Hicks, Cllr S. Larcombe, Cllr Mrs C. Reynolds, Cllr J. Scowen, Cllr G. Turner, Cllr S. Williams

Officers: Mr M. Green (deputy town clerk), Mrs A. Mullins (administrative officer)

Absent: Cllr P. Ridley

Guests: Mr R. Hussey (John Stark and Crickmay Partnership)

18/78/C Public Forum

There were no members of the public who wished to speak.

18/79/C Apologies for Absence

Cllr R. Doney – holiday
Cllr D. Hallett
Cllr B. Larcombe – holiday
Cllr O. Lovell
Cllr S. Miller – holiday

18/80/C Disclosable Pecuniary Interests

There were none.

18/81/C Dispensations

There was no grant of dispensations made by the town clerk in relation to the business of this meeting.

18/82/C Roof replacement above the Swim, the antiques and craft centre and the amusement arcade

Proposed by Cllr Mrs M. Ellis and seconded by Cllr J. Broom, members **RESOLVED** that under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for this item of business as it included confidential information relating to the financial or business affairs of a particular person within the meaning of paragraphs 1 and 8 of schedule 12A to the Local Government Act 1972 (see Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985), as amended by the Local Government (Access to Information) (Variation) Order 2006.

18/83/C Exempt Business

(a) Roof replacement above the Swim, the antiques and craft centre and the amusement arcade

Cllr J. Broom asked if scaffolding prices had been obtained.

Mr R. Hussey, of John Stark and Crickmay Partnership, said estimates had been obtained from a scaffolding company for three types of scaffolding: conventional, cantilever, and cover-up, with conventional being the cheapest and cover-up the most expensive.

Mr R. Hussey said the work to the roof would be weather permitting if conventional or cantilever scaffolding was used, and any overrun would potentially incur extra costs. However, work could continue in any weather if cover-up scaffolding was used.

Members discussed whether it was preferable to carry out the work in the autumn/winter to minimise business disruption, or in the spring/summer to take advantage of better weather.

Cllr Mrs C. Reynolds asked if the work could start in autumn/winter 2018 and whether retrospective funding would be given by the LEADER programme if work had already started.

The deputy town clerk said funding would not be given for work that had already started.

Mr R. Hussey added that if members favoured carrying out the work in autumn/winter 2019, this would be too late for LEADER funding as the work had to start on site by March 2019 and must be completed by 24 September 2019.

The deputy town clerk said members should seriously consider whether to pursue LEADER funding, as it would drive the project towards specific timescales, it would increase the likelihood of substantial claims for business disruption and could have a knock-on consequence for some major events.

Cllr J. Broom said the concrete roof was wet and a survey needed to be carried out, which could require more substantial work. As such, he suggested delaying the work until autumn/winter 2019 to allow issues such as this to be investigated properly.

Members acknowledged this would mean LEADER funding could not be pursued.

Proposed by Cllr J. Broom and seconded by Cllr Mrs C. Reynolds, members **RESOLVED** not to pursue the funding bid to the LEADER programme for the replacement of the roof above the Swim, the antiques and craft centre and the amusement arcade; to allocate a budget of £332,000 for the whole project; to defer

the project until autumn/winter 2019; and to accept the following recommendations from John Stark and Crickmay Partnership:

- the asphalt should be removed, the concrete surface dried and a new surface applied with properly designed movement joints and perimeter details
- the new surface should be a high performance polimar FCS weatherproofing system in conjunction with a Nicholson Rooftrak balustrade system, or similar: the weatherproofing system finish should be in two shades of grey
- the perimeter balustrade is replaced in stainless steel and glass and is moved inwards approximately two feet
- four weathertight service cabinets should be installed for electricity and water
- the removal of the steps between the two roof levels to avoid the current clash of stair handrails and shelter balustrade
- the ramp is re-profiled to comply with current design requirements
- a row of ammonite lamp posts is installed along the garden-side of the roof
- wall mounted ammonite lamps are fixed to the front of the building and are serviced by a surface conduit
- a structural engineer is engaged to appraise the exposed concrete deck before it is recovered.

The meeting closed at 7.33pm.