

The clerk advised that she had written to the gentleman concerned, and was surprised that no action had been taken as he had always proved to be a reliable tenant. However, she did recall that his tenancy had ceased rather suddenly, without notice. She had subsequently contacted his wife to establish the position, and was informed that he was not well enough to work the plots.

The clerk was asked to obtain a price for the chassis and rubbish to be removed – decision deferred until the next meeting

ii) Redcombe Lane

The clerk has been advised by a tenant that the gate post attached to the gate itself is in need of repair (or replacement).

Councillor M.N. Birkitt proposed that the clerk should be authorised to organise the repair or replacement of the gatepost, providing the bill is less than £75.00. Seconded by Councillor T. Morris. All agreed.

c) Correspondence

North Lincolnshire Brigg North Development Brief

This document is now out for Public Consultation, and clearly shows that the Town Council Allotment Site on Grammar School Road is a key parcel of land within the proposed development areas. This Committee has no remit to make a decision regarding the disposal of land, but members were asked to look carefully at the proposals in readiness for the discussions which will be held at the next Full Council meeting.

It was noted that two alternative locations have been earmarked as possible replacement sites, but there is no indication within the brief on whether any studies have been undertaken to establish whether the land is suitable for Allotments.

d) Update from the Clerk on Outstanding Issues

Substantially less ground cover membrane is now required, due to additional plots being let on Grammar School Road. It was agreed that the clerk should place an order for the amount required + one extra plot. The clerk will liaise with Mr. Tuplin regarding delivery.

e) Financial Report and Accounts for Payment

The balance of the Allotments Account is £465.69

f) Receive Report from Mr. Tuplin following his meeting with the 'rat catcher' regarding the problem with rats at the Grammar School Road site.

Mr. Tuplin advised that the 'rat catcher' could not establish where the rats were coming from, but he did confirm that they were burrowing underground.

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Mr. Tuplin had already been baiting the rats for a couple of weeks, and the poison subsequently laid by the 'rat catcher' has so far remained untouched. Hopefully, the current problem has been resolved, but Mr. Tuplin will continue to monitor the situation and report back to the meeting,

PS036 ANGEL SUITE

a) Hon. Accountants Report and Accounts for Payment

Mr. Glossop is on holiday but a written report was provided for members to consider, including a list of accounts for payment, as follows:

Wages & Inland Revenue		1,814.56
Inland Revenue		115.90
Clean as a Whistle	window cleaning	47.00
Brigg Office Supplies	stationery	18.04

the following accounts, received after Mr. Glossop's list was prepared, were also approved for payment:

County Supplies		109.83
Fred Margeson Ltd	cooker inspection/repair	298.45
North Lincolnshire Council	electrical safety check	60.00

Proposed: Councillor M.N. Birkitt Seconded: Councillor M.S. Campion

b) Lettings Report

62 lettings in February (excluding Town Council use)

The clerk advised that problems have been experienced during the last month, with youths accessing the building during evening bookings, and causing problems in the toilets by spilling the liquid soap around and stuffing paper towels in the toilet bowls. The caretaker has contacted both C.C.T.V. and the Police.

The caretaker has been asked to advise users of the building that the main entrance door must be locked during their booking, to prevent unauthorised access - they can use the override lock on the inside of the entrance door. The caretaker has also paid extra visits to the building during bookings, in an effort to deter the perpetrators.

c) Correspondence

The routine inspection of Fire Fighting Equipment has been undertaken, and the certificate received.

d) Update from the Clerk on Outstanding Issues

i) Pub idol booking – Outstanding payment (Minute PS029d)

Still outstanding.

ii) Service and Maintenance of the Lift (Minute PS029 d)

The lift has been inspected and found to be in good working order.

iii) Inspection of the Cooker (Minute PS029f)

The cooker has been inspected and a report received. Several problems were discovered, which resulted in a substantial bill for 5 hours of labour £185.00 + parts and the issue of a gas certificate at a cost of £69.00.

The cooker was standing on timber blocks, and fitted with micro hose instead of commercial hose. The safety chain did not meet the required standard.

The cooker was fully serviced, and the oven and temperature settings and working pressure checked. The safety chain was adjusted. The legs were also adjusted to the correct height and fixed in place with self tappers.

Members expressed their dismay at the bill received, but accepted that the problems discovered had to be rectified.

Councillor Mrs P.J. Smith proposed that the inspection be accepted and payment approved. Seconded: Councillor T. Morris All agreed.

iv) Purchase of Additional Crockery for General Use (Minute PS029g)

The new crockery has been received. The clerk was asked to check on the number of teaspoons available for general use.

e) Report On General Maintenance Issues.

Members were advised that the clerk had placed this item on the Agenda, in order to ensure members are kept up to date with routine ongoing maintenance work.

- i) The Annual Electrical Safety Check was undertaken this month by North Lincolnshire Council Electrical Safety Officers, but it has been brought to the clerk's notice (by the caretaker), that some items have been missed. The clerk will follow this up with North Lincs.
- ii) During half term, the caretaker re-varnished the rear of the bar area.
- iii) At the request of the caretaker, a specialist mop head was ordered for the buffing machine (£1.87) which means that the caretaker can use the buffing machine to clean the floor areas in the bar, kitchen and toilets. Initial results show a vast improvement.
- iv) A problem occurred a couple of weeks ago, when the electrical safety device cut out all of the electricity on the ground floor, other than the lights. The source of the problem was the Holocaust Water Feature. The plug has therefore been removed for safety, and consideration will need to be given to purchasing a replacement.

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- v) Councillor Mrs. M. Glossop drew members' attention to the fact that a tap in the kitchen is leaking. She advised members that she had undertaken to clean up after the leak whilst in the building for a bowls match at the week-end.

The Chairman thanked Councillor Mrs. Glossop for drawing this matter to the Committee's attention, but cautioned her from undertaking such tasks in the future, advising that she should have contacted the clerk and asked her to bring the matter to the attention of the caretaker.

The clerk will ask the caretaker to deal with the necessary repairs.

- f) Consider the recommendation from Ultrasonics, that the type of Amplifier currently installed should be changed to a 'Variable Gain' Deaf Loop Amplifier, at a cost of £635.00 + V.A.T. There would be no charge for the labour required to install the new equipment.

Members noted that, at the last Full Council Meeting, Councillor T.D. Glossop reported that his hearing aid was now working properly via the 'loop' system.

Councillor Kitwood advised members that the advice from Ultrasonics is that the microphone must be used quite close to the mouth, in order to inject sufficient power into the amplifier for the 'loop' to work. In general, people are very wary of using a microphone, and therefore speak more quietly, which can cause a problem. The proposed amplifier would pick up sounds at a much lower frequency, and should therefore resolve the problem experienced when the microphone is held away from the mouth, or the speaker is more quietly spoken.

Councillor M.N. Birkitt proposed that, in view of the comments made by Councillor T.D. Glossop, this item should be deferred, and the effectiveness of the loop system monitored for a further 3 months.

The meeting closed at 7.45pm

.....signed
Chairman, Property and Services Committee
Meeting, Wednesday 3rd March 2004

.....signed
Chairman, Full Council
Monday 22nd March 2004