

MOLD TOWN COUNCIL

Minutes of the Extra Ordinary Meeting of Mold Town Council held at the Town Hall, Earl Road, Mold at 6pm on Wednesday 11th October 2023 (also, by Video conferencing).

PRESENT:

Councillors: Cllrs. Sarah Taylor (Deputy Mayor and Chairman), Paul Beacher, Chris Bithell, Brian Lloyd, Geoff Collett, Robin Guest, Haydn Jones,
Via Zoom: Cllrs. Bryan Grew, Jo Edwards, Tina Claydon.

Officers: Jo Lane, Town Clerk and Finance Officer.

111. APOLOGIES: Cllrs Teresa Carberry (Mayor), Pete Dando and Megan Lloyd Hughes.

ABSENT: Cllrs. Haydn Bateman, Tim Maunders and Catherine Frances Hill.

112. DECLARATIONS OF INTEREST

None declared.

113. MINUTES

To receive and approve as a correct record the Minutes of the Town Council Meeting held on the 27th September 2023.

RESOLVED: To move this item on to the agenda for the next Town Council Meeting taking place on the 25th October 2023.

114. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: There were no members of the public or press in the attendance.

115. BUILDING SURVEY REPORT – TOWN HALL

Cllr Sarah Taylor explained this meeting had been arranged as agreed at the last Town Council Meeting. Due to the importance of the subject all councillors should have the opportunity to be involved with the discussion.

Cllr Sarah Taylor then handed over to Cllr Geoff Collett as the Chairperson of the Accommodation Group.

Cllr Collett explained that new Building Survey report for the Town Hall was not too different from the previous report completed 11 years ago. The report outlined that there is an approximate amount of £350,000 worth or repairs needed, £100,000 of this was to seal the roof. Cllr Collett provided attendees with an additional document which he has created to outline additional costs to be considered. These costs were:

Purchase of the Town Hall	£350,000
Repairs to Town Hall (from report = VAT)	£350,000

Contingency for unseen problems	£150,000
New Boilers	£ 45,000
Internal Lift	£150,000
Ramp to rear entrance	£ 20,000
Re-wiring, additional insulation and refurbishment of mechanical works	£ 80,000
Additional works i.e. dealing with any settlement, checking work to external drainage	£150,000
Total	£1,275,000

Cllr Collet advised that the above is not an exhaustive list/ cost. There may be additional costs such as Project Manager to oversee the whole project approx. £50,000, Architect Fees approx. £45,000 and potential additional accommodation costs should staff need to vacate the Town Hall during redevelopment works.

After the proposed work to the Town Hall, running costs may remain high due to the age of the building.

Cllr Bithell believes the cost for purchasing the building from FCC maybe negotiable. He believes that currently £80,000 is ear marked in the Town Council budget for the purchase of the building. **Town Clerk to check.** Cllr Bithell suggested that work could take place on a phased approach.

Cllr Haydn Jones outlined the previous agreement made by councillors was to act in a two staged approach, first stage commission the survey which has been done. Stage two was to hire architects.

Cllr Brian Lloyd stated that County Councillors should discuss the purchase price of the building with FCC.

Cllr Robin Guest advised that all VAT, 20% of work could be reclaimed by the Town Council. A public consultation would need to take place and potential grants available should be explored. The vacant buildings presented as part of the agenda he did not feel were suitable but questioned if there were other buildings available to purchase in the Town Centre? The Legat Owen report is currently for MTC only and consent would be needed from Legat Owen to share with FCC.

Cllr Sarah Taylor noted that no fees for re-modelling are included in the overall costings so far. FCC have also previously completed their own survey of the building. Cllr Sarah Taylor also believes that Unit 4 Daniel Owen Shopping Centre could be suitable for the Town Council.

Cllr Haydn Jones feels the next steps should be to negotiate a lower purchase price of the Town Hall with FCC and explore what grants are available.

A discussion took place with regards to whether or not an Asset Transfer of the building was an option. Cllr Robin Guest advised that an Asset Transfer could be a gift or a leasehold and that there may still be a cost.

Further discussions took place with regards to potential funding grants available and what is the next stage needed to progress this forward.

Cllr Chris Bithell proposed that the next stage would be to invite Mark Atherton from Legat Owen who completed the survey to another Extra Ordinary Meeting to discuss the report and advise Council on what the next step should be. Vote took place with nine in favour, one against.

RESOLVED:

- (i) For the clerk to contact Mark once he has returned from annual leave and arrange another Extra Ordinary Council Meeting.
- (ii) Once the above meeting has taken place to arrange another meeting with FCC Regeneration Officers to discuss potential grant funding.

Meeting closed at 7.28pm.

Mayor’s signature: Date:

**SUMMARY OF DECLARATIONS MADE BY MEMBERS
IN ACCORDANCE WITH MOLD TOWN COUNCIL’S
CODE OF CONDUCT**

MOLD TOWN COUNCIL		DATE: 11th October 2023
MEMBER	ITEM	MINUTE NO. REFERS

WORD/MINUTES/MTC/MIN/ JE 280923