

Madeley Town Council

Minutes of an Extra-ordinary Meeting of Madeley Town Council held on
Monday, 21st November 2016, at Jubilee House, High Street, Madeley
commencing at 6.30 p.m.

Councillors J Jones (Chair), R Coates, D Edwards, A A England, R Evans, K Guy,
Present: S Harrington, P Taylor, S Taylor, P Watling
Clerk to the Council, Committee Secretary

16/80 To Consider the Anstice Options Appraisal and the preferred Option 1b

The Clerk showed the slides from the PCPT Architects' presentation about the options appraisal and described the ACT trustees' preferred option.

The estimated build cost for the preferred option is £1.6 million. The entire project, including any initial staffing costs, could cost around £2 million.

The refurbishment would include the restoration of all the period features in the building, including the Maws floor tiles and, if funds permitted, the reinstatement of the chimneys.

The proposal includes a roof terrace, but that may have to be omitted to reduce the cost of the project.

The ground floor layout would include space for the library and also for two café/retail units.

The proposed design was well-received by the councillors and it was

Resolved:

That Option 1b should be the preferred option for the Anstice project.

Having declared an interest, Cllr P Watling abstained from the vote.

16/81 To consider submitting a Stage 1 application to the Heritage Lottery Fund

The Clerk explained that although all sources of funding will be explored, the Heritage Lottery Fund is the only grant-making body that could give the large sum of money required for the project. Even so, an HLF grant would not cover the full cost of the project as there is a requirement for matched funding. The minimum requirement is 10%, but the HLF regional representative has advised that a higher level of matched funding is required for the application to be successful. There will therefore be a funding gap. This has been discussed with the architect and his advice is to proceed with the full project initially and to scale it back later if adequate funds cannot be sourced.

A fund-raising strategy is going to be developed, to include looking for corporate sponsorship.

The Clerk advised that it may be necessary to apply for a Public Works Loan – the maximum that can be borrowed is £500,000.

There will be costs associated with making the bid. For example, a Quantity Surveyor will have to be employed to produce a more accurate costing of the project.

The Clerk explained that the Stage 1 HLF application would have to be submitted by

May 2017, for a decision in September 2017. If the Stage 1 application is successful, then the Stage 2 bid has to be submitted within two years.

Resolved:

To submit a Stage 1 application to the Heritage Lottery Fund.

Cllr K Guy left the meeting before the vote and Cllr P Watling abstained from the vote having declared an interest.

16/82 To consider re-joining SALC

If the Town Council decides to apply for a Public Works Loan the application will have to be submitted via the Shropshire Association for Local Councils. It was felt that the application would be more likely to be successful if the Madeley Town Council was a member of SALC.

Resolved:

To re-join SALC for the year in which an application for a public works loan is going to be made.

16/83 To consider the quotation for gutter cleaning and vegetation removal at the Anstice

A quotation for £800 plus VAT had been received from Nobridge Ltd for cleaning and removing any vegetation from the Anstice Memorial Hall brickwork and roof and to clean any accessible gutters by means of a cherry picker.

Resolved:

To accept the quotation from Nobridge Ltd.

Cllr P Watling abstained from the vote having declared an interest.

16/84 Date of Next Meetings

The next meeting of Madeley Town Council will be on Monday 9th January 2017, at Jubilee House, High Street, Madeley, commencing at 7.00 p.m.

There being no further business, the Chair declared the meeting closed at 7.00 p.m.

Signed

Dated:

(Chair)