

Minutes of a Meeting of the Asset Transfer Committee held on Thursday 14<sup>th</sup> October 2021  
at 18.30 in the Roden Suite, Edinburgh House, New Street, Wem

Present:- Councillors P Glover, P Broomhall (Chairman), R Dodd, M Meakin, G Soul, D Parry, D Hill, A Everett, M Hoffmann, R Drummond, P Glover, C Granger.

Mrs P O'Hagan (Town Clerk)

- 1 **Apologies** - To receive any apologies and reasons for absence.

**RESOLVED**:- to accept the following apologies and reasons for absence

**Cllr Johnson (illness)**

Absent Cllr Edge

- 2 **Minutes** to approve as a correct record the minutes of a meeting of this committee held on 8<sup>th</sup> September 2021.

**RESOLVED**:- that the minutes of the Asset Transfer Committee meeting held on 8.9.21 and they were duly signed as a true record by the committee chairman

- 3 **Disclosable Pecuniary Interests**

a) Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests.

The following interests were declared

<b>Councillor</b>	<b>Item</b>	<b>Dispensation</b>
Cllr Broomhall and Towers	Twin-hatted member declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council	Dispensations to allow participation and voting on all matters relating to Shropshire Council

b) To consider any applications for dispensation – none received.

- 4 **Exclusion of Public and Press**

To resolve that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960.

**RESOLVED**:- to exclude the press and public (none present)

**Morgan Library**

a) Viability Appraisal– to consider report and briefing session held and consider

- Whether any further reports/ investigations are required.  
Thanks were recorded to Mike Palmer for his comprehensive report and presentation to Bowen Son and Watson for the report and presentation

**RESOLVED**:- not to commission any further reports at this time.

No further explorative tweak toilet layout to make one straight line

- Need for a second fire exit
- Preferred layout option  
Discussions took place on the indicative layout and questions were asked around the need for a second fire exit and whether 2 disabled toilets could be related from the space. It was explained that this was a indicative design and if matters progressed to a planning application then the design could be amended further.

**RESOLVED:- that layout option 3 in the Viability Appraisal is the Council's preferred layout of the building.**

b) Asset Transfer – In light of the viability appraisal to discuss and agree whether to request an amendment to the transfer offer currently being proposed by Shropshire Council. A lengthy discussion took place on this item and several views were expressed which included the benefit to the town centre of bringing a derelict building back into use. However concerns were also raised over the cost of renovating the building along with the future running costs and the impact that these costs could have on the community. Councillors felt strongly that Shropshire Council should contribute to the work required to make the building wind and watertight and that this work was vital prior to any internal works could even start.

**RESOLVED:- that:**

**The Town Council's will only agree to the leasehold transfer of this asset if Shropshire Council, as the freeholder retains responsibility for the repair and maintenance of the exterior of the building including the roof, external walls and all rainwater goods.**

**The Town Council would require a condition of any asset transfer lease that the following works are carried out and paid for by Shropshire Council within 12 months of the lease starting:**

- The entire roof is replaced including all rainwater goods and flashing.
- All external walls are repaired and repointed.

**Peter Broomhall, Edward Towers and David Parry are nominated to attend the meeting with Shropshire Council officers and directors on 19.10.21 to present the Council's position on this matter and report back to the council.**

Meeting ended 19.15

Chairman.....