

MINUTES OF A SPECIAL MEETING OF HELSTON TOWN COUNCIL
HELD IN THE GUILDHALL, HELSTON
ON MONDAY 15TH SEPTEMBER 2014 AT 6.30 PM

Councillors: M H Thomas (Town Mayor) in the Chair

R Williams
R J L Boase
Mrs F N E Boase
J P Radford-Gaby

Miss J A Hornsby
J Martin
M Upton
Mrs G A Geer

M Knight
Mrs N Roberts
A R Harrison

Officers: Mr C Dawson (Town Clerk)

200. Guildhall Survey

The Guildhall condition survey report prepared by Mr Gunn had been circulated prior to the meeting.

The Mayor welcomed Mr Gunn to the meeting. Councillor Knight advised that the condition survey had been commissioned in response to concerns about aspects of the building and a positive meeting had been held with the Conservation Officer regarding possible solutions to some of the issues. She expressed her gratitude to Mr Gunn for producing the report and attending the meeting to answer Members' questions adding that the survey would aid decision-making to avoid potentially costly mistakes. She also thanked the Town Clerk for his assistance.

With the aid of projected images, Mr Gunn expanded on his written report and answered Members' questions. A summary of Mr Gunn's recommended action points is listed below:-

- Enlarge parapet gutter outlets and associated downpipes.
- Liaise with [Cornwall] Council regarding adding asphalt between the road line and the building line as the road has started to crack away from the building already and there is vegetation growth and some deterioration in this location.
- Add fire proof panel to Plant Room ceiling.
- Carry out various repairs to rotten joinery as highlighted in the report.
- Carry out waterproofing to the parapet wall.
- Carry out removal of vegetation and localised repointing to the external walls as required and carry out further inspection to all the ledges by the nearest suitable access either by a cherry picker or scaffolding as water is tracking in along the various corbeling and decorative details to various aspects of the property.
- Consider removing all dry lining to the building as in some areas this is concealing damp issues.

Following the discussion and on the proposition of Councillor Knight, seconded by Councillor Upton, it was unanimously

RESOLVED – that the Guildhall Working Party prepare a Schedule of Works to follow the first six recommendations in the surveyor’s summary of action points plus works previously discussed by the Amenities Committee in order that the fabric of the building be stabilised and repaired where necessary. Such Schedule to include the preparation of a Listed Building Consent application.

It was further proposed by Councillor Knight, seconded by Councillor Martin, and

RESOLVED – that, once the Schedule had been prepared, the works were put out to tender and all external works were timed to take place during the same period.

It was also proposed by Councillor Knight, seconded by Councillor Mrs Roberts, and unanimously

RESOLVED – that, once the external works were successfully completed, the same process be followed for any required internal works and redecoration including consideration of the seventh point in the surveyor’s summary of action points.

It was then proposed by Councillor Knight, seconded by Councillor Harrison, and

RESOLVED – that the cost of any such works be met firstly from the Guildhall Ear-marked Reserve, then from the current year Guildhall maintenance budget with any additional monies needed coming from General Reserves.

Councillor Williams requested that his abstention from the vote be recorded.

In response to a question, Mr Gunn advised that once the external works had been successfully completed, the building would require a twelve months drying out period.

Councillor Upton stated that it was important the public was made aware that funding was already held by the Council and would not affect the 2015/16 Precept. The Mayor added that the expenditure would secure the long-term well-being of the building.

The Mayor thanked Mr Gunn for attending.

Meeting closed at 7.57pm

Confirmed

Town Mayor