

**MINUTES OF THE MEETING OF THE BUILDINGS AND ASSETS COMMITTEE  
OF TRING TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, THE  
MARKET HOUSE, TRING ON MONDAY 9<sup>th</sup> FEBRUARY 2015 AT 8.00 pm.**

**Present:** Councillors: J. Allan (Chairman)  
S. Hearn (Mayor)  
M. Hicks  
Cllr Mrs R Ransley (Deputy Mayor)

**Also present:** Cllr H. Alison  
Mr P. Coneron (Tring Together)  
Mrs V. Child (Tring Together)  
Mr M. Curry (Town Clerk)  
Ms C. Hill (Deputy Clerk)

No members of the public

**17662. APOLOGIES**

None

**17663. DECLARATIONS OF INTEREST**

Cllr J. Allan a non-prejudicial interest as Director of Tring Together and Cllr S. Hearn a non-prejudicial interest as a Trustee of Tring Together

**17664. MINUTES**

The minutes of the meeting held on 6<sup>th</sup> October 2015 were confirmed as a true record and signed by the Chairman.

**17665. MATTERS OF REPORT FROM THE MINUTES**

None

**17666. CHAIRMAN'S COMMUNICATIONS**

Nothing to report.

**17667. PUBLIC PARTICIPATION**

No members of the public were present.

**17668. TRING TOGETHER – PLANS FOR THE FUTURE & THE NORA GRACE HALL**

Cllr Allan welcomed Mr P. Coneron & Mrs V. Child from Tring Together, who gave a presentation on the first 10 months of Tring Together taking over the day-to-day management of the Nora Grace Hall and relocating to the hall, and future intentions.

1. The Nora Grace Hall. Mrs Child reiterated the agreement between Tring Together and Tring Town Council to work together to secure the future of the hall as a community hub over a five year period. Years 1-3 of that period is to establish the economic viability of the hall and for Tring Together to research and begin to develop

the growth potential of the hall. The second part of the period is to enter into a long term agreement on the management of the hall – one which permits Tring Together to apply for external funding and to begin the transition from community hall to community hub.

The experience of the first ten months in residence:

- The hall is viable on a short term basis i.e. not enough profit has been generated to make a meaningful contribution to a sinking fund for major repairs
- A boiler breakdown occurred and the winter fuel bills will be very high
- No customers were lost during the transition. There is a very large group of long term users of the hall
- Being present is a great boost for Tring Together's visibility and appreciated by users
- An administrator looks after the hall affairs 5 hours per week and there is a caretaker
- A telephone, broadband and wifi have been installed

2. The Future. To achieve the transition from a community hall to a community hub requires

- Building stronger links with community groups and extending the groups engaged e.g. to include sports clubs
- Introduce the provision of community services e.g. CAB, legal advice, bereavement counselling
- Securing the structure of the hall and its facilities and then look for enhancements
- Secure the financial footing of Tring Together

To achieve the above the actions for 2015 are:

- Research the market position of the hall within Tring
- Research best practice with regard to community hubs
- Identify community service needs – now and in the future
- Explore grant funding
- Confirm boundaries of the site and ownership of adjoining land
- Determine the vision for the community hub
- In light of the above develop a business plan to present to Tring Town Council

Members welcomed the strategic direction being taken and reiterated the desire to secure the long term future of the hall and to maximise the community benefit derived from the hall. It was also agreed to report the work being done in the next edition of the Town Crier.

#### **17669. CHARTER 700**

Cllr Ransley briefed the Members on the preparations of Charter 700 celebrations and legacy items with reference to the papers circulated prior to the meeting. She emphasized that even if the lottery bid is unsuccessful, the events will go ahead, albeit in a modified form. Also that volunteers to help with arrangements would be very welcomed.

It was noted that whilst granting permission to hold a market was at the core of the charter, 'Market' had never been part of the project's name. Originally it had been 'Tring 700' then it was agreed to add the word 'Charter'.

#### **17670. TOWN SIGNAGE**

The Clerk outlined the proposals in the papers circulated prior to the meeting. Following discussion the following was agreed.

**RESOLVED:** (i) To fund any additional costs (including installation and planning permission) above the provision in the Charter 700 lottery bid for the gateway signs as proposed  
(ii) To install directional signs to (a) market parking and (b) the Nora Grace Hall  
(iii) To purchase an additional fingerpost column to that outside Market House for installation in Church Square.

#### **17671. MARKET HOUSE**

Proposals for the following items of repairs and maintenance were considered:

i. Linked Fire Alarm quotations to satisfy inspection recommendations

**RESOLVED:** To accept the quotation received from Shearer Electrical Ltd.

ii. Damp - Ground Floor Unit. The Clerk reported that three local companies had been approached to quote for work to prevent rising damp in the western corner of Market House. One had been received. An independent surveyor will be inspecting the situation to confirm the proposed treatment.

**RESOLVED:** To accept the quotation received subject to the surveyor's report.

iii. Information Centre. The Information Officers have been asked to develop proposals to improve the interior of the Information Centre. Cllr Hearn asked that improving the external signage be included in the proposals with enhanced lighting.

iv. Heating – 1<sup>st</sup> Floor. The Clerk advised that a heating engineer had been engaged on recommendation to specify heating needs for Market House given the failing of heaters in the first floor rooms.

**RESOLVED:** That the Clerk present costed proposals to the next Finance & Policy Committee.

#### **17672. VALUATION OF COUNCIL ASSETS**

The Clerk reported that the report was expected at the end of the week. Cllr Allan asked that the value of the Council's open spaces considered alternative uses.

#### **17673. EXCLUSION OF PUBLIC & PRESS**

To consider a resolution in the following terms: That under section 1 of the Public Bodies (admission to Meetings) Act 1960 the public and press be excluded during the

subsequent items of the agenda for this meeting, because it is likely that publicity would prejudice the public interest by reason of the confidential nature of the business.

**RESOLVED:** To support the resolution as given to exclude the public & press

**17674. RENEWAL OF COUNTY MARKET CO LTD LICENCE**

**RESOLVED:** To approve the draft licence as presented subject to the amendment to Schedule 2 to reflect the Council's prior decision

**17675. RENT REVIEW MARKET HOUSE GROUND FLOOR**

**RESOLVED:** To delay the rent review for two years keeping the current level of rent during the interim period

**17676. THE FUTURE USE OF MARKET SQUARE**

**RESOLVED:** (i) To pass as a prime objective to the Town Plan and Infrastructure Committee the relocation of the Town's markets to a central location within five years  
(ii) In addition to the above ask the Town Plan and Infrastructure Committee for a list of prioritised objectives to enhance the Town Centre  
(iii) That the Clerk liaise with Dacorum Borough Council to establish the exact boundaries of the Council's land in Pond Close (North).

The meeting ended at 9.27 p.m.

Chairman