



## ALDEBURGH TOWN COUNCIL

MOOT HALL, MARKET CROSS PLACE  
ALDEBURGH, SUFFOLK, IP15 5DS

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### Minutes of the **Property & Finance Committee** meeting held on **Monday 27<sup>th</sup>** **November 2023 at 7pm** in the **Moot Hall**

#### 1. **Present:**

Cllr Jones (Chair), Cllr Webster, Cllr Fellowes, Cllr Fox, Cllr Haworth, Cllr Haworth-Culf

#### **Apologies:**

None

#### **In Attendance:**

Town Clerk, Cllr Howard-Dobson, Cllr Lumpkin, Cllr, Bond, Cllr Langley. There were no members of the public present.

#### 2. **Approval of previous Minutes**

The draft Minutes of the Property and Finance Committee meeting held on Monday 23<sup>rd</sup> October 2023 were approved unanimously by a show of hands and signed and dated by the Chair.

#### 3. **Matters for Discussion**

**3.1. Finance** Cllr Jones reported that after finalizing the budget, we need to look at options to diversify investments. Currently heavily vested in Barclays, we will explore other banks and building societies accessible to local authorities. Assistance in this matter would be greatly appreciated. It was suggested that we look into who ESC and SCC bank with.

We have previously invested in CCLA, a commercial/retail property fund utilized by several councils. While this investment generates approximately £2.5k annually in interest, its capital value has decreased to a third of the initial investment.

**3.2 Sports** The bowls club have advised that their mower, which is over 20 years old needs replacing. When the bowls club assets were transferred to the council in 2010 we were advised it had a 5-10 year useful life. It has been regularly serviced and parts replaced but at the last service they were advised that the cylinder was close to its maximum machining level, meaning a new cylinder, if one can be found for a machine of this age. The mower is now cutting uneven and leaving a line in the cutting direction. Additionally, both clutches are starting to slip. They have contacted 3 suppliers, two who have quoted. The best quote they have been able to obtain is from Thurlow Nunn Standen at £4985 which includes a 18% discount. They have been advised there are price increases in January, so they are unable to keep this price beyond the end of the year. The bowls club would contribute £1000 towards the new mower. The green is cut during the winter months, so they do need a new mower urgently. We haven't

budgeted as we were not expecting to replace this year, we have general reserves which we could utilize. If we wait until January there will be a price increase. The cost to us is £3985 after the bowls club contribution.

**RESOLUTION to APPROVE** the expenditure of £3985 for the Bowls Club's new mower, utilizing available reserves. **PROPOSED FOR APPROVAL** by Cllr Haworth-Culf and **SECONDED** by Cllr Fellowes.

In Favour	4
Against	0
Abstentions	0

**CARRIED UNANIMOUSLY**

### 3.3 Property

**Tractor shed.** Cllr Jones reported that work has started onsite and will be completed in the next 2/3 weeks. Contractors are currently drying it out to enable the damp proof course to be installed. In accessing the loft they identified that the ceiling was sitting on the partition walls, so they have had to remain in place. Basically, they have shored up the ceiling and have removed the bottom of the partitions and will replace the bottom once the damp proof is in place. Discussion to market the property can again take place with Fenn Wright.

**Ecobond.** PlayQuest have questioned the need to resurface the area beneath the swings on Kemps field which they surfaced 3 years ago. They also have the measurements for the swings in the enclosed area on Kings field and the measurements provided by the other contractor are understated by 16sqm – circa £1000. However, excluding 88sqm on Kemps field will give us a saving against the approved expenditure.

**Kemps Field New Trees.** Regarding planting the new trees on Kemps field Katies Garden nursery will deliver to ESS site office in Melton tomorrow. The nursery wanted to deliver before the busy seasonal tree deliveries. Paul Tynan ESS will then co-ordinate the planting.

**Kingsfield Toilets** ESS have been instructed to repair the damaged baby changing unit in the toilets at Kings field.

**Allotments.** DTC is progressing contacting those allotment holders whose allotment is showing no sign of activity. We have cleared some of the remaining rubbish, some went on the bonfire.

**Bonfire** Our grounds contractor has been asked to look at clearing the patch and adding some top soil and reseeding.

**Groundsmans Cottage.** There was some confusion regarding the insulation. I have seen the contractors and they understand that they need to put the insulation in from the outside as originally proposed. They are now back working on their other contract until early in the new year. They will also look at the possibility of putting in a lower ceiling in the toilet and insulating above.

**Marshes** Regarding the path across the marshes, the path will be redirected further away from the ditch. Cllr Jones has discussed with the contractor and

may need to meet him on site.

**Tennis Courts** Leaves are being cleared and we have ordered a replacement net.

**Moot Hall Repairs** We await Hoggs builders to send their schedule of recommended works to the Moot Hall. Cllr Jones spoke to Hoggs last Thursday. She was advised John Hogg needed to type up his report. This basically includes some pointing work required which could be done before the end of the year. The missing roof tiles will also be covered in the report. He says we are unlikely to get any water penetration. To replace will require scaffolding and a soft padded ladder because of the pitch of the roof. Debatable if it would be cost effective given the likelihood of water penetration. We have also sent him photos of the flaking plaster in the offices.

### **3.4 Council Property and Land**

A discussion took place about the poor condition of Slaughden Road. This is used for access to the Sailing Clubs and the Martello Tower. It is also frequently used by cars for sightseeing and fish and chips. Even in this condition ESC operate a pay to park system on the lower road.

We need to be prepared with a vision for such projects if money comes along. The Town Plan can be used as a basis. It was suggested that other organisations in the town would have projects to consider for the town. Chairs of Committees will devote some time and discuss together in the new year.

Cllr Fox expressed her view of not being in favour of producing a Neighbourhood plan as it is a massive task and working on a project plan is a much better use of time.

**The Property and Finance Committee meeting ended at 7.27pm**

**Councillor Jones  
Chair**