

Councillors are hereby summoned to a meeting of the



PROPERTY DEVELOPMENT COMMITTEE

On Tuesday 12th September 2017, 7.30 pm
at the Library@5-7 Church St, Stony Stratford

AGENDA AND PUBLIC NOTICE OF MEETING

1. **QUESTIONS AND CONTRIBUTIONS FROM THE PUBLIC** (15 mins)
2. **DECLARATIONS OF INTEREST IN RESPECT OF RELEVANT ITEMS OF BUSINESS ON THE AGENDA:**
committee to receive and note.
3. **REQUESTS FOR DISPENSATION** in accordance with the Localism Act 2011 S33. Committee to consider and make resolution
4. **APOLOGIES FOR ABSENCE** committee to consider and make resolution
5. **MINUTES OF THE MEETING HELD ON TUESDAY 13th June 2017** committee to consider and make resolution to approve *attached*
6. **REDEVELOPMENT OF 5-7 CHURCH ST:** *attached*
Property Development Committee to
 - a) Review the update report
 - b) Consider the initial verbal report from the initial community engagement held on Monday 11th September 2017
 - c) Consider and agree any actions necessary
7. **LIBRARY SERVICE PROVISION:** Committee to note any verbal report (*Helen Bowlit*)
8. **FRIENDS OF STONY STRATFORD LIBRARY:** *attached*
Committee to note minutes and any verbal report (*Phil Sarre*)
9. **FUTURE MEETINGS:** Committee to consider and make resolution on:- *attached*
 - a) holding meetings with greater frequency for the duration of the project or
 - b) creating a new working group to progress with the project work

Signed..........Date: 6th September 2017

Lynne Compton, Clerk to the Council

Date of next meetings: Tuesday 12th December 2017 and Tuesday 14th March 2018



STONY STRATFORD TOWN COUNCIL THE LIBRARY, 5-7 CHURCH STREET, STONY STRATFORD MK11 1BD
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PROPERTY DEVELOPMENT COMMITTEE

Minutes of a meeting held on Tues 13th June 2017,
7.30 pm at the Library@5-7 Church St, Stony Stratford



Present: Cliff Brett, Simon Cherrill, Robert Gifford (Chairman), Helen Bowlt (HB) (MKC Libraries Service), Judith Jeffcoate (JJ) (FOSSL), (5 Members)
In attendance: Lynne Compton (Clerk and RFO)

- PD017/17 QUESTIONS AND CONTRIBUTIONS FROM THE PUBLIC** (15 mins): There were no members of the public present.
- PD018/17 DECLARATIONS OF INTEREST IN RESPECT OF RELEVANT ITEMS OF BUSINESS ON THE AGENDA:** Cllr Gifford declared a non-pecuniary interest due to his wife being a cabinet member for the MKC Libraries Service. Committee **NOTED**.
- PD019/17 REQUESTS FOR DISPENSATION** in accordance with the Localism Act 2011 S33. There were none.
- PD020/17 APOLOGIES FOR ABSENCE:** Committee **RESOLVED** to approve apologies received from Cllr Allsopp, Cllr Walker MBE and Mr Robert de Grey.
- PD021/17 MINUTES OF THE MEETING HELD ON TUESDAY 9th May 2017:** Committee **RESOLVED** to approve and the minutes were subsequently signed by the Chairman.
- PD022/17 REDEVELOPMENT OF 5-7 CHURCH ST:** TC outlined the minor changes to the Feasibility Study and The Property Development Committee:-
- a) Reviewed the revised plans
 - b) Reviewed the revised feasibility study
 - c) Reviewed the revised finance report.
 - d) **RESOLVED** to approve additional consultant fees in the region of c£400 from the 5-7 Church Street reserve for further costings on revised plans to be delegated to the Clerk for recommendation (retrospectively) to Full Council. In addition, the Committee thanked RdeG for all his hard work drafting and revising the plans plus feasibility study several times over at no charge and **RESOLVED** to recommend to Full Council that an ex-gratia payment of £500, be paid to Mr de Grey, in two instalments of £250 (1st instalment be paid to Mr de Grey at the July meeting and the second instalment to be paid when plans are finalised). **Action: TC to inform Quantity Surveyors and Mr de Grey then bring forward to the July meeting of Full Council**
 - e) After consideration of all the evidence, the Committee voted and **RESOLVED** to agree that Option B1 (Major refurbishment) should be recommended to the Extraordinary Meeting of Full Council meeting on Tuesday 11th July 2017 as the preferred option for future development plans for 5-7 Church Street. **Actions:-**
 - I. **HB to provide indicative figures from a MKC Library refurbishment**
 - II. **HB to provide approximate sums available from MKC towards the Library part of the refurbishment.**
 - III. **TC to contact MKC regarding S106 monies for Elizabeth House and download a copy of the agreement.**
 - IV. **TC to investigate short term (up to 6 months) relocation costs.**
 - V. **TC and PDC Chairman to meet and ensure all paperwork and figures finalised for the Full Council meeting**

Meeting Closed: 8.30 pm

Chairman Signature.....Dated:.....

Date of next meeting: Tuesday 12th September 2017



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Stony Stratford Town Council

Redevelopment of 5-7 Church Street Property Development Committee: 12th Sept 2017 Agenda Item: 6

a) Update Report

At an extraordinary meeting of Full Town Council on Tuesday 11th July 2017, Council made the decision to commit to proceeding with engagement with the community on **Option B1**. There were 18 members of the public at the meeting and a summary of their comments is below:-

- *It was commented that the Feasibility Study and Financial information was very clear and well put together.*
- *The majority of those present who spoke indicated a preference for Option B1 (including FOSSL – Friends of Stony Stratford Library)*
- *Option D - Concerns were expressed about the loss of a public asset and community space. FOSSL would not support Option D.*
- *A concern was received about the additional burden on tax payers and if the cost would outweigh the benefit (in the light of reduced footfall in libraries).*
- *Flexible Public Space: comments were received on fully utilising this as an income generating space.*
- *Financial information: the public were informed that this was based on the worst case scenario and did not take into account at the moment large increases in the electorate as a result of regeneration e.g. Fullers Slade.*
- *Funding: The public were informed that all avenues of funding for the project would be explored such as crowdfunding, grants, sponsorship e.g. chairs/bricks*
- *There were questions raised about the Library provision for the Western Expansion Area (WEA). Helen Bowlit (Head of MKC Libraries Service) explained that MKC Library Service had yet to make a decision on this but it was unlikely that there would be a library building. A large number of those present indicated that they would prefer to see the Stony Stratford Library improved with the WEA monies available.*

Council also made the following decisions:-

- *Establish a series of consultation meetings/workshops with residents, community groups, MK Library Service and other potential users; Council **RESOLVED** to approve*
- *Further develop the financial and business plan for the new building; Council **RESOLVED** to approve*
- *Confirm its commitment to the provision of solar photo-voltaic panels through Wolverton Community Energy to make a financial contribution to the costs of the building; Council **RESOLVED** to confirm its commitment*
- *Present a further report to the Council in November 2017 in time for setting the budget for 2018/19. Council **RESOLVED** to approve*

As you will see from the attached (Appendix A), a number of community engagement opportunities have been organised in Stony Stratford, Galley Hill and Fullers Slade. At the workshops on the 11th September, it is envisaged that the invitees will work with the Council and suggest any changes to the current outline plans. Following on from this, the open meetings will be an opportunity for further engagement with the community.

I would suggest that finalised there could be further targeted engagement with hard to reach groups such as teenagers etc.

The Property Development Committee is asked to **NOTE** the report and **AGREE** any actions.

Lynne Compton, Clerk and RFO to the Council

6th September 2017



Stony Stratford Town Council

Consultation on the Stony Stratford Town Council 5-7 Church Street Building

As you may be aware, the Council agreed at an extraordinary meeting held on Tuesday 11th July 2017 to commence with a consultation on the draft plans – B1 (see Background Documents: Feasibility Study). We value your opinion on what is going to happen to **your** building and will be holding some preliminary consultations.

CONSULTATION TIMETABLE – Please note that as the project evolves, we may hold further consultations:-

| | Date | Time & Location | Format | Notes |
|----|---------------------------------|---|---|--|
| 1. | 18 th July 2017 | 7 pm, The Small Meeting Room, Barford, Galley Hill | Public Forum part of Full Council meeting | See Council minutes |
| 2. | 11 th September 2017 | 11:00-13:00 and 17:00-19:00 at 5-7 Church Street | Workshops to be attended by Stony organisations, users and other interested parties | If you would like to attend one of the workshops, please contact the Town Clerk on 01908-566726/office@stonystratford.gov.uk |
| 3. | 19 th September 2017 | 10 am, Galley Hill RA, The Small Meeting Room, Barford, Galley Hill | Open meeting to view the plans and answer any questions | |
| 4. | 20 th September 2017 | Café Area, The Rowans, Fullers Slade | Open meeting to view the plans and answer any questions | |
| 5. | 21 st September | 19:00, Galley Hill RA, The Small Meeting Room, Barford, Galley Hill | Open meeting to view the plans and answer any questions | |

Lynne Compton, Clerk to Stony Stratford Town Council

1st August 2017

v.2 with FS date

Minutes of FOSSL meeting 29th June 2017

Present: Phil Sarre (chair), Richard Deveson (events), Judith Jeffcoate (treasurer), Vicki Shakeshaft, Babs Dore, Hilary Clinch, Kathy Luff (minutes)

Apologies: Jackie Fowler, Garry Mitchell

1. Minutes and Matters arising: The minutes of the meeting of 1st June were agreed, No matters arising

2. Sharing Libraries, volunteer opening and PDC update

Judith had attended the PDC meeting and reported that the two remaining options were discussed - Option B refurbishing and rearranging the existing building - and Option D - a completely new building. She handed out copies of Option B1 which showed the plan after refurbishment and rearrangement. The stairs would be moved to the side.

Downstairs the space would be used for a meeting space for talks etc, plus space for the town council offices plus new toilets. Upstairs would all be library space, both children's sections and adults and reference libraries. Everyone agreed that this was a much better option than had previously been seen. Judith reported that the PDC meeting had voted to accept option B1 by 5 votes to 1. Therefore B1 will go forward to the Council meeting on 11th July, although D1 may still be proposed separately, She also reported that option B1 shows slightly less library shelving than at present. An outside company will be employed to design and fit the new shelving.

Babs reported that the volunteers scheme was progressing well and there had been no closures in May or June. 7 people have been trained for evening volunteering which starts w/c 4th July. She has now opened up July, August and September on the Signup scheme. There is a pool of 16 regulars which is not quite enough, so there will be another recruitment drive, including a poster for the door and a posting on the library website which Garry will do. Babs will also do a piece for the Town Crier September edition. She suggested that we should hold a thank you social for all the volunteers, in September and this was agreed. Date to be confirmed at next meeting.

She will also produce a rota of committee members who will provide emergency cover in the (unlikely) event of someone dropping out at the last minute. Committee members are requested to email Babs with the weeks they are not available.

Garry had sent some stats in advance of the meeting:

Issues:

| | |
|-------------------|-----------------------|
| April 2016 - 3816 | |
| April 2017 - 3881 | an increase of 1.7% |
| | |
| May 2016 - 3183 | |
| May 2017 - 3685 | an increase of 15.77% |
| | |
| Footfall: | |
| April 2016 - 5208 | |
| April 2017 - 4665 | a decrease of 10.42% |
| | |
| May 2016 - 5381 | |
| May 2017 - 5230 | a decrease of 2.8% |

It was agreed that these figures suggested that the volunteers were making a significant impact and that although May 2017 footfall was still down on 2016 it was significantly better than April 2016 -7 suggesting that word was getting through about the extended opening hours.

3. Events

5th July Peter Waterman talk on 50 years of MK

Tasks:

Chairs: Babs, Phil, Kathy

Door: Hilary - before, Phil - after

Cakes: Kathy, Hilary, Judy D

Wine: Richard is getting it in Jane's absence. Mary Sarre and John Luff will serve

14th November Rob Giffard talk

December TBA Bill Prescott talk.

January 2018 Richard has contacted Tessa Hadley's agent with the aim of getting her to talk as a practising novelist. (This would be part of Stony Words)

Summer childrens events. Unfortunately no volunteers were forthcoming despite Jackie's email. Therefore these will have to lapse and hopefully return next year.

4. Finance

Net assets stand at £1696.03

5. Schools Liaison - nothing to report

6. Report from Library colleagues - covered in item 2

7. Book stock - nothing to report

8. A.O.B

We had received an invitation to a talk about the Summer Reading scheme at the Central Library on 5th July 9.30 - 11am. Babs will go.

9. Date of next meeting - Thursday 3rd August 7 pm



Future Meetings

Property Development Committee: 12th Sept 2017

Agenda Item: 9

Currently there are 2 scheduled meetings, Tuesday 12th December 2017 and Tuesday 14th March 2018. Committee may wish to consider whether there should be:-

- a) More frequent committee meetings which have to be held in accordance with Council Standing Orders and **or**
- b) Creating a new working group, to progress with the project work. Working Groups can meet anywhere and do not need an agenda or formal minutes. Reports and recommendations would be made to Property Development Committee and/or Full Council, details to be included in the Terms of Reference.

The Property Development Committee is asked to **CONSIDER** the report and **RESOLVE** to make a decision on option A or B.

Lynne Compton, Clerk and RFO to the Council

6th September 2017