



**MINUTES OF RYDE TOWN COUNCIL'S  
FACILITIES AND ASSET MANAGEMENT COMMITTEE HELD ON  
TUESDAY 26 JANUARY 2021 AT 2.00PM USING THE ZOOM VIDEO MEETING  
FACILITY AND STREAMED VIA YOUTUBE**

Present: Cllr Karen Lucioni (Chair), Cllr Henry Adams, Cllr Adrian Axford, Cllr Michael Lilley, Cllr Sue Lyons and Cllr Ian Stephens

In Attendance: Jon Baker, Allan Bridges, Shona Parnell and Liam Pearce

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**1/21 PUBLIC QUESTION TIME**

There had been no wren public questions submitted.

**2/21 APOLOGIES**

No apologies were received.

**3/21 DECLARATIONS OF INTEREST**

None declared.

**4/21 REQUESTS FOR DISPENSATIONS**

There were none received.

**5/21 MINUTES OF THE LAST MEETING**

The minutes of the previous meeting held on 20 October 2020 were reviewed.

**RESOLVED:**

**THAT the minutes of the meeting held on 20 October 2020 were agreed.**

**6/21 CONTRACT RATIFICATIONS**

The following contracts were ratified following agreement from members via email correspondence

i. Ryde Town Council Energy Supplier Contract

On 6 November 2020 an email was sent to members of the committee requesting agreement to a quote for a single supplier of energy to all of the Town Councils powered outlets. This would replace the three current suppliers (SSE for all four public toilets, Scottish Power for 147 Network Ryde and British Gas for Ryde

Town Council Chamber / Offices in Lind Street) and bring the supply of energy under the auspices of one supplier.

The proposed quote was provided by business energy consultants Utility Alliance for the supply to all outlets by Corona Energy Ltd as follows:

- RTC Main offices and Council Chambers 10 Lind Street - Green Fixed Tarif at £928 annual cost + £27 (3% Increase)
- Network Ryde 147 High Street - Green Fixed Tarif at £1'460 annual cost + £141 (11% Increase)
- Appley Toilets - Green Fixed Tarif at £979 annual cost + £73 (8% Increase)
- Eastern Gardens Toilets - Green Fixed Tarif at £2,333 annual cost + £154 (7% Increase)
- Eastern Gardens Toilets - Green Fixed Tarif at £905 annual cost + £98 (12% Increase)
- St Johns Road Toilets - Green Fixed Tarif at £406 annual cost + £39 (11% Increase)

ii. Western Gardens Public Toilets Lights Contract

The committee had agreed via email sent on 6 January 2021 to award the contract to Lemlec Ltd for supply and install of 10 IP rated LED bulkhead light fittings for the facilities at a cost of £735.84 including VAT to replace the existing non LED bulbs.

iii. Appley Park Public Toilets Contract

Members agreed via an email that was sent on 6 January 2021 to the contract that would address the installation, including parts and labour, to upgrade the existing faulty eight touch flush control systems. The contract would be awarded to Highbury Mechelec Engineering Ltd at a cost of £3243.80 including VAT. The facilities had been shut owing to the fault.

**RESOLVED:**

**THAT the supply of energy to all Ryde Town Council services and outlets, the Western Gardens Public Toilets and the Appley Park Public Toilets contracts be ratified as detailed above.**

## **7/21 UPDATES ON FACILITIES AND SERVICES**

The following updates were received:

i. Public Toilets

The Town Council had recently received a very large water bill for the facilities which was some three times larger than usual. This could be attributed to a number of issues, one of which could be a leak with another a faulty meter or reading.

The issue was being looked into with Southern Water and the existing contractor and a solution was being established. A sinkhole which had recently appeared on the pathway nearby in Appley Park was likely to be unconnected to the toilets as a recent Isle of Wight Council press release had suggested it was associated to the nearby sewage plant.

ii. New Christmas Tree / Lighting / Motifs Contracts Specification

Members were advised that a new lighting contract was being looked and the Assets, Facilities and Procurement Officer was drawing up the specifications for an agreement that would bring the supply and management of the towns Christmas Trees, lighting and council motifs on various street furniture under one single supplier and a four year agreement was proposed.

Members were advised that the contract would include the maintenance and replacement of all items such as broken lights and tree care. Island Roads would be expected to allow their lampposts and street furniture to be used for lights and motifs. Members would also be sent a specification of the agreement in due course.

iii. New Security / Locking Contract Specification

Over the passage of the past 12 months, the Town Council had acquired Vectis Hall and St Thomas's Church as well as the possibility of acquiring the Theatre / Town Hall and along with existing assets and sites such as its offices, youth base (Network Ryde), the skatepark and public toilets, needed to be securely managed. It was therefore necessary to review the current security arrangements and again consider a contract that would cover all areas and be managed by one security company.

Members would be sent a specification of a proposed agreement in due course.

iv. Pre-Season Planting / Watering Contract

A meeting between the Town Councils Assets, Facilities and Procurement Officer and the Isle of Wight Council had taken place and it was noted that owing to the ongoing Covid Pandemic the arrangements for 2021 would be of a similar nature.

It was anticipated that local schools could be involved with any future planting and greening projects such as those around the main flag pole along the Eastern Gardens on the Esplanade and a meeting with the Network Ryde Youth Manager to look at how this could be progressed along with other such planting projects. Plant sourcing would continue to be carried out locally and suppliers would be contacted in due course.

In 2020 there had been a theme to the plants that centred around the NHS and its contribution in care provision throughout the Covid 19 pandemic. Any theme for 2021 could follow a similar topic or something new such as recognising all key workers. Members of the public could also be invited to contribute any ideas on what they would like to see displayed in the town which could be carried out via a social media promotion.

v. Allotments

The Town Councils Allotments and Facilities Contract Officer updated members on the following allotment sites:

o *Mayfield Road*

A waste area had been built and sectioned off to store green / compost and general waste. This was built to reduce cleaning of the area and lower the problems of rodent infestation as well as placate some local residents concerns.

The Vice Chair (Cllr Stephens who represents Ryde West and the Mayfield Road Allotments) stated that any complaints or problems regarding any allotment issues should be passed to him in order for issues to be addressed

o *Quarry Road*

There had been several reports of trespassers on various plots and on some occasions breaking into sheds and green houses and stealing items including stored petrol. Users had reported seeing youths on site during the hours of darkness and the local constabulary had been notified. A meeting with the local PCSO would be organised to discuss this and other anti-social behaviour issues within Ryde. The allotments would continue to be monitored and users would need to be reassured that everything was being done to ensure their safety.

It was noted that there was consideration being given for a grant application in order to install toilets for allotment users with the disabled and young people short break users in mind

vi. Skatepark

The Chair advised that she had recently received an enquiry from a member of the public with regard to the current closure of the skatepark and expressed worries that the park was now permanently closed. Members were assured that the current closure was due to the Covid 19 third lockdown and the need to adhere to the regulations that stipulate no gatherings of people. The Skatepark would reopen once the national restrictions had been lifted.

It was noted that there had still been groups of people gathering near the skatepark as well as other places of interest which were not in accordance with the Covid regulations and the Town Councils Assets, Facilities and Procurement Officer would be meeting with the Isle of Wight Council's Recreation and Open Spaces Manager with a view to establishing links with the local Covid Marshalls who could assist in discouraging such gatherings.

## **8/21 QUESTIONNAIRE ON RTC SERVICES**

It was noted that that this would be covered when going out to consultation with regard to the planting and flowering themes and owing to the pre-election period being imminent would likely be following the local elections in May 2021 (should they proceed as scheduled owing to Covid regulations).

## **9/21 VECTIS HALL**

The building which was purchased by the Town Council in November 2020 had since undergone an Asbestos Survey and it had disclosed that there was a significant amount of the mineral and carcinogen contained within the structure. Some elements could be removed quickly, but most could not until plans for the future use of the building had been agreed. The structural survey had also been circulated and the building was being made structurally safe in order to secure the site and keep any unwanted visitors out.

A visioning session with all members of Ryde Town Council and key officers would take place soon to establish the best use of the facility. This would then be followed by a public consultation in order to engage with residents and see what they would like to happen with the building. Local schools and stakeholders would also be involved

Members would also be sent a floor plan of Vectis Hall ahead of the brainstorming session.

It was also noted that the front of the building would be tidied up and a large public notice could be erected with the Town Council intentions advertised on it in order to assure the residents that the building would be put into good use for all to benefit from.

## **10/21 ST THOMAS'S CHURCH**

Members noted that the sale of the church had now taken place and the completion date would be on Friday, 29 January 2021.

Next steps would include securing the building and planning the next phase which would predominantly be centred around its focus on becoming the new base for Network Ryde. The Youth Work Manager for Network Ryde and the Business Development Manager would work together on the future strategies.

Again, like Vectis Hall, a large information board could be erected outside, advising the public on the Town Council's new acquisition and what plans were in place for it.

Members were reminded that a grant from the Architectural Heritage Fund had been submitted to the Town Council to pay for a feasibility study and the loan for the purchase of the site would include heating the building.

It was also noted that a discussion with the Isle of Wight Council might be worth pursuing with regard to the land / grave yard adjacent to the church which was used as a public garden and could be acquired to complement the site. This was separated by some Herrass fencing which looked somewhat unappealing and at the very least could be replaced with something more attractive.

Members were however advised that the garden had become a focal point for some anti-social behaviour, which the Town Council needed to bear in mind if considering any acquisition.

## **11/21 MEMBERS QUESTIONS**

No questions were raised.

## 12/21 NETWORK RYDE UPDATE

Whilst not on the agenda the Chair agreed to an update on the Town Councils Youth Service provision.

It was noted and agreed that from the next meeting, a Network Ryde Update would be included on the agenda as a standing item for all future meetings of the committee.

Members were advised that the minutes to the last meeting of the Network Ryde Sub Committee along with the Youth Work Managers Report had been circulated for their attention. Other areas highlighted included:

### i. Covid 19 Lockdown Restrictions

The third national lockdown continued to present challenges in service provision, although 1 to 1 session were being carried out on Mondays, Tuesdays and Wednesdays afternoons at 147 High Street and the allotment sessions with Ryde Academy on Wednesday mornings and Thursday afternoons were still being carried out as well as 1 to 1's on a Saturday morning, which was a vital area of engagement with the towns young people.

Further grant funding of £2'600 had also been secured from the Violence Reduction Unit as well as an additional £500 from the High Sheriff with regard to the Allotment initiative, allowing the work to continue and provide young people something positive to be involved in.

### ii. New Team Member

A new member of staff had recently been recruited with a start date of Monday 8 February 2021

### iii. St Thomas's Church

A selection of Young People were due to visit the site with a view to gaining a user's perspective on the newly acquired site as well as listening to any new ideas and thoughts.

### iv. New Network Ryde Website

A new website had recently been launched with more in-depth details on the Youth Service as well as being able to target everyone in the community, some of which who may not have any access to social media.

## 13/21 DATE OF NEXT MEETING

### RESOLVED:

**THAT the next meeting of the Facilities and Assets Management Committee will be held on Tuesday 27 April 2021 at 2pm via the Zoom Video Meeting facility.**