



**MINUTES OF RYDE TOWN COUNCIL'S EXTRA-ORDINARY MEETING HELD ON
WEDNESDAY 26TH AUGUST 2020 AT 6.00PM VIA THE ZOOM VIDEO MEETING FACILITY
AND STREAMED LIVE VIA YOUTUBE**

Members Present: Cllr Henry Adams, Cllr Charles Chapman, Cllr Diana Conyers, Cllr Phillip Jordan, Cllr Michael Lilley (Chair), Cllr Karen Lucioni, Cllr Sue Lyons, Cllr Malcolm Ross, Cllr Ian Stephens, Cllr Lou Temel, Cllr Tim Wakeley and Cllr Wayne Whittle.

Also in Attendance: Lisa Dyer (Clerk) Jon Baker (Committees Coordinator), Liz Dutton (Committee and Admin Asst) Gareth Hughes (RFO) Rebecca Swan (Youth Work Manager) and Chris Turvey (Planning Clerk)

2039. APOLOGIES FOR ABSENCE

Apologies received from Cllr Axford.

2040. DECLARATIONS OF INTERESTS

None received.

2041. REQUESTS FOR DISPENSATIONS

To receive and consider granting any written requests from Members for dispensations in respect of disclosable pecuniary interests (NB: Request forms for other dispensations are available from the Clerks).

2042. EXCLUSION OF PUBLIC AND PRESS

Due to the commercial nature of the business on the agenda Councillors to a vote to exclude the public and press from the debate.

RESOLVED - To exclude the public and press.

2043. FORMER ST THOMAS CHURCH BUILDING

Councillors noted the attached confidential reports – Appendix 1 and Appendix 2

- I. Councillor Lilley introduced the item reporting that the Acquisitions and Commercialisation committee had made a recommendation to pursue the purchase of St Thomas' Church for use primarily by the Town Council's Youth Service 'Network Ryde'.

It was reported that the Youth Café at Network Ryde often reached maximum capacity and had to turn young people away for the afterschool sessions. The need for social distancing following the corona virus outbreak had resulted in the Youth Café being unable to open since March 2020. To increase capacity, space and increase the range of activities on offer the Acquisitions and Commercialisation had recommended the purchase of the former St Thomas' Church building for use by the Youth Service. It was also suggested that some Council meetings be held on the premises and the hall could also be offered for hire to the community when not being utilised by Network Ryde.

The Youth Work Manager reported that the users of Network Ryde and the Youth Cafe had been consulted and some had visited the former Church and that they were in support of the proposal.

Concerns were raised by members regarding the following

- Shared use
- Restrictive covenants
- Underestimation of renovation and running costs

Councillor Jordan proposed that the Council approve the recommendation of the Acquisitions and Commercialisation Committee to purchase the former St Thomas' Church building for a sum not exceeding £200000.

Seconded - Councillor Ross

I. RESOLVED

THAT Full Council accept the positive recommendation of the Acquisition and Commercialisation Committee to purchase the former St Thomas's Church, St Thomas Street, Ryde and duly approve the acquisition for a total sum not exceeding £200,000, excluding costs.

II. RESOLVED

THAT Full Council authorise the Clerk of the Council to undertake all operational actions and duties involved in the transfer of property ownership from the current owner to Ryde Town Council.

The purchase will be subject to satisfactory due diligence including satisfactory conveyancing, surveyor and commissioned reports.

Councillor Wakeley asked that his vote be recorded in opposition to the proposals.

2044 PUBLIC WORKS LOAN BOARD – BORROWING APPROVAL

The RFO informed Councillors that as a Council we would be eligible to apply for a Public Works Loan Board loan to purchase and renovate the building. The estimates for renovating the building were £60000. He recommended building in a contingency of 10% to the loan request.

Amendment to Motion

Councillor Jordan proposed an amendment to the motion to increase the loan request from £260000 to £286000 to ensure there was a sufficient contingency to cover renovation costs.

Seconded - Councillor Whittle

Amendment approved

Councillor Jordan proposed that the following be agreed:

Seconded Councillor Ross

A named vote was requested.

I. RESOLVED

THAT Full Council agree to seek the approval of the Secretary of State for Housing, Communities & Local Government to apply for a Public Works Loan Board loan of £286,000 over the borrowing term of 30 years for the costs of purchase, alterations, repairs compliance and upgrade of St Thomas 's Church, Ryde.

II. RESOLVED

THAT Full Council agrees to authorise the Responsible Financial Officer to undertake all necessary work to enable loan completion.

III. RESOLVED

The Council agrees that the costs associated with completing the purchase be taken from reserves.

For	Against	Abstained
Councillor Adams	Councillor Wakeley	Councillor Lyons
Councillor Chapman		
Councillor Conyers		
Councillor Jordan		
Councillor Lilley		
Councillor Lucioni		
Councillor Lyons		
Councillor Ross		
Councillor Stephens		
Councillor Temel		
Councillor Whittle		

Meeting Closed at 7:05 PM

Signed
Mayor Michael Lilley

Dated 02 November 2020