



MONTGOMERY TOWN COUNCIL

CYNGOR TREF TREFALDWYN

Minutes of the virtual extraordinary meeting of Montgomery Town Council held on Tuesday 12th March 2022 at 18.30 hours	
This meeting was recorded	
Present: Cllr's J Kibble (Chairperson), W Beaven (Deputy Chair), M Mills, G Stephenson, R Harper, D Jones, L Weaver	
1. Apologies Cllr O Lewis, Cllr D Jones	
2. Declarations of Interest Cllr W Beaven	
3. Town Hall Lease Queries raised for updates: Pointing of the Town Hall- this is underway. Warranty for the boiler is with the plumber Update on the heads. TC to chase as they were waiting on the heads to be delivered. Query as to fire alarm contract ongoing to be picked up with THT after costs have been obtained Some notes on the lease <ul style="list-style-type: none">• Change to the start date as the lease can be back dated from the date of signing• Noted that we will have to provide a schedule of condition which will be photographed. A suggestion of a member of the Trust and Council to do this together and the list to be compiled and emailed for signing• Noted there could be an additional delay from the Powys Council as the Town Council has the lease from them and they will have to agree to the new management regime. This has been checked previously by the solicitor and they will need to see a copy of the signed lease. There may be a delay due to the change of cabinet, but the council is hopeful this will be minimal• Inventory needs to be updated and sent and noted that Cllr Mills had done a large amount of work on this• Noted a change in wording on 6.4 with a query around the notice given if the Town Council would like to stop the coffee mornings thought this was stated to be unlikely as it is a community resource. Just flagged that the wording between the coffee mornings and market cancelling was different, but it was agreed that the wording was clear.	

- Point 24 has an additional assurance around an indemnity that the Trust is to carry out no activities that cause annoyance to neighbours of the Town Hall.
- Point 25.2 just tightened up the wording around the annual payment and a protection for the Town Council in case of Covid as if the building is closed then the Town Hall Trust would reasonably not be able to pay rent

In regards to the tenancy there will be elements excluded due to the commercial use of the property which the Town Council were comfortable with. A waiver will be signed.

Confirmed that the property reverts to the Town Council with no legal right of occupancy. There is a break clause at six months.

In the side letter some amendments had been made including in point 3.3 where equipment had been changed to where appropriate and PAT testing is now mentioned. Query around the wording which implies the contents of the side letter are to be kept secret. TC to check in with Solicitor as it was felt this was probably just standard wording.

Query around the booking system. TC to carry on the booking system for now with an agreement to pay the THT for the income each month. There is an ambition for them to have their own system in the future. Noted that Cllrs felt if this was to be longer than a couple of months some form of recharging would have to take place. New email is already in place and a slight concern was raised around the potential for double booking.

Resolution to accept the legal agreement and side letter

Proposed: Cllr Mills

Seconded: Cllr Harper

For: Cllr Kibble, Cllr Weaver, Cllr Weston, Cllr Stephenson

Abstained: Cllr Andrews