



RAMSGATE TOWN COUNCIL

Minutes of the Ordinary Meeting of the Finance & General Purposes Committee Meeting

Venue: The Council Chamber, The Custom House, Harbour Parade, Ramsgate

Date: Wednesday 22nd November 2023 at 7pm

Present: Councillors: Green (Chair), Albon, Crittenden, Driver, Hudson, Huxley, Makinson, Nixey and Ovenden.

Also in attendance:

Miss L Fidler, Town Clerk & RFO

Miss E Richford, Deputy Town Clerk & Finance Officer

206/23

APOLOGIES

Apologies were received and accepted from Cllrs Ara (work commitment), Austin (personal commitment), Dark (unwell), Heatherington (unwell) and Wing (unwell). No apologies were received from Cllrs Moore and Young.

RESOLUTION: To approve the apologies for absence.

207/23

DECLARATIONS OF INTEREST

There were no declarations of interest.

208/23

MINUTES

The minutes of the Ordinary meeting of the Finance & General Purposes Committee held on the 13th September 2023 (minutes 154/23 to 163/23) were received.

RESOLUTION: The Minutes were approved as a true and accurate record of the meeting.

209/23

ACCOUNTS

Members received the following:

(i) Financial Comparison – Expenditure to 31st October 2023.

(ii) Financial Comparison – Income to 31st October 2023.

(iii) Financial Summary – Cashbook to 31st October 2023.

RESOLUTION: The above information was noted (items (i) – (iii)).

(iv) Members considered a series of quotes for remedial work at The Custom House.

RESOLUTION: The following quotes in relation to The Custom House were approved, subject to the Council making the funds available [virements to be considered at Council meeting on 29th November 2023].

- a. A quote of £1,450.00 for reinstatement insurance valuation of The Custom House.
 - b. A quote of £4,892.00 to upgrade the Lightening Projection System to bring it in line with current British Standards.
 - c. A quote of £1,163.00 to provide surge protection and earth bond for the Lightening Protection System.
 - d. A quote of £3,329.89 for various remedial issues required to achieve a satisfactory EICR survey.
 - e. A quote of £8,310.00 for window repairs.
- (v) Members considered a list of virements proposed to balance the 2023/2024 budget that will be considered at November's Council meeting.

RESOLUTION: The proposal was accepted.

- (vi) Members considered a first draft of the 2024/2025 budget, and the Town Clerk & RFO presented a report of significant variances. The budget needs to be approved (at the latest) at the Council meeting on the 31st January; Members were asked to consider what work needs to be undertaken prior to this meeting.

RESOLUTIONS:

- a. A report on the cost to refurbish and run the East Cliff Lift to be provided.
 - b. A lease for the East Cliff Bandstand should be for a minimum of 10 years.
 - c. Cllr Albon to speak with TDC about refurbishing the East Cliff Bandstand railings.
 - d. The remit of the Ramsgate Fund to be considered (this will return to February's F&GP Committee Meeting).
 - e. A report on the cost of producing the Community Ad magazine will be provided.
- (vii) Members considered a quote to repoint the boundary wall at the Montefiore Woodland.

RESOLUTION: The quote of £4,830.00 was approved.

210/23

RADFORD HOUSE

Councillors received a verbal update from Cllr Nixey on progress and activities at Radford House. A copy of this report is attached to the official minutes (Appendix 1).

211/23

TREE AUDIT

Councillors received a health & safety tree audit from Invicta Arboriculture and considered the recommendations contained therein; quotes from tree surgeons to undertake this work will now be sought.

RESOLUTION: This information was noted.

212/23

CLIMATE CHANGE TASK GROUP

(i) Members received the Minutes of the Climate Change Task Group Meeting held on 25th October 2023.

RESOLUTION: To note these Minutes.

(ii) Members received the Action Plan Progress Report of 25th October 2023.

RESOLUTION: To note this report.

213/23

DATE & TIME OF NEXT MEETING

Wednesday 21st February 2024 at 7pm

Minutes 210/23

Progress report from Cllr Nixey regarding Radford House

- The Conservation Management Plan has been completed; the Town Clerk will forward this to you. The history of the building is extremely interesting, and I recommend that everyone reads it. For example, on your way into the Council Chamber you walked past an oil painting of Richard Tomson The Younger (Deputy Mayor of Ramsgate in the late 1700s) who at the time of being Deputy Mayor – lived in Radford House.

For three generations the Tomson family lived at Radford House, and all three generations were involved in the Borough Council.

There's a link between the Council and Radford House that goes back over 250 years.

- Asbestos above the kitchen has been removed and the parameters of asbestos in the main loft spaces confirmed, ready for loft insulation to be installed.
- A schematic of the heating system has been undertaken, and a schematic of the wiring is underway (although slightly delayed as we repurposed the electrician to fix the Christmas lights). These reports will inform the mechanical & electrical of the current set-up, which is not intended to change – but we are hopeful that there will be some historic pipes and wires that can be removed to tidy the building up.
- We've developed a problem with surface drainage that's resulted in considerable water running into the building when it rains, the Technician's have been rodding the drains every day. A drainage survey identified that the problem stems from part of the drains that isn't currently accessible – there's a manhole cover that was tarmacked over. This manhole is going to be dug up and the blockage underneath cleared.
- The water ingress problems at the top of the building are now resolved and the building is watertight at the roof.
- A Community Ownership Grant of £350,000.00 has been sought; the outcome of the application is expected at the end of December. The Town Clerk will also be seeking other external funding.
- Our Project Manager Andrew will be leaving AP Cost Consultants at the end of December; the Radford House project will be picked up by Andrew's partner Paul who is a Chartered Surveyor. We've been assured that AP are committed to and capable of delivering the agreed contract.
- Trial usage of the building continues;

- there's a refillable van that now visits twice a month
- Puppet making workshops during half term
- Yoga taster sessions
- East Kent Artists Open House
- A ghost hunt
- Poetry Extravaganza Celebrating Emile Sercombe.
- Ramsgate Society Design Awards
- The weekly Chat Time sessions continue with recent talks including "from pleasure gardens to art galleries", "walking the Camino de Santiago"
- Sketch club
- Dark Room Workshop
- Artist talk and workshop
- Late night Christmas market in December
- And more