

**Cotgrave Town Council Extraordinary Meeting  
24<sup>th</sup> July 2017**

**Present** : Councillors C Jeffreys (Chairman), R Butler, H Brumpton, K Chewings, M Chewings, S Ellis, S Gardner, W Handbury, L Healy, J Mileham, P Pearson, I Shaw, A Wilkie (7.15pm) and Y Wilson.

**Absent** : Councillor C Denham.

**In Attendance** : The Clerk and 11 members of the public.

The meeting was held at Cotgrave Futures and started at 7.00pm.

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**Declarations of Interest**

1903 No declarations of interest were given.

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**Public Open Session**

1904 Some of the residents attending the public open session wish to raise their concerns about a mobile telephone mast that Cotgrave Town Council is considering placing on Maddison Field.

1905 Resident, Trina Fitzalan-Howard noted her concerns about Cotgrave Town Councils' due diligence regarding a mobile telephone mast, which could be located on Maddison Field. The resident, believes that the company Cotgrave Town Council are discussing the mast with, Shared Access, and their associate planning company, Pegasus are not reputable companies and their business is conducted through the Cayman Islands and this could involve American courts in the future.

Miss Fitzalan-Howard asked why the previous area at the sportsground at Colliers Way had been rejected by the solicitor and who paid the bill for this?

Also, who owns the land called Maddison Park?

1906 Resident, Dorothy Howard, who informed Council that she is representing 32 residents living at Spring Meadow and shares their concerns that the alteration to the field outside the complex is not acceptable and very close to Spring Meadow.

Ms Howard has contacted the company, Pegasus, asking for the period of consideration to be extended and has been informed that this will not be able to be allowed.

Ms Howard, wants the consultation period to be further extended.

1907 Ms Howard, commented that she is aware that Cotgrave needs a better coverage and 4G, but does not want the mast in the centre of Cotgrave.

1908 Resident, Mr Duncan, from Lingford, asked what effect the mast would have on his property and would like to see more information about the mast.

- 1909 Resident, Ms Sissons, of Thorntons Close, raised her concern about the closeness of the mast to her rear garden and would attend a meeting, where more information could be given.
- 1910 Resident, Mr Whetton, of Lingford, is concerned about any health issues and the look of the mast, when looking at the field.
- 1911 Resident, Mr S Denham, on behalf of his Mother, from Lingford, would like to know who owns the field and will the mast be disguised? Will the mast decrease the value of the houses? If so, will the council tax be reduced to reflect this? The resident is a member of a trade union and he will be discussing this information with his trade union.
- 1912 Resident, Mr K Rhodes, from Thornton Avenue, was aware of the mast and asked if Council are the owners of the land and whether the land is suitable for this type of structure and would like to have an open meeting to discuss this further.
- 1913 Cotgrave Town Council listened to all the comments and concerns and informed the members of public that Council would call an extraordinary meeting in September to discuss all the mast issues and their concerns.

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**Financial Cost Considerations for New Office Space**

- 1914 Councillor Ellis and Shaw had prepared an analysis of costs to compare the current office space and estimated the costs for the potential new office space.
- 1915 Councillor Shaw stated that the new office would cost Cotgrave Town Council £114,322 to purchase a leasehold for 999 years and then the cost of relocation has been estimated as £1k. The new office would not provide an increase in the size of the office we currently occupy.
- 1916 The annual costs relating to the new office, given in the lease are only specified as a percentage figure, so running costs would have to be assumed.
- 1917 Electricity, water, business rates are all included in current office space rent, used by Cotgrave Town Council. The annual rent for the current space is £5740 per year. Telephone and broadband are paid for by Cotgrave Town Council
- 1918 Councillor Shaw and Ellis had estimated an electricity cost for the new office at £250 and business rates would be an unknown amount, because the building has not yet been built and assessed.
- 1919 Councillor Shaw predicted that the annual costs for the new building would be about £4011 per year.
- 1920 Councillor Shaw suggest the difference in cost of the two offices would be approx. £1700 per year but these information is based on assumed figures only.
- 1921 Councillor Shaw noted that the initial payment would take approx. 66 years to break even, to cover the initial purchase cost.
- 1922 The lease for the new office does include costs for areas of the building which would be communal and these costs are to be shared out between all users on a percentage basis.

- 1922 Councillor Shaw raised his concerns over the lease because he feels that questions raised by Cotgrave Town Council and given to the solicitor have not been fully answered.
- 1923 Councillor Shaw also noted that we would get any great benefit from moving into the multi-service centre because we do not currently work closely with the Doctors, Library and Police and we do have email access and we would be in walking distance if we needed anything from the other users.
- 1924 Cotgrave Town Council already pay over £16K per year towards the Cotgrave Leisure Centre for the cost of installing a pool.
- 1925 Councillor Shaw noted that we need to be in the 'Hub' but feels the Leisure Centre is a very busy hub of Cotgrave. Many residents come to use the centre on a regular basis and the purchase cost of £115K could be used on other projects in Cotgrave and benefit more of Cotgrave.
- 1926 Councillor Ellis could not see any major benefits for moving office space for Cotgrave Town Council.
- 1927 Councillor K Chewings thanked Councillors Shaw and Ellis for preparing the financial costs for the project and raised his concern over the length of time it would take to recuperate the costs of the initial purchase and also raised concerns that the office would be provided without heating and the additional costs of fitting out the office.
- Councillor K Chewings noted that the solicitor had not fully answered the questions which council had raised with him. The move would only be agreed if it was the correct decision for Cotgrave Town Council but not at any cost. The lease is offered for 999 years but it is likely to be 100 years.
- 1928 Councillor Brumpton noted that this is not the right office space and we should not enter into the lease and new office space.
- 1929 Councillor Handbury agreed with the decisions made by the other councillors and had many concerns regarding the lease.
- 1930 Councillor Gardner stated that he thought the move to the new office was still the right decision for this Council and that Cotgrave Town Council should have a presence in the new building.
- 1931 Councillor Healy agreed that Cotgrave Town Council should be located into the new building, especially as Cotgrave is growing and new residents would expect to find us in the building. The agreement has many hold ups and these have not been caused by Cotgrave Town Council and we have been discussing the project for a long time.
- The area will be improved and hopefully a bus stop can be provided nearer the new building to improve access for residents and Council would own an asset, which could be sold at a later date, if it was necessary.
- 1932 Councillor Pearson noted that purchasing new office space is expensive and is the cost to value right for the purchase, but Council should have a back-up plan if our current office becomes unavailable.
- 1933 Councillor Wilson is disappointed by the length of time it has taken Rushcliffe Borough Council to sort out all the issues surrounding the new building.

She is also disappointed with the responses to questions given to our own solicitor.

She noted that if Council did not take up the office space, it would be filled by others.

1934 Councillor Jeffreys had spoken to the Chief Executive of Rushcliffe Borough Council and he has said the new build will go ahead whether Cotgrave Town Council decide not to be part of it. We need to give Rushcliffe Borough Council a final decision because it is going on too long and the final decision must be September 2017.

Councillor Jeffreys said the new office must be best for Cotgrave and its residents.

1935 Councillor Wilkie commented that Rushcliffe Borough Council have handled the project, but not kept us well informed and then pushed for a decision.

Cotgrave Town Council have missed other opportunities to purchase properties, but there will be another office available if necessary.

1936 Councillor Brumpton noted that Council does have funds and can look for office space, if it becomes necessary.

1937 Councillor Shaw felt the lease was written for the landlord and not for the tenants and he was concerned if the building was sold in the future, a new landlord could increase all our costs.

1938 Councillor Butler said that the Council had been discussing the project for a long time and believes are the key services should be placed together in one building and Cotgrave Town Council such not be located down the road in another building.

Councillor Butler commented that money for councils is very tight, but we have ring fenced this money for such a purchase within our accounts.

He can see the concern of Council regarding the purchase.

1939 Councillor Ellis asked if Council believed the financial figures worked for this council and if so, we would need to consider the lease and some of the areas of concern.

1430 Councillor Mileham noted we need to understand the lease, but we would have an office to sell, if we wished to.

1431 Councillor Jeffreys noted that she would like this Council to be part of the new building and town centre, where all services could be together, and therefore, reluctantly had a rethink but does not believe the financial figures are right for this council to move into the building.

1432 Councillor Ellis then proposed that Cotgrave Town Council remain in the current premises, as the cost of moving to the new multi-service centre cannot be justified.

1433 Councillor Shaw seconded this proposal.

1434 A recorded vote was taken, all Councillors in favour of staying in the current premises were Councillors Jeffreys, Brumpton, M Chewings, K Chewings, Wilkie, Shaw, Handbury, Pearson, Ellis, Wilson and Mileham.  
Councillors Gardner, Healy and Butler were against the vote.

1435 **Resolved** : 'To stay in Cotgrave Town Council's current office space.'

1436 Council agreed to write to the Chief Executive of Rushcliffe Borough Council and inform him of the decision taken and the letter would be hand delivered by Chairman of Cotgrave Town Council.

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There being no further business the meeting ended at 8.20pm.

Chairman..... Signed as a True Record (Date).....