



**Minutes of a meeting of the
FINANCE, PLANNING & ADMINISTRATION COMMITTEE OF RAINFORD PARISH COUNCIL
held in the Council Chamber at Rainford Village Hall on Wednesday 09 February 2022 at 6.30pm**

Present: Councillors: Bardsley, Long, Monk, Sterry (Chairman)

In attendance: Steve Littler,

Assistant Director, Property & Economy, Place Services, St Helens Council

Sally Powell (Clerk)

Absent:

1. Apologies:

Councillor Griffiths (Family)

2. Approval of the minutes of the meeting held on 12 January 2022:

The minutes of the meeting held on 12.01.2022 were agreed as a true and accurate record, proposed by Councillor Long, seconded by Councillor Bardsley and carried unanimously.

The Chairman expressed her intention to take items 6 & 7 next and to discuss them together.

6 & 7. Village Hall Repairs and Terms for the New Lease:

The Chairman welcomed Steve Littler to the meeting and thanked him for attending. Steve Littler reminded the meeting that the last lease for the Village Hall had been signed in 1995 and was a 25-year lease. The lease has been rolling over since it ended on 31.03.2019 which means that all the obligations of the full repairing and maturing lease still apply. Therefore, the Parish Council is responsible for keeping the building and fixtures and fittings in good order.

There is now an opportunity to look at altering some of the terms of the lease, such as the length and whether all the land previously included remains part of the lease.

Councillor Monk explained that the Village Hall had become a burden to the Parish Council as well as an asset, due to the major repair works that are required to keep the building functioning. The Parish Council cannot take on obligations without knowing how much it is going to cost. Using all the Parish Council's income to pay for repairs on the Village Hall is not acceptable as it stops community projects being funded. Therefore, the Parish Council cannot sign a lease on the same terms as the expired lease and would need St Helens Council to take on some of the responsibility for the repairs to the building. Steve Littler explained that a case would have to be made as to why the situation had altered.

Councillor Sterry explained that the Parish Council cannot commission further repairs that are presently required, when it is not certain that the funds to pay for them, are available. Steve Littler suggested that surveyors from St Helens Council produce a report on the condition of the building. All agreed that this was an excellent idea and something that the Parish Council had been going to request.

There was a further discussion around the fact that both parties would wish for the Parish Council to keep responsibility for the Village Hall, but there would need to be concessions in a new lease for this to happen. The Chairman stated that communication with the Estates Department had been difficult since before the end date of the lease, which was pre Covid. Steve Littler apologised for the lack of contact in the past and explained that there had been staffing issues, particularly during the pandemic. However, the Parish Council is now dealing directly with him, so the same issues will not arise.

There was a discussion regarding:

- other historic buildings in the borough
- what would happen if the Parish Council chose not to renew the lease
- the possible availability of grants, particularly in light of the pandemic
- the fact that the Parish Council is working hard to maximise income from the Village Hall, but this becomes more difficult, the older the building becomes
- the future of the library building in Rainford
- Rainford is not generally a drain on the borough's resources, but it does not have a great deal of facilities
- the option of the Village Hall being given over to the Parish Council
- how further repairs can be paid for, given the terms of the lease

Steve Littler confirmed that he will arrange for a survey of the building and left the meeting at 7pm

3. Plans:

The following planning applications have been granted:

<i>P/2021/0869/HHFP</i>	<i>Erection of 2 storey rear extension 1 Maggots Nook Road</i>
<i>P/2021/0890/HHFP</i>	<i>New dormer to front elevation 26 Ormskirk Road, Rainford</i>
<i>P/2021/0897/HHFP</i>	<i>Retrospective application to retain extension to existing detached garage to rear Tudor Mount, Crank Road, Crank</i>
<i>P/2021/0901/HHFP</i>	<i>Erection of a detached outbuilding in rear garden to be used as a store/workshop 338 Ormskirk Road, Rainford</i>
<i>P/2021/1043/HHFP</i>	<i>Single storey rear extension 100b St Helens Road, Rainford</i>
<i>P/2021/1046/HHFP</i>	<i>Single Storey rear extension</i>

Further reports have been requested before any decision can be made for the following application:

P/2021/1066/FUL Red Delph Farm

New applications:

*P/2022/0004/HHFP Proposed part 2 storey, part single storey rear extension
64 Ormskirk Road, Rainford*

There were no objections to this application

*P/2022/0006/HHFP Single storey rear extension with internal alterations
5 Pine Dale, Rainford*

There were no objections to this application

*P/2022/0034/HHFP First floor rear extension along with minor alterations to existing
dwelling and outbuilding*

33 Pilkington Street

There were no objections to this application

P/2022/0040/HHFP Erection of proposed outbuilding & detached garage

51 Bushey Lane, Rainford

There were no objections to this application

P/2022/0050/TPO Works to 2x Beech trees covered by Tree Preservation Order.

41 St Helens Road, Rainford

There were no objections to this application

P/2022/0054/HHFP Demolition of the existing detached garage and erection of a part 2 storey, part single storey side extension with porch to the front

60 Buttermere Crescent, Rainford

There were no objections to this application

P/2022/0058/HHFP Front porch with canopy roof and extension to the existing dropped kerb

132 Ormskirk Road, Rainford

There were no objections to this application

4. Clerk's Report:

The following report was circulated with the agenda. Additions are in italics.

1. Statements from the Government regarding COVID-19 continue to be monitored on a daily basis for relevance to the Parish Council and the Village Hall. Hand sanitisers remain in place. Visitors are encouraged to wear face masks when moving around the building, but there is no longer a legal requirement for them to do so.
2. The stonemason will be attending week commencing 07.02.2022 to complete the repair work required to the lower-level delaminating stone work.
3. No outstanding furlough money has been received yet. *It had been noted that some emails had been sent to the old email address. A request to have them resent to the correct address had been made.*
4. The details for payroll payments for November, December and January have not yet been received.
5. Steve Littler has been invited to attend the FPA committee meeting on 09.02.2022 to discuss the renewal of the lease for the Village Hall and the cost of the on-going repair work to the building.
6. Bookings for after 01.04.2022 are being made and the increased prices quoted. So far this does not seem to be affecting bookings. All regular hall users have been advised of the increase.
7. As far as I am aware, no decision has been made yet regarding the Red Rose Way proposal put to St Helens Council by LCR
8. The research being carried out regarding grants for installing on-street residential car charging points is on-going. A local firm which installs the charging points has also been contacted.
9. Quiz nights are continuing, with additional marketing to encourage more teams.
10. A Parish Council newsletter was in the January 2022 issue of Local Life. At the suggestion of Councillor Denton, a copy of this will now be placed on the noticeboards in the Village Hall and centre of the village.
11. Age UK are holding a 5-week Creativity course at the Village Hall for older citizens starting on 24.02.2022.
12. Following the leak in the ceiling of the Main Hall, the plaster looks unstable. This is being attended to, but it is taking time to get someone on site.
13. The bar stocktake which took place on 17.01.2022 showed a 64% gross profit.
14. The footpath between Higher Lane and Lakeside Gardens remains closed and the demolition of the building is yet to commence. Residents are being kept informed of the situation via social media. The footpath cannot be closed any longer than 6 months.

15. An Afternoon Tea on 22.05.2022 and a Gala Dinner on 28.05.2022 are being organised to celebrate the Queen's Platinum Jubilee. The Borough Councillors and other organisations have asked what the Parish Council would be organising. There may be some street parties.
16. The St Helens Star ran an article regarding speeding on the bypass week commencing 24.01.2022, containing a quote from the Chairman.
17. As requested, the document suggesting an alternative distribution for the wards within the parish was updated and circulated. It was also sent to the relevant officers at St Helens Council.
18. In addition to the Quiz and concert that are being organised to raise funds for the Chairman's fund for Rainford Heritage Society, an Afternoon Tea will take place on 13.03.2022. Councillors support for these events would be appreciated.
19. The caretakers and Licensees have been asked to ensure that all lights and heating are turned off when there is no-one in the Village Hall. Additionally, the caretakers were asked to make sure that the radiator in the gent's toilets is turned off.
20. A thank you letter has been received from the British Legion for the purchase of Remembrance Day wreaths.
21. Any outstanding invoices have been chased and several payments have already been made.
22. Another successful B A R breakfast meeting was held on 26.01.2022, with representatives from new businesses attending.
23. The Event Co-ordinator is working hard on the beer festival, which will take place from 11 – 13 February 2022. More sponsorship has been received this year. An additional 4 barrels were sponsored following the B A R meeting.
24. Following the CLC meeting on 02.02.2022, the draft Road Safety Strategy drawn up by Councillor Reynolds will be updated.
25. The updated Code of Conduct for Members has been received and will be discussed at the full Council meeting on 28.02.2022.
26. At the suggestion of St Helens Council, an application was made for an Omicron Hospitality and Leisure grant, but it was rejected as Parish Councils were exempt.
27. A preliminary meeting with the principle of Rainford High regarding a joint project had taken place. A further meeting is being organised with Councillors.
28. A further meeting with officers from St Helens Council regarding the future of the library service in Rainford is being arranged with members from the CLC and FPA committees.
29. *The newsletter is now displayed on the noticeboard in the Village Centre and Village Hall.*
30. *Everything is in place and on track for the Beer Festival. 4 further barrels had been sponsored following the B A R meeting. The Gin Table has been sponsored, along with the bar and the glassware. New sponsors had also been gained. The Councillors also agreed to sponsor a barrel. The Clerk was asked to convey the thanks of the committee to all staff.*
31. *The Council Tax Base has been confirmed at 2937 (Band D equivalent) which will give a precept of £79,299. This will be paid in 2 instalments in April and June.*
32. *A meeting has been arranged with the principle of Rainford High to discuss the possibility of some students being taught at the Village Hall. There was a discussion and it was agreed that this would be an excellent project, if a suitable arrangement can be made.*

5. Income & Expenditure for January 2022:

See appendix one for details and updated cashflow document

Income £14,216

Expenditure £9,056

This does not include salaries for January 2021

Bank balances @ 31.01.2022:

Current Account: £10,793

Business Account: £38,274

Christmas Fayre Account: £2552

Provisional for liabilities: £24,000

Available funds £25,067

Councillor Sterry asked if all the expenditure for the beer festival was included in the figures. The Clerk explained that the invoices for the barrels had not yet been paid. It was hoped that the furlough money would be received before the end of the financial year. There was a discussion about the cashflow document and the Clerk was asked to include a line for liabilities in it.

6. Village Hall Repairs:

The stonemasons would be returning to undertake the low-level delamination work to the front of the Village Hall later in the week.

The quote for replacing in the windows in the Clerk's office had not been updated, following the request to have the windows inward opening. The Clerk was asked to chase this.

7. Improvement of the offer and the profitability of the Village Hall:

The Community Liaison Committee had been discussing the possibility of some community support groups using space in the hall, free of charge. Initial research suggests that grant applications may be looked upon more favourably if some groups do not have to pay to hold meetings at the hall. The project with the High School may also assist successful bids for grant funding.

Bookings are improving, with 2 Wedding Receptions being confirmed in the last week.

There was a discussion regarding the Senior Citizens Luncheon Club which will be returning on the 1st and 3rd Tuesdays of the month, starting in March 2022. Previously, the RSCSC had not paid for the use of the hall and kitchen, but made an annual donation, which amounted to approximately a third of what the actual hire cost would be. It is understood that the charge for lunch will be increasing. It was agreed that the Clerk would send figures to the FPA committee showing what the hire cost would be. Following this the luncheon club committee would be approached to discuss the costs of using the hall.

The patch on the ceiling still needs to be painted where the water came through.

ACTION: The Clerk

There being no other business, the meeting closed at 7.34pm

**Councillor Christine Sterry
Chairman, Finance, Planning & Administration Committee
Rainford Parish Council 2021/22**



Month 10 Jan 2022
Payments.pdf



Month 10 Jan 2022
Receipts.pdf



Cashflow
2021.2022.xlsx