

OLD ST. MELLONS COMMUNITY COUNCIL

Minutes of virtually held extraordinary meeting at 6pm on Thursday 19th November 2020

Present:

Chair: Cllr Dianne Rees (DR) - Zoom

Vice Chair: Cllr Rosemary James (RJ) - Zoom

Councillors: Cllr Ashley Bishop (AB) - Zoom
Cllr Gaynor Hassan (GH) - Zoom
Cllr Dennis Matthews (DM) – Zoom
Cllr Derek Stroud (DS) - Zoom
Cllr Joel Williams (JW) - Zoom

Clerk to the Council: Mrs N Evelyn-Gauci (NEG) - Zoom

In attendance: Mrs Nadine Dunseath (ND) – Interim RFO – Zoom

1. Apologies for absence & Acceptance (1 min)
None
2. Declaration of interests (1 min)
Accepted annual declaration of interest – if any other interests this will be declared below
3. Possible reopening of the hall (30 min)
It was noted that some of the Cllrs felt it should not be opened to the general public and that before the opening of the hall there needs to be a risk assessment carried out.

It was noted that the Clerk had spoken with the other Community Councils and only one has opened up their doors for their regular users - Nursery, Baby and Toddlers and after School Club, which they felt were essential for their Community. A risk assessment was carried out by the Community Council and also a risk assessment had to be provided by the hall hirer and to give to the CC, the hall hirers are responsible for cleaning before and after each activity.

DS noted that there are quite a few things that need to be completed prior to the Hall being opened. The new fire extinguishers are now installed and tested, but now need to contact the fire risk assessor - IvorFire – Shaun Doyle for him to assess/agree all fire aspects of the Hall are met. DS will arrange this. An approximate cost is £150.00 plus VAT.

It was resolved: all agreed

There is a lot of vegetation blocking fire exits which needs to be cleared, entrance paths need cleaning as growing slippery moss needs to be removed, the heating needs to be re-set and checked.

All Cllrs voted in favour of opening the hall beginning of 2021 to be reviewed at the OSMCC January meeting.

It was resolved: JW proposed, GH seconded

4. Hall insurance/switching of Insurance company (15 min)
It was noted that even though the other Community Councils has not had the exclusion applied to their existing policy, any new quotes will have an exclusion for new policies.

It was noted that the RFO approached Came and Co. to clarify what do they consider an occupied building, Came & Co stated that they were a broker and as the policy is with AXA they said that they were not in a position to advice and can only make a judgement what can and cannot be allowed.

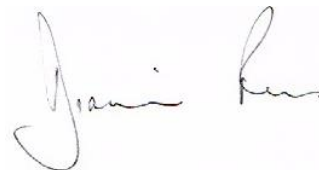
It was noted that the Cleaner, Caretaker and a Councillor all visit the hall weekly, there is also a contractor on site, therefore the policy which states unoccupied for 45 days or more surely does not apply, the RFO will go back to the insurers and note this. The RFO has noted that the insurance company has been very unhelpful and has been struggling with getting straight answers from queries that has been presented to them.

It was noted that the existing policy is not due until March and if we did change our insurance company mid term there may be a penalty clause. That said it was noted that any new policies with a different insurer may have the exclusions applied – unoccupied building. The exclusion on the policy is: theft, malicious damage, escape of water from tanks, freezing and loss of metered water and gas. All insurers restricted cover flood impact, vehicle damage, trees from storm damage and fire -explosion.

The RFO was asked to enquire about a top up with the insurers to cover the exclusions and to find out the cost. It was also noted to send photo's of all the security attached to the building, gates, windows, fences etc, the RFO did state that the insurance company were aware of this.

It was resolved: JW proposed, DR seconded for a top up to include exclusions.

The meeting closed at: 1900 hrs



*Cllr Dianne Rees
Chair to the Old St. Mellons Community Council*