

MAIDSTONE BOROUGH COUNCIL

COBTREE MANOR ESTATE CHARITY COMMITTEE

MINUTES OF THE MEETING HELD ON TUESDAY 11 JUNE 2019

Present: Councillor McLoughlin (Chairman), and
Councillors Cox, Daley, Mrs Gooch, Mrs Hinder

6. APOLOGIES FOR ABSENCE

There were no apologies.

7. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no substitute members.

8. URGENT ITEMS

There were no urgent items.

9. NOTIFICATION OF VISITING MEMBERS

There were no visiting members.

10. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

11. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

12. EXEMPT ITEMS

RESOLVED: That Agenda Item 13 – Exempt Appendix – Cuddle Corner Roof Defect Works be taken in private due to the possible disclosure of exempt information.

13. MINUTES OF THE MEETING HELD ON 9 APRIL 2019

RESOLVED: That the minutes of the Meeting held on 9 April 2019 be agreed as an accurate record of the meeting and signed.

14. MINUTES OF THE MEETING HELD ON 21 MAY 2019

RESOLVED: That the minutes of the Meeting held on 21 May 2019 be agreed as a correct record of the meeting and signed.

15. PRESENTATION OF PETITIONS

There were no petitions.

16. QUESTIONS AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC

There were no questions from members of the public.

17. CUDDLE CORNER ROOF DEFECT WORKS

The Committee considered the report of the Leisure Manager which provided information on a roof defect in the Cuddle Corner building at the Kent Life visitor attraction.

The Leisure Manager highlighted to the Committee the photographs of the building which were included in the report and exposed the hole in the roof. The defect had been discovered when the contractor, Planning Solutions, was assessing the suitability of the building for conversion to a party room. Previously the barn had been used as a store room so was not accessed frequently.

The Committee was advised that a full survey would be difficult to complete due to the uncertainty of the damage sustained as there was a risk that it would be unsafe for a person inspecting the damage from the roof top. It was not known at this stage if the tree abutting the building had caused the damage.

In response to questions from Members, the Leisure Manager advised that:-

- One quotation had been received initially but due to the fact that it was over the threshold of £10,000, two other quotations had to be obtained and were still awaited.
- As the building had been used infrequently, the defect had gone unnoticed. However, there were plans in place for the contractor to undertake monthly checks of the buildings and the Council would undertake their own checks on a six monthly basis.
- If an insurance claim was made there would be a £10,000 excess. However, an enquiry would be made to the Insurance Officer.
- The Council had some spare peg tiles so they could be used to replace those lost on the roof and the tree would be trimmed back.

Councillor Mrs Gooch asked for her concerns to be noted that regular checks had not been made.

The Committee felt that the tree should be removed so it would not sustain any further damage to the barn. They also considered that the full extent of the damage had not been realised and the potential cost of the

repairs could be in excess of £15,000 so the threshold should be increased to £20,000.

RESOLVED: That

1. Delegated authority be given to the Head of Regeneration and Economic Development, in consultation with the Chairman of Cobtree Manor Estate Charity Committee, to agree the final expenditure on the repair works to the roof up to £20,000.

18. DURATION OF MEETING

1.45 p.m. to 2.10 p.m.