

28 March 2022, Kirkby Stephen Town Council Extraordinary Meeting, Devolution of Upper Eden Visitor Centre

Kirkby Stephen Town Council, Local Links, Vicarage Lane, Kirkby Stephen, Cumbria, CA17 4QX
Tel. 017683 74854 | clerk@kirkby-stephen.com | www.kirkbystephen.com
At Kirkby Stephen Local Links, Vicarage Lane, Kirkby Stephen at 2.55pm.

Attending: Cllrs. P Richardson (Chairman), S Lancaster (EDC), C Lynch, C Barnes (Clerk),
No members of the public were present.

Public Participation.

None

21/137 **Welcome & Apologies.**

Apologies were accepted and approved from

- Alex Birtles (Work Commitment)
- Grace Wren (Work Commitment)
- Dorothy Thornton (Health Reasons)
- John Murray (Health Reasons)
- Phil Dew (Prior Commitment)
- Mike Walker (Holiday)

21/138 **Declarations of Pecuniary Interest**

(None)

21/139 **Devolution of Upper Eden Visitor Centre**

Councillors had received a report on the devolution of the Upper Eden Visitor Centre touching on Freehold, Restrictive Covenant, Basis of Acceptance, Rental Arrangements, Insurance, Survey, Asset Register, Other Considerations which were all noted.

As Cllr Murray was unable to attend, he had circulated a note outlining his concerns regarding the need to ensure the continuing viability of the Visitor Centre in any future arrangements. (Appended).

It was RESOLVED to proceed with the Transfer. The Clerk was authorised to raise an invoice to Eden District Council for £13,000 for their agreed contribution of funding towards the backlog of maintenance/repairs identified in the survey.

21/140 **Transfer Documentation**

The transfer documentation was signed in accordance with the Council's Standing Orders, Councillors signatures were witnessed by the Clerk.

21/141 **Insurance.**

It was RESOLVED to instruct the Clerk to insure the building for its rebuilding cost from the date of the transfer. An estimate had been obtained from Lewis Surveyors using a standard Building Cost Information Service Reinstatement Calculation enquiry (RICS) of £436,000. The council's insurers had been advised of the extension to cover and no additional premium was required to the end of the current policy in June 2022.

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Chairman's Initials

21/142 **Date of Next Meeting.** 5 April 2022.

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Chairman

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Date

Appendix 1

Cllr Murray Property Portfolio

Notes regarding Transfer of Upper Eden Visitor Centre operation of CIC.

Transfer of the Upper Eden Visitor Centre building to Kirkby Stephen Town Council

While I am absolutely in favour of this transfer, I have one concern that I want to put clearly into the debate. My own belief is that the Visitor Centre provides an essential service in the town, and not just to our visitors. During my time volunteering at the centre, I have also seen the tremendous impact having a part-time co-ordinator has on the running and efficiency of the centre.

So, my concern is that we do not want to inadvertently force the CIC out of business, or to make the employment of a part-time co-ordinator unviable.

At present the cost to the town council, as I understand it, is an annual £1000 grant. Clearly there is a need to set aside a sensible amount for repairs and refurbishments to what will be our property, and the bills (rates and energy) must be paid. I don't know what these bills are, but we need to have a focussed conversation with the CIC I believe with the following objectives:

1. The CIC remains a viable concern, and
2. The CIC is able to continue to employ a part-time co-ordinator

[Redacted signature area]

John Murray
27th March 2022

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Chairman's Initials