

HATHERLEIGH TOWN COUNCIL MINUTES NOVEMBER 2024
ADDENDUM FOR HATHERLEIGH MARKET MINUTE NO. 228

HATHERLEIGH MARKET

228. Cllr. Burrow reported as follows:

LEGAL UPDATES final amendments to lease being agreed, expect this and a payment agreement to be ready for signature within next two weeks

PRACTICAL COMPLETION OF BUILDING

- a) previously stated 7th November then moved to 5th November due to delayed start with the electrician.
- b) Building now largely water tight, with glass sides, cladding and doors fitted
- c) building internals well underway with internal structures for market operators office and disabled toilet having been built
- d) first fix for plumbing and electrics start this week
- e) top carpark/compound being cleared ready to be top dressed and parking bays to be painted

CHRISTMAS MARKET LAUNCH EVENT 6th and 7th December
publicity starting next week

ROAD AND MAINTENANCE CONTRIBUTION

- a) have agreed the market will pay a “fair and reasonable” maintenance figure fixed at £3,000 per year, upto a mutually agreed management fund cap, at which point we will pause contributions until such times as the funds are spent and need to be built up again
- b) this will be linked to the CPI inflation measure and will be reviewed alongside the rent reviews

PARKING MANAGEMENT

- a) Dist. Cllr. Kimber has secured £8,000 in additional funding from a local resident of Hatherleigh towards paying for the installation of parking meters. The benefactor making this donation is motivated to ensure that we have meters that accept coins as well as card payments to make sure they are simple and accessible for older residents

- b) Dist. Cllr. Kimber in discussions with Kier who may be prepared to do the groundworks for the installation of the machines free of charge as part of the corporate social responsibility programme.**
- c) planning to instal 2x solar powered self-contained parking machines. The machines will accept coin and card payments and operate on a ticketless basis. Alongside this, customers will be able to also pay parking via an app – likely Ringo**
- d) also planning on installing ANPR cameras in the top carpark to automatically log and issues fines for customers failing to pay parking fees**
- e) for on-street parking we have an app that can be used to report customers failing to pay parking fees and issue PCNs parking charge notices**
- f) Dist. Cllr. Kimber meeting with a number of residents in the market to listen to their concerns/ideas about how to manage parking and operations of the market to minimise impact on local residents**

FINANCES

- a) met with Neil Jory 31st October to update our financial forecasts with the following updated operational costs**
- b) allowing up to to £20,000 of setup costs (to include installation of a modular kitchen facility) new trestle tables/chairs shipping container for secure equipment storage, installation of gates to secure the paved market square, parking management, power distribution boxes**
- c) annual building insurance of £560 per year**
- d) road and maintenance contribution costs of £3,000 per year**
- e) tariff for parking fees (inline with rates charged in the town car park**
- f) fund raising target is £228,000 (including vat) to pay for building enhancements within the next 24 months**
- h)£10,000 Rural Property grant to the CBS has been awarded**
- i) £10,000 from HTC now required**
- j) £25,000 will be forthcoming early in new year from HMMC**
- k) recommendation for HTC precept for next year- proposing to hold precept rate at same level plus inflation – no need to raise it by a further £10,000 to provide funds to support the market as £10k already built into last years rate. Advice we keep market finances under review at the end of year 2 to understand how fund raising for the repayment of the enhancement stands at that point to see if further precept funds to support the market would be required**

CBS SHARE SCHEME -PLEDGES UPDATE

a) not included the £25,000 pledged by HMMC we have £41,000 towards our £50,000 community share issue target

b) share scheme update – updated financial forecast and interim draft of the business plan has been submitted to the Plunkett Foundation for their initial review/comment to allow us to start work for setting up the CBS share scheme in the next year