



Lostwithiel Town Council Heritage Buildings Committee Meeting

Tuesday 16 November 2021

Meeting Minutes

A meeting of the Town Council's Heritage Buildings Committee was held in Lostwithiel Library on Tuesday 16 November 2021

Committee Members present

Committee Chairman Councillor Jarrett,
Committee Vice Chairman Councillor Wisdom,
Councillor Anders, Michelle Nineham, Dai Sweeney &
Christine Walton.

In attendance

No members of the public were in attendance
Town Clerk Sandra Harris was in attendance.

HBC013/21 Apologies of Absence

Apologies of Absence were received and accepted from the following
Committee Members – Councillor Guy, Jeff Pearce, John Scott &
Caroline Yates.

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HBC014/21 Declarations of Interest

None.

HBC015/21 Public Participation

None

HBC016/21 Minutes 26 October 2021

It was **resolved** that the minutes of the Committee Meeting held on 26 October 2021 are accepted, approved and signed by Committee Chairman Councillor Mrs Jarrett.

HBC017/21 Exterior Repairs & Maintenance

Michelle Nineham advised the Committee that she had spent time researching potential avenues for funding and as the Committee wishes to exclude approaching funders who ultimately may fund the revitalisation/refurbishment project there are no opportunities available. Currently smaller funding streams appear to be targeted towards charities. It was **resolved** to recommend the following list of immediate repairs to Council and to appoint Scott & Co to oversee all works to ensure a positive, quality heritage performance by contractors. The objective of the works listed is to make the building safe and watertight, funding to be drawn from the earmarked Edgcumbe House repairs and maintenance reserves.

- a) & c) Edgcumbe & Taprell House (reference numbers taken from Jan 2020 Condition report)
 - 3.5 Both chimneys
 - 4.2 Main roof slopes
 - 4.3 Lead sheet valleys
 - 4.9 Slipped slates
 - 4.10 Moss & vegetation in lead valleys

- 5.1 Splashback to downpipe outlet
- 5.2 Gulley adjustment o remove the need for the concrete gully
- 5.4 Vegetation removal
- 6.3 Removal of corroded metal fixings
- 9.9 Water penetration around the chimney
- 9.11 Water penetration from chimney or valley gutters
- 10.1 Water penetration causing damp staining in rooms 201 & 203
- 10.2 Landing west wall evidence of leak through the roof coverings
- 15.3 - 15.7 Do vents need to be made?

The clerk was instructed to ask Scott & Co for their professional opinion on the following: -

- a) The weight of scaffolding and workers on the roof
- b) If the electrics can be switched off prior to the works being undertaken (An electric supply would be available from Taprell House)
- c) The stairs are the only fire escape route, so do improvements need to be made to the integrity of the staircase prior to roof repair and maintenance workers entering the building to work from insider.

b) Guildhall

- 3.2 Slipped slate
- 3.12 Eastern hanging slates poorly fixed
- 4.2 Blocked hopper heads
- 4.3 & 4.4 Clear leaves & vegetation
- 10.1 Leaking downpipe and hopper head causing plaster damage
- 10.5 Asbestos check of Museum

16.1 Works as necessary to all electrics in the building to make safe for use

In order that the Guildhall can open as soon as possible the Committee also wished to recommend to Council that the top coat of plaster is applied in the stairwell and Museum office as required and the whole area is painted.

HBC018/21 Items for next agenda

- a) Consider the reply from Cornwall Council
- b) Change the date of the next Committee meeting from 21 December to 14 December

The meeting closed at 21.30pm

Chairman

Date