

Holme Valley Parish Council

To all Members of the Council

You are hereby summoned to attend an Extraordinary Meeting of the **Council** to be held on **MONDAY, 6 JULY 2020 on-line , zoom platform, at 20:00 PM**, or following on from the previous Planning meeting when it finishes, to transact the following business -

- AGENDA – (A)

Please note that timings on the agenda are given for guidance of the Chairman and Members only and should not be taken as the time at which discussion of a particular item will commence. The Council may agree to defer (in whole or part) any items on the Agenda, if necessary.

	Public Question Time	8.00 PM
	Prior to the commencement of the business session of the Council, there will be an open session lasting 15 minutes, for members of the public to speak to the Council.	
2021 50	Public Bodies (Admission to Meetings) Act 1960 amended by Openness of Local Government Bodies Regulations 2014	8.15 PM
	As Local (Parish & Town) Council meetings can now be recorded, the Chairman to check if anybody wishes to record the meeting, to ensure reasonable facilities can be provided. The zoom meetings are recorded on the clerk's computer.	
2021 51	To accept apologies for absence	8.16 PM
2021 52	To receive Members interests in items on the agenda and to consider any written requests for new DPI dispensations	8.17 PM
2021 53	To receive Officer's interests in items on the agenda.	8.18 PM
2021 54	To consider whether any items on the agenda should be discussed in private	8.19 PM
2021 55	To consider the lease for the empty space adjacent to to the public toilets in Garside buildings Holmfirth.	7.20 PM

The Community Asset Support Committee, at its meeting on Monday 22 June 2020, considered the future of this space which has remained empty and without a tenant for 2 years. They were to choose between offering a lease to a newly interested party in its current state (rather poor decoration) , taking up some quotes from various builders to make good the space, or some combination. The committee were keen to have tenants for the space but were concerned that the proposed 'rent holiday' to cover restoration of the space was too little. It was considerably less than any builder's estimates. The committee wanted to be reassured that the tenants would effect safe and acceptable quality of work (especially electrical refit). Representatives of the committee therefore met at the Garside buildings with the proposed tenants on Thursday 25 June 2020. The following is a slightly paraphrased report from the Chairman of CASC.

Two councillors , the clerk and the Maintenance contractor had a good meeting with the potential tenants of the toilets;

- The tenants plan to make the unit into a specialist unique clothes shop. They current rent premises in Scissett but their lease ends at the beginning of July so they are in need of a new unit for their shop. They believe that Holmfirth will prove to be a better location for them with the festivals and tourist trade better suiting the style of the business. The tenants live at Totties so are from the Holme Valley area.*

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- *They were pleased that we hadn't done any initial work on the toilets as they want a blank canvas to shape into the image that they have for the shop.*
- *They plan on putting AstroTurf down on the floor. Purple at the entrance and green in the shop. They will clean up the walls and doorways themselves and like the rough look that the building has. Their image for how the shop will be like a shabby-chic style. It is their unique vision and how they want the shop to be.*
- *In the entrance area there will be displays and in the shop all of the clothes and items for sale will be displayed.*
- *They do not plan on installing a toilet and sink at the back of the shop like we had envisaged. Instead the back room will be a stock room. The tenant is happy to lock up for five minutes and use the public conveniences next door when nature calls. She does not plan to open the shop during anti-social hours so this alleviates the need for the toilet. There will be hand sanitizer present in the shop and other covid-19 safe practises will be covered.*
- *The small room which was the former entrance will be used as a changing room.*
- *Electrical work will be completed to a high standard by the tenant's partner who is certified to carry out the works and works in the trade doing such tasks on a daily basis. John was happy with suggested electric works that are planned. Currently the light switch for the gents is within the office so this will have to be moved into the new space but there is already a circuit board in there.*
- *The tenant does not want a window adding into the unit and is happy with the space as it is although there will be cosmetic work carried out required for their vision of the shop.*
- *They don't plan on insulating the building. They seemed happy with the building as it is. Insulation would render a small space even smaller.*
- *New lights will be added as well as additional plugs but that is the only electrical work anticipated. Heating will be provided by electrical plug in fan.*
- *Two new signs will be added. We asked that they fit the requirements of the Neighbourhood Plan and Conservation Area and they were happy with that.*

I think that answers all of the questions.

We were really impressed by the enthusiasm and passion for the project that the prospective tenants have. They are very keen to get in as soon as possible and really want to make a great success of the unit. They were speaking about the long-term past the three-year lease and envisaging that they take on the building for much longer than that period. They said that they originally enquired about the unit when it first went up for let a year or so back and had no reply so they have been interested for a long time. We were not aware of their earlier interest.

This report was circulated to the CASC members who all reported to be happy with the proposals. The solicitor who arranged a lease for the space last year is happy to

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act on the council's behalf again . He has the lease ready and expects it to be completed in a fairly short time, with the benefit of his knowledge hereto.

The Council is asked therefore asked to approve an arrangement for the proposed tenants to have a three-year lease at a reasonable rent of £400 per month and a three-month rent holiday to fund the building and decorating work required to bring the space up to their required standard.

Close of meeting.

Cllr Trevor Bellamy
Chairman

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