



MATLOCK IN BLOOM

Imperial Rooms, Imperial Road, Matlock,
Derbyshire, DE4 3NL
Telephone: 01629 57488
Email: townclerk@matlock.gov.uk



NOTES FROM A MEETING HELD ON WEDNESDAY 16 NOVEMBER 2009
AT 6PM IN THE SMALL HALL OF THE IMPERIAL ROOMS.

Present: Tottie Holden, Sheila Watts, Dorothy Rosser, Martin Burfoot, Sue Burfoot,
Barrie Wild, Pauline Wild and Indre Harper

Apologies: Barry Hopkinson (Chair), Cate Hopkinson, Ann Hall, Bill Quinlan, Sue
Creatorex

Martin Burfoot took the Chair

	Action:
<p>REVIEW OF MATLOCK IN BLOOM NOTES</p> <ul style="list-style-type: none"> Lilybank Hydro Residential Care Home garden is fantastic. Children from Treetops nursery got fenced garden. The discussion required how to improve the site. Dorothy goes on Thursday morning and could talk to the staff of Lilybank Residential Care home. Shortlands is owned by DCC. Residents will be invited to the meeting on Saturday 16 January 2010 at 10 am. MB will draft a letter Karen Camara will be contacted regarding Denfield's work and activities Some daffodils bulbs were sponsored by Twiggs (Mr. D. Allen) and planted in front of their premises. Graceland sold daffodils bulbs, which were reserved for Matlock Town Council. It was promised to get new ones and deliver to the Imperial Rooms. Photos of daffodils will be taken for a collage in Matlock Mercury and Judges profile Park Café doesn't have any space for a big flower display, alternatives should be checked Bus station planters would be discussed in spring Transition Matlock wants to do more edible planters. However it would cause health and safety issues if children would get use to try eat various planters Knowleston Place should be improved. Sycamores trees were cut down. A new design of landscape would be welcomed Coffee morning at All Saint's Junior School. A letter will be written to the Headteacher. 	<p>DR</p> <p>MB</p> <p>IH</p> <p>IH</p> <p>BW & PW MB</p>
<p>MATLOCK IN BLOOM COMPETITION</p> <ul style="list-style-type: none"> Wellington Street and Wild Thyme photos must be taken before any work is done 	<p>IH</p>

<ul style="list-style-type: none"> Review Matlock in Bloom entry form Contact Castle View, All Saint's Junior and St Joseph's Primary Schools to take photos on early stage of current projects. 	
<p>OTHER PROJECTS</p> <ul style="list-style-type: none"> Sensory Garden should be renovated by the Rotary Club (Originally known as the Flower Garden for the Blind this area was created alongside the approach to Hall Leys Park from Dale Road by Matlock Urban District Council and the Matlock Rotary Club in 1954. In 2003 as part of the Matlock Parks Project the garden was redesigned, and a rededication ceremony took place on Monday 11 August to celebrate the refurbishment of the Garden as a Sensory Garden, and the Rotary Club's 75th anniversary.) http://www.derbyshiredales.gov.uk/environment pollution and noise/parks and open spaces/matlock_parks_project/hall_leys_park/hall_leys_development_3d_key/default.asp East Midlands in Bloom seminar is held in January or February. The invitations will be passed to the members of committee 	IH
<p>ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> Matlock in Bloom Committee would be able to access to any grants or funds if constitution would be adopted. Thank you card from Oliver Lloyd (6 years old) regarding Sunflowers Competition Location of the seasonal planters should be checked. A map will be provided by MB 	
<p>Date of next meeting: Monday 16th February 2009, 6pm, Small Hall, Imperial Rooms</p>	

Indre Harper
Indre Harper
Clerical Assistant

APPENDIX 2

BUDGET HEADING	BUDGET	ACTUAL INCOME		PLANNED INCOME	COMMENTS
	To March 2010	To 26/10/09	To 8/12/09	To 31/12/09	
REVENUE					
Precept	£244,000	£244,000	£244,000	£244,000	
Community	£30,800	£21,722	£26,038	£23,100	Increase in bookings at Christmas
Administration	£9,000	£4,039	£4,050	£8,760	Decrease in interest/share dividends
Environment	£4,196	£2,464	£2,464	£4,196	No increased take-up of floral displays
Projects	£2,500	£12,444	£18,064	£1,875	Christmas Weekend Income
Total Income	£290,496	£284,669	£294,616	£281,931	
		ACTUAL EXPENDITURE		PLANNED EXPENDITURE	
Community	£70,600	£23,441	£61,339	£68,440	Christmas Weekend expenditure
Administration	£26,475	£27,565	£22,672	£22,389	Office refurb expenditure removed
Environment	£42,100	£29,766	£32,969	£38,167	Wild Thyme, Vehicle, maintenance
Projects	£16,000	£6,705	£7,848	£9,908	Farmers' Market, Newsletter
Staff	£175,500	£91,160	£120,519	£131,625	Staff costs
Total Expenditure	£330,675	£178,637	£245,346	£270,528	
Total Revenue	-£40,179	£106,032	£49,269	£11,403	
CAPITAL/NON-RECURRING					
In Reserve	£45,000	£0	£0	£0	
Seed Money	£5,000	£0	£0	£0	
Elections	£1,000	£0	£0	£0	
Imp rooms Office refurbishment	£20,000	-£7,000	£0	-£10,000	
Imp rooms Long term refurbishment	£67,637	£0	£0	£0	
Contingency	£20,000	£0	£0	£0	
Total Capital	£158,637	-£7,000	£0	-£10,000	
Grand Total	£118,458	£99,032	£49,269	£1,403	

Matlock Town Council

Imperial Rooms, Imperial Road, Matlock, Derbyshire, DE4 3NL

STATEMENT OF ACCOUNTS

as at November/December 2009

RBS Current Account	£ 4,260.31
RBS Special Interest Bearing Account	£ 211,580.24
RBS Mayor's Account	£ 198.34
Petty Cash	£ 200.00
Debtors	£ 4,149.24

Shares - Nominal Face Value	£ 223.30
Stock in Hand	£ -
	£220,611.43

**ACCOUNT
TRANSFERS
REQUIRED:**

Special Interest Bearing to Current Account	£25,000.00
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INVOICES TO BE PAID

as at November/December 2009

Name	Total Due	Details	Minute Number	Order Number	Budget Account No:	Budget Heading	Cheque No:
PAID PRIOR TO THE MEETING:							
Redflame	£88.94	Balance from previous mnth	321/09	4491	6-1011	Fire Alarm Service	5843
Severn Trent Water	£70.32	Allotment water bill	135/09	4492	6-3052	Allotment water charges	5849
Severn Trent Water	£122.35	Allotment water bill	135/09	4492	6-3052	Allotment water charges	5849
Market Trader	£189.75	Advert for xmas market	262/09	4493	6-1040	Christmas Weekend	5850
Derwent Treescapes Ltd	£46.00	Clearing of planters of bedding	135/09	4494	6-3004	Environment - other	5851
Derwent Treescapes Ltd	£89.70	Sleepers - allotment path impr	135/09	4494	6-3051	Allotment Miscalleanous	5851
Johnston Publishing	£226.97	Advert for Farmers'Market	293/09	4496	6-4001	Farmers' Market	5853
Peak Support	£760.33	The balance for the computers	309/09	4445	6-2015	Computer equipment	5854
Chains & Lifting Tackle	£885.50	Testing of wall brackets	135/09	4497	6-1040	Christmas Weekend	5855
D I Smith & Sons	£181.00	Fuel works van/strimmer Oct	135/09	4498	6-3061	Fuel	5856
Charlie Turton	£130.42	Mileage cliamfor work done	135/09	4499	6-3061	Fuel	5857
Bradford Festival Lights	£2,369.00	New xmas lights	336/09	4476	6-1102	Xmas Lights New	5858
Charles Gregory	£5.75	Wood for water meter cover	135/09	4502	6-1015	Imp Rms General Maintenance	5859
Blue Bear Audio Ltd	£270.25	PA system for Remembrance	135/09	4443	6-1090	Remembrance Sunday	5860
Johnston Publishing	£144.91	Advert for Remembrance	135/09	4503	6-1090	Remembrance Sunday	5853
Matlock Band	£200.00	Band for Remembrance Day	135/09	4504	6-1090	Remembrance Sunday	5861
Eon	£18.22	Xmas lgts standing charge	135/09	4506	6-1104	Xmas Electric lights	5862
Letterbox Direct	£102.10	Delivery of newsletter(Autumn)	86/09	4507	6-4009	Newsletter/Publication Imp Rms General Maintenance/Farmers Market/equipment & Maintenance	5864
Wm Twigg	£314.50	Security lgt,cable ties etc	135/09	4508	6-1015/6- 4001/6-3302	Maintenance	5865
Arco Ltd	£142.90	Clothing caretaker/outdoor st	135/09	4517	6-5001/2	Caretaker/Outdoor staff	5866
The Festive Lighting co	£3,054.40	New xmas lights	336/09	4473	6-1102	Xmas Lights New	5867
H Furniss	£238.60	Mileage cliamfor work done	135/09	4509	6-3061	Fuel	5868
Johnston Publishing	£226.98	Advert for Farmers'Market	135/09	4503	6-4001	Farmers' Market	5853
The Festive Lighting co	£376.05	New xmas lights	336/09	4510	6-1102	Xmas Lights New	5867
Gala Lights	£7,411.75	New xmas lights	336/09	4474	6-1102	Xmas Lights New	5871
Viking Direct		Stationery/chair/janitorial	135/09	4506	6-2012/6- 1031/6-1019	Stationery/janitorial/Office Refurb	5872
Broxap	£1,888.55	Post & Chain Wild Thyme Gdn	330/09	4511	6-3017	Wild Thyme Community Gdn	5873

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H Strange & Son	£228.22	PA tests	135/09	4512	6-1017	Electricaltest/lighting	5874
Midland Printers	£459.89	Printing of newsletter	337/09	4501	6-4009	Newsletter/Publication	5875
J K Electrical	£185.66	Installation of xmas banners	135/09	4513	6-1040	Christmas Weekend Imp Rms General	5876
Richard Eades	£349.43	Sign for the front of the building	249/09	4404	6-1015	Maintenance	5877
Silktide Ltd	£172.50	hosting from 20.09 - 19.12.09	915/06(4514	6-2005	Computer contracts	5878
Bradford Festival Lights	£862.50	Led light bulbs for xmas lgts	2)	4500	6-1102	Xmas Lights New	5858
TO BE PAID:							
Special Event Organisers	£15,120.68	Items for the xmas w/e	262/09	4495	6-1040	Christmas Weekend	5882
Peak Advertiser	£113.28	Feature in paper for xmas w/e	262/09	4518	6-1040	Christmas Weekend	5883
			915/06(
Silktide Ltd	£57.50	hosting from 20.11 - 19.12.09	2)	4519	6-2005	Computer contracts	5884
Johnston Publishing	£226.98	Advert for Farmers'Market	135/09	4520	6-4001	Farmers' Market	5885
SLCC	£190.00	Annual Subscription	135/09	4522	6-2003	Annual Subscriptions	5886
Johnston Publishing	£121.71	Advert for xmas market	262/09	4523	6-1040	Christmas Weekend	5887
DCC	£586.50	Caretaker Course 23-26.11.09	?	4524	6-2040	Courses/Seminars/Training	5888
Ricoh UK Ltd	£277.77	Photocopier rent/copies	135/09	4525	6-2016	Photocopier rental & Copies	5889
Big Lottery fund	£270.60	return of under spend	?		6-3024	Breathing Places 4	5890
Inter County	£80.50	Cable Trays for office refurb	309/09	4515	6-1019	Office Refurbishment	5891
Total:	<u>£38,858.96</u>						

REGULAR PAYMENTS MADE IN PREVIOUS MONTH:

Staff Wages	£9,505.05	Monthly/Weekly wages	FR3-4		6-5001/2/3/8	Various staff wages	Autopay
			C30-				
Business Partner	£300.98	Monthly Van Lease	2000		6-3063	Van Lease	Direct Debit
Inland Revenue/NI	£2,438.53	Monthly payment	FR3-4		6-5004	Employer's NIC	5870
DCC - Pensions	£3,048.58	Monthly payment	FR3-4		6-5005	pension contribution	5869
Business Rates	£800.00	Monthly payment	FR3-4		6-1002	Business Rates	Direct Debit
			282/04(
Telecom plus Plc	£36.58	Monthly	v)		6-2014	Telephone	Direct Debit
Powergen	£387.00	Monthly payment	FR3-4		6-1022	Lighting (electricity)	Direct Debit
Bank Charges	£68.42	Monthly payment	FR3-4		6-2006	Bank Charges	Direct Debit
PHS Group Ltd	£331.53	Annual payment	135/09		6-1014	Washroom services	Direct Debit
Total:	<u>£16,916.67</u>						

Matlock Town Council*Imperial Rooms**Imperial Road**Matlock**Derbyshire DE4 3NL***Reconciliation Report**

ID No.	Date	Memo/Payee	Deposit	Withdrawal
Bank Account:	1-1100	RBS Current Account		
Date of Bank Statement:	07/12/2009			
Outstanding Cheques				
5832	05/11/2009	Hedgestone		£440.00
5879	30/11/2009	Petty Cash		£69.54
AUTOPAY	04/12/2009	Salaries		£669.66
		Total:	£0.00	£1,179.20
Outstanding Deposits				
915	01/12/2009	Bank Deposit	£998.94	
7157	03/12/2009	NHS Primary Care	£64.80	
916	04/12/2009	Bank Deposit	£622.70	
7168	04/12/2009	DCC - Underhall Resource Centre	£24.30	
7253	07/12/2009	Matlock Adult & Community Education	£20.25	
		Total:	£1,730.99	£0.00
Reconciliation				
			MYOB Balance on 07/12/2009:	£6,218.92
		Add: Outstanding Cheques:		£1,179.20
		Subtotal:		£7,398.12
		Deduct: Outstanding Deposits:		£1,730.99
		Expected Balance on Statement:		£5,667.13

Matlock Town Council*Imperial Rooms**Imperial Road**Matlock**Derbyshire DE4 3NL***Profit & Loss [Budget
Analysis]****April 2009 to March 2010**

	Selected Period	Budgeted	Difference	£
INCOME				
PRECEPT	£244,000.00	£244,000.00	£0.00	
THE COMMUNITY				
General	£17,689.26	£17,500.00	£189.26	
Events	£4,573.84	£3,100.00	£1,473.84	
Commercial	£3,774.45	£10,200.00	-£6,425.55	
Total THE COMMUNITY	£26,037.55	£30,800.00	-£4,762.45	
ADMINISTRATION				
Photocopies	£6.85	£0.00	£6.85	
RBS Interest	£318.99	£8,500.00	-£8,181.01	
Share Dividend	£106.93	£500.00	-£393.07	
Mayor's Charity	£3,443.68	£0.00	£3,443.68	
Miscellaneous	£174.00	£0.00	£174.00	
Total ADMINISTRATION	£4,050.45	£9,000.00	-£4,949.55	
THE ENVIRONMENT				
Allotment Rents	£1,179.00	£1,131.00	£48.00	
Hanging Baskets	£1,285.00	£2,500.00	-£1,215.00	
Environmental Grants	£0.00	£565.00	-£565.00	
Total THE ENVIRONMENT	£2,464.00	£4,196.00	-£1,732.00	
PROJECTS AND REGENERATION				
Farmers' Market income	£1,912.50	£2,500.00	-£587.50	
Christmas Weekend	£15,537.50	£0.00	£15,537.50	
Town Trails-Sales	£614.07	£0.00	£614.07	
Total PROJECTS AND REGENERATION	£18,064.07	£2,500.00	£15,564.07	
Total INCOME	£294,616.07	£290,496.00	£4,120.07	

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EXPENSES

THE COMMUNITY

IMPERIAL ROOMS

Business Rates £8,002.50 £8,010.00 -£7.50

Maintenance and Improvements

Fire Alarm service £253.60 £310.00 -£56.40

Security Alarm Service £65.00 £110.00 -£45.00

Gas Boiler Service £446.39 £250.00 £196.39

Washroom Services £288.29 £270.00 £18.29

Imp Rms-General Maintenance £989.94 £2,050.00 -£1,060.06

Large Hall Floor Maintenance £0.00 £900.00 -£900.00

Electrical Testing/lights £823.45 £410.00 £413.45

Imperial Rooms Misc £1,280.44 £1,740.00 -£459.56

Office Refurbishment £6,892.41 £10,000.00 -£3,107.59

Imperial Rooms - Services

Heating (Gas) £1,753.29 £3,500.00 -£1,746.71

Lighting (electricity) £2,358.27 £3,000.00 -£641.73

Water £2,030.52 £2,500.00 -£469.48

Waste Disposal £655.20 £1,040.00 -£384.80

Janitorial Supplies £574.46 £600.00 -£25.54

Christmas Weekend £16,342.72 £3,200.00 £13,142.72

Local Election £891.39 £0.00 £891.39

CAB £0.00 £1,500.00 -£1,500.00

S 137 EXPENSES - Community

Community Grants £4,080.00 £6,000.00 -£1,920.00

Twinning Association £0.00 £1,500.00 -£1,500.00

Remembrance Sunday £609.00 £1,000.00 -£391.00

CHRISTMAS LIGHTS

Xmas light refurbishment/test £0.00 £2,000.00 -£2,000.00

Xmas lighting-new £13,503.00 £13,000.00 £503.00

Xmas light instal/remove £0.00 £16,000.00 -

£16,000.00

Xmas Electricity Payments £299.54 £1,500.00 -£1,200.46

Rolling replacement of lights £0.00 £1,500.00 -£1,500.00

Total THE COMMUNITY £62,139.41 £81,890.00 -

£19,750.59

ADMINISTRATION

Audit costs £1,182.50 £1,500.00 -£317.50

Entertainment Licenses £60.91 £590.00 -£529.09

Annual Subscriptions £391.50 £1,500.00 -£1,108.50

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Insurance	£5,344.81	£8,200.00	-£2,855.19
Computer Contracts	£2,695.00	£3,500.00	-£805.00
Bank Charges	£552.95	£1,000.00	-£447.05
Office Expenditure			
Postage	£792.89	£1,280.00	-£487.11
Stationery	£1,118.15	£500.00	£618.15
Office Equipment	£135.80	£330.00	-£194.20
Telephone	£754.50	£1,400.00	-£645.50
Computer equipment	£1,098.66	£1,500.00	-£401.34
Photocopier rental and copies	£748.73	£1,300.00	-£551.27
Adverts in Press	£149.60	£1,050.00	-£900.40
Mayor			
Mayor's Allowance	£388.74	£775.00	-£386.26
Mayor's Charity	£5,923.14	£0.00	£5,923.14
Miscellaneous expenses	£187.51	£200.00	-£12.49
Courses/Seminars/Training	£1,066.61	£1,500.00	-£433.39
Publications/Literature	£79.76	£350.00	-£270.24
Total ADMINISTRATION	£22,671.76	£26,475.00	-£3,803.24
ENVIRONMENT			
Footpath Maintenance	£134.26	£650.00	-£515.74
Equipment&Maintenance of	£1,759.89	£3,500.00	-£1,740.11
Plants/Bulbs/Trees	£2,468.25	£2,400.00	£68.25
Environment - Other	£194.73	£500.00	-£305.27
Environment-Open Spaces			
Kiln Park	£0.00	£200.00	-£200.00
Denefields	£15,516.19	£17,000.00	-£1,483.81
Wellington Street 'triangle'	£70.00	£0.00	£70.00
Wild Thyme Community Garden	£1,572.22	£1,500.00	£72.22
Environment-Projects			
Street Furniture & maintenance	£55.00	£0.00	£55.00
Bus Shelters and Maintenance	£111.00	£1,000.00	-£889.00
Denefields-Breathing Places 4	-£270.60	£0.00	-£270.60
Denefields-Health Dvpmt Fund	-£11.21	£0.00	-£11.21
Denefields-Breathing Places	£450.94	£0.00	£450.94
MIB/EMIB Competitions			
Hanging Baskets	£6,163.00	£4,500.00	£1,663.00
Floral Displays	£0.00	£3,500.00	-£3,500.00
Sunflower Competition	£31.97	£0.00	£31.97
Awards Evening	£55.40	£300.00	-£244.60
Allotments			

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Allotments - Miscellaneous	£204.76	£1,000.00	-£795.24
Allotment water charges	£216.83	£250.00	-£33.17
Vehicle Costs			
Fuel	£1,880.39	£3,000.00	-£1,119.61
Insurance & Road Tax	£0.00	£800.00	-£800.00
Van Lease	£2,365.48	£3,500.00	-£1,134.52
Total ENVIRONMENT	£32,968.50	£43,600.00	-
			£10,631.50
PROJECTS			
Farmers Market	£1,505.65	£1,500.00	£5.65
Events in the Park	£1,960.00	£3,000.00	-£1,040.00
Imperial Rooms Repairs	£700.00	£2,000.00	-£1,300.00
Activities for young people	£0.00	£2,210.00	-£2,210.00
Newsletter / Publications	£3,682.22	£4,500.00	-£817.78
Total PROJECTS	£7,847.87	£13,210.00	-£5,362.13
STAFF COSTS			
Caretakers	£19,708.91	£26,000.00	-£6,291.09
Outdoor Staff	£19,669.00	£27,000.00	-£7,331.00
Office Staff	£52,749.36	£80,000.00	-
			£27,250.64
Employer's NIC	£5,190.58	£8,500.00	-£3,309.42
Employers Pension contribution	£18,958.35	£28,000.00	-£9,041.65
P P E			
Relief Staff	£138.25	£500.00	-£361.75
Relief Staff	£4,104.16	£5,500.00	-£1,395.84
Total STAFF COSTS	£120,518.61	£175,500.00	-
			£54,981.39
Total EXPENSES	£246,146.15	£340,675.00	-
			£94,528.85
Net Profit/(Loss)	£48,469.92	-£50,179.00	£98,648.92



PUBLIC CONSULTATION

THE GRAND PAVILION, MATLOCK BATH

INFORMATION SHEET

The District Council owns the Grand Pavilion in Matlock Bath and wishes to consider the approach to the future of the building. The below options have been identified so far:

Option 1 - Relet the vacant units unrestored.

Option 2 - Relet the vacant units restored and with Disabled Access provided.

Option 3 - Dispose of the entire property on the open market.

Background and further details are given below in this Information Sheet.

Any comments or views you may have on the above options and/or your suggestions for other options will be most welcome.

Please send responses by Friday 18 December 2009 to: -

**Pavilion Consultation, Property Services, Derbyshire Dales District Council,
Town Hall, Matlock DE4 3NN**

or by email to: pavilionconsultation@derbyshiredales.gov.uk

The feedback from the consultation will be reported to a future meeting of the District Council's Partnership and Regeneration Committee to enable a decision to be made.

1. BACKGROUND

1.1 Asset Management Plan

The aims of the District Councils' Asset Management Plan (AMP) 2009 –2012 are to: -

1. Review and monitor property condition, repairs and maintenance.
2. Improve Energy Efficiency in the Council's Estate, to cut fuel bills and reduce its carbon footprint (NI185).
3. Dispose of underutilised land & properties to gain Capital receipts (including maximising investment income) and reduce maintenance costs.
4. Generate Capital funds and provide assets to support Council Priorities, e.g. Affordable Housing and Leisure.
5. Improve disability access (BV156).

The Key Objectives in the AMP include “Stock Condition Surveys and Review of ageing non-operational Properties”. Following feedback from recent Condition Surveys an updated repairs & maintenance programme is being developed with the aim of further reducing the amount of reactive maintenance as a total of repairs and maintenance expenditure.

In line with Audit Commission advice, where ageing non-operational properties are exhibiting significant backlog repairs, the AMP states that consideration will be given to their suitability for retention/repair, taking account of such as their potential for future income generation, the alternative consideration being disposal. The AMP includes the Grand Pavilion, Matlock Bath as an example of properties likely to be considered under these criteria.

1.2 History of the Grand Pavilion.

The site of the Grand Pavilion, Matlock Bath was originally acquired by the Urban District Council for the Urban District of Matlock Bath and Scarthin Nick in 1907 under the powers of the Matlock Bath Improvement Act 1905. This Act of Parliament granted power to the Council to “erect and equip all necessary pumps, fountains, pipes etc on lands acquired by them pursuant to the Act” and “to otherwise furnish and maintain a pump room for utilising the thermal waters of the grotto spring known as the Royal Well as may be deemed necessary or desirable in the interests of the public.”

The current Grand Pavilion building was constructed in 1910-11 and was known as “The Kursall”. It was constructed on the site of the old stables and smithy to the Old Bath Hotel. Over the intervening years, it is understood that parts of the building have had a variety of uses, including a dance hall, cinema, concert hall, County Council kitchen supply store and wartime supply depot.

1.3 Previous Expenditure.

Over the previous 8 years, in the order of £300,000 has been spent by the District Council on maintaining the property. This included a £250,000 external refurbishment scheme undertaken in 2001, which included new render to the walls, a new main roof covering and redecoration. In addition to the investment in the property by the Council, the tenants have also carried out works within the property.

1.4 Current Uses.

Currently, the ground floor of the property accommodates the Peak District Mining Museum (PDMM) and the Matlock Bath Community Centre.

The former Tourist Information Centre (TIC), which occupied the remainder of the ground floor, closed in February 2008 and this area is currently vacant. To ensure continuity of the service, a Tourist Information Point (TIP) was been established in the adjacent PDMM with support from the District Council and the Peak District & Derbyshire Destination Management Partnership.

The Alliance and Leicester has an ATM in a small area on the ground floor.

The first and second floors of the building housed an Entertainment Centre, used as a nightclub for a number of years, but the premises closed in June 2008 and have been vacant since then. The former Entertainment Centre was only open to the public for 2 evenings per week, although occasional private functions did take place on other evenings.

Aside from ATM, which is let on a licence, there are currently 2 tenancies of parts of the premises as follows: -

Peak District Mining Museum: The front section of the ground floor of the premises is let to on a lease for a 15-year term commencing on 25 March 2000.

Matlock Bath Parish Council: The rear ground floor area and rear yard is let on a lease for a term of 7 years less one-day commencing on 1 January 2006. This area is used as the Matlock Bath Community Centre, providing such as a children's day nursery and meeting space.

Both the above leases have the benefit of security of tenure under the Landlord and Tenant Act 1954 which means that in each case the Tenant will be entitled to renew the lease at the end of the contractual term subject to the Landlord not successfully opposing the renewal on certain statutory grounds.

Other than the TIP, the building does not directly contribute to any of the District Council's services.

1.5 Condition Survey.

A full condition survey of the premises was undertaken in March 2009, which concluded that approximately £520,000 would need to be spent on the premises within the next 5 years. This mainly comprises repairs to the windows, rear roofs and wall finishes, plus attention to the electrical, plumbing and heating systems.

Of the above amount, approximately £220,000 relates to repairs that would be the responsibility of the District Council as landlord. Approximately £240,000 relates to works that would need to be carried out by any new tenant of the former Entertainment Centre. The remainder of the works would need to be the subject of future discussion between the Council and the existing tenants.

Even if the above investment could be made the first and second floors are not accessible to people with disabilities and would not therefore comply with the Disability Discrimination Act (DDA) without further significant investment. The vacant TIC premises could possibly accommodate a new lift that would then give access to the first floor.

2. FUTURE APPROACH – OPTIONS IDENTIFIED SO FAR

2.1 Option 1 - Relet the vacant Entertainment Centre/TIC unrestored.

In order to achieve this, the District Council would still have to invest in excess of £220,000 in the property with no guarantee of any tenant being found and or of a resultant increase in rental income.

If the Entertainment Centre could be let on an unrestored basis, the prospective tenant would still have to address the DDA issues which, as previously indicated, would most likely require the utilisation of the former TIC premises on the ground floor to enable the installation of a lift. It is estimated that this alone could cost in excess of £100,000.

On the above basis, the likely investment required by any new tenant of the combined Entertainment Centre/TIC premises would be in excess of £340,000, this not taking account of any internal refurbishment and fitting out works for the new use intended by the tenant.

One way in which this could be addressed would be to offer a rent-free period, subject to the tenant making the required investment.

The existing tenancies would remain under this option.

2.2 Option 2 - Relet the vacant Entertainment Centre/TIC restored and with DDA addressed.

This would need to be carefully considered taking account of other future investment the District Council may wish to make into other of its properties that do make a direct contribution to the delivery of the Council's services.

In excess of £560,000 would need to be invested in the Grand Pavilion by the Council. This would be at considerable risk, as a tenant may still not be found. Even if a tenant was found some of the work may not be compatible with their intended use of the premises.

The existing tenancies would remain under this option.

2.3 Option 3 - Dispose of the entire property.

Although the property is not Listed, it is situated in a Conservation Area and is a very visible site adjacent to a World Heritage Site. The sale of the entire property on the open market, supported by a Planning Brief, could provide the opportunity for private sector investment and enable a future sustainable use for the building in its entirety to be secured. Ideally, the upper floors would then be used in such a manner as to be of greater benefit to the local economy than has been the case in the recent past.

If this option were followed the 2 existing tenancies would be protected under the Landlord and Tenant Act 1954.

If disposal is decided upon at any time in the future, the external boundary and the disposal of any rights associated with the building would need to be carefully considered at that time.

2.4 Other Options

The District Council will also welcome any suggestions for other options.

3. CONSULTATION

An advert has been placed in the local press outlining the above options, drawing attention to the availability of this 'Information Sheet' and inviting views from the public at large. Also, Matlock Bath, Cromford and Bonsall Parish Councils have been requested to display posters similar to the press advert on village notice boards.

This 'Information Sheet' has been sent to the current tenants (which includes Matlock Bath Parish Council) and to all Members of the District Council, requesting their views. In addition, this Information Sheet has been placed on the District Council's website and can be sent to anyone requesting it having seen the above advert or poster.

Posters are also being displayed at the TIP and at Matlock Town Hall. The feedback from the consultation will be reported to a future meeting of the District Council's Partnership and Regeneration Committee to enable a decision to be taken on the approach to the future of the Grand Pavilion in Matlock Bath.

4. OTHER CONSIDERATIONS

4.1 Legal

The Council has a duty under S123 of the Local Government Act 1972 to dispose of assets for the best price reasonably obtainable. There is also a requirement for the Council to act prudentially. Due regard must therefore be paid to the level of investment required to address the works identified in the condition survey over the next 5 years.

4.2 Financial

The annual running costs of the Matlock Bath Pavilion are currently covered by rental income for the ATM machine and for the Mining Museum, but this income would not cover any increase in on-going annual running costs that may arise. An annual grant of £11,500 is given to the Mining Museum, and this will remain irrespective of whichever option is taken in respect of the future approach.

The condition survey shows that an estimated £220,000 is required to be spent on the premises by the Council as landlord over the next 5 years. The financial risk of keeping the property in the Council's ownership is, therefore, high.

4.3 Corporate

The approach being taken in which public and stakeholder consultation is undertaken prior to any decision being taken by the District Council on the future of the Grand Pavilion in Matlock Bath will ensure that an informed decision is taken on which option is to be followed.

Dave Brooks
Director of Planning and Development Services
Derbyshire Dales District Council

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