

BOWNESS & WINDERMERE COMMUNITY CARE TRUST

Minutes of the Public Toilets Sub Committee
6th June 2016 at 1pm at St Mary's Church, Windermere

Minute No	
1.	<p>Present: Bill Smith (BWCCT), Brendan Drury (BWCCT), Adrian Legge (WTC), Penny Henderson (Resident), Mike Pollard (BWCCT), Julie Wright (Administrator). Apologies None. The meeting opened at 1.00 pm</p>
2.	<p>Minutes of the last meeting, held on 2015 The minutes from 7th March 2016 were accepted. No actions outstanding that are not covered on the agenda.</p>
3.	<p>Financial Update:</p> <p>a) Year End Position 2015-16: Members reviewed the year-end report, which highlighted that income from pay on entry systems had exceeded budget by £3,653 and expenditure was below budget by £1,118, resulting in a surplus of £4.7k more than budget. In total, the surplus for the year amounted to £9,351. In total, the Trust holds reserves of £93,971 for future investment in the public toilets.</p> <p>b) Budget Monitoring 1 April to 31 May 2016: Income from pay on entry is substantially under budget for the first two months of the year, by £3,572. This is due to the generally poor start to the season which has affected all businesses in the area. Spending is generally under control and on budget.</p>
4.	<p>Maintenance Update</p> <p>a) Roof Work: Members had already accepted the quote from Gary Hancox to undertake repairs to the roofs of Broad Street and Bowness Bay and the report submitted. This had been done via email prior to the meeting so that the work could get started asap.</p> <p>b) Redecoration: Due to the lack of viable competitive quotations for redecorating the toilets, it was agreed to re-focus the specification, making Bowness Bay (interior and exterior painting, including treating the ceiling for damp stains and grout clean) and Quarry Rigg (inside refresh). It was agreed that Julie will re-do the specification to reflect this and pass to Bill Smith, who will contact some local decorators for quotations.</p> <p>c) Health & Safety: There is a tree growing out of the wall of the steps that descend to the Ladies at Baddeley Clock, which needs to be treated and removed. Julie agreed to ask Gary Hancox to undertake the work.</p>
5.	<p>Cleaning Update Cleaning standards continue to be good, but will be helped once the painting and tile grouting is finalized. The issue with mud on the path at Baddeley Clock is still a problem. It is carried from the flower beds. Julie will contact SLDC and ask if they</p>

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	can resolve the problem.
6.	Quarry Rigg Capital Project: Bill Smith reported that the BWCCT board had agreed to the lowest tender for this work, which, at £64k is well in excess of what had been expected (initial expectations around £30k). It was agreed that the project manager will contact the preferred bidder to discuss ideas to reduce the price closer to that originally envisaged. The work will not now take place until the Autumn.
7.	Any Other business: It was agreed that the toilets should be left open during the evening for the period of Windermere Rocks. This will entail the coin collectors emptying the machines at 6pm on the three nights of Friday 17 th , Saturday 18 th and Sunday 19 th June. The cleaners will then need to lock up at 11pm/midnight and clean the toilets first thing. Julie will contact coin collectors and cleaners.
8.	Next meeting: Monday 12 th September at 2pm. St Mary's Church.

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