



**MAGHULL
TOWN
COUNCIL**

Maghull Town Hall

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Dated this 10th Day of April 2017

To: The Mayor and Members of Maghull Town Council, Maghull Town Hall, Hall Lane, Maghull

You are hereby summoned to attend an Extraordinary Meeting of the Council which will be held on Wednesday 19th April 2017 at 6.30 pm in the Council Chamber, Maghull Town Hall, for the following purposes:

***Note:** DECLARATIONS OF INTEREST – If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Town Clerk at least 24 hours in advance of the meeting.*

AGENDA

1. Apologies for Absence
2. Public Participation
3. Declaration of Interests
4. To confirm the Minutes of **Full Council held 5th April 2017 (pages 1 - 4)**
5. Purchase/Hire of Ride on Mowers for 2017/18 Grounds Maintenance Operations - Members are asked to consider the report. **(pages 5 - 7)**

**Miss A. McIntyre
Town Clerk & Treasurer**



MAGHULL TOWN COUNCIL
ORDINARY MEETING OF COUNCIL
HELD 5TH APRIL 2017

PRESENT - Councillor June Burns (In the Chair) and Councillors: Josh Burns, Carlsen, Desmond, Esterson, Hart, McKinley and Roughley

ALSO PRESENT – A. McIntyre (Town Clerk & Treasurer), A. Spencer (Operations and Contracts Manager) D. Healey (Finance Officer), P. Challinor (Events Co-ordinator), S. Larking (Minutes), Andy Dunsmore (Sefton Council), Amanda Bennett (Parent apps) and Kevin Clayton (Parent apps).

1. APOLOGIES FOR ABSENCE – Councillors Byrne, J. Deegan, R. Deegan, Mullen, J. Sayers, Y. Sayers and Shaw.

2. DECLARATION OF INTERESTS – None.

3. PUBLIC PARTICIPATION.

Note: Cllr McKinley left the meeting at 8.36pm and returned at 8.38pm

Andy Dunsmore, Strategic Transport Planning and Investment at Sefton Council gave an update on the proposed M58 junction 1 improvement scheme. Key points:

- The M58 Junction improvement scheme involves the provision of the two “missing” south facing slip roads
- Funding of £5.5 million funding secured from Liverpool City Region towards the scheme. Sefton providing £1.2 million for land and development costs
- Sefton Council have entered into a contact with John Sisk and Sons to deliver the scheme. Designer is Atkins
- Ecological surveys completed
- A number of landowners involved. Preference is to acquire land by negotiation. Compulsory Purchase is the back up. Sefton Cabinet to decide if this route is an option. But, this could delay the project and require an Inquiry
- Rights of way quite complicated. Consultation with residents of Giddygate Lane
- Some land, from Balls Wood, may be required from Maghull Town Council. This would be for signage. Sefton would offset this by doing works in the park e.g. to the boundary fence. The amount of land needed will be clearer once surveys are completed
- Sefton are aware that there is a high pressure gas main running through the park. The signage works would not have an impact on the pipe.
- Proposed timescales as follows:
 - 2017: Planning process completed and land acquired
 - 2018: Work on site
 - 2019: Slip roads open
- As part of planning application Sefton will need to provide details of access and co-ordination of other local works
- Slip roads and roundabout will remain open during works. Lane can't be closed between 9.30 am to 3.30 pm There may be some closure issues around tie-in but these will be done at night, as far as possible, to minimise disruption
- The Traffic Impact Assessment shows that there should be some reduction in commuter traffic on the A59 when the slip roads open

- Details about the scheme will be provided on the council's website at <https://www.sefton.gov.uk/parking,-roads-travel/transport-policy/m58-junction-1-improvement-scheme.aspx>
- Drops-in event for local residents will be held later in the year. These could be hosted at Maghull Town Hall
- Sefton's Traffic Safety Team to review accident records for related road issues:
 - a kink in Kenyons Lane which is dangerous; and
 - the bridge on Park Lane which is a pinch point

RESOLVED that:

1. **Maghull Town Hall be available to host drop in events**
2. **The update be noted.**

4. MINUTES OF FULL COUNCIL HELD ON 8th MARCH 2017

RESOLVED that the Minutes of the meeting held on 8th March 2017 were approved as a correct record.

5. MYMAGHULL APP

Note Cllr Carlsen left the meeting at 9pm and Cllr Esterson left the meeting at 9.01pm

Amanda Bennett and Kevin Clayton gave a presentation about how Apps can improve communication. They drew on an App created for Maghull Schools which allows parents to access and respond to information from their phones. They gave a demonstration of a mock-up of Mymaghull app.

Features of the App include:

- Free to download
- Reduction in paper and printing costs
- "Push notifications" to all registered users
- Unlimited messages
- Air printing
- Twitter and Facebook synchronisation
- Access on the go from mobile phone, rather than laptop
- The value in the App will be from engaging with local businesses to offer loyalty schemes for shopping locally
- Data is secure, it is double encrypted and there are privacy policies
- No reported issues from 50,000 users about data usage and storage
- Training provided

Costs:

- Set up cost of £1,000
- Annual maintenance contract ranges from: 1 year at £750, 2 years at £700, 3 years at £650

Summary of key points from discussion:

- App looks good
- Noted that no reported issues for storage, battery and data usage

- Interested in incentives for residents and working with local businesses
- Will want to engage with residents electronically and in paper format as not all residents have smart phones or tablets
- Opportunities to engage with young people and to make social media more accessible as not getting significant interest on Facebook
- Noted that Maghull Town Council's web site is not responsive for mobile phone users
- Concerns about costs when community groups are struggling with funding
- The app shouldn't be about making things easier for officers and paper copies of minutes should be circulated, as agreed by Council. There should be clear benefits for residents and the community

RESOLVED that:

1. **The Mymaghull app be approved at an initial cost of £1,000 and a one year subscription at a cost of £750;**
2. **The report be noted.**

6. APPROVAL OF ABSENCE LOCAL GOVERNMENT ACT 1972

Members received a report detailing the reasons for the Councillor Mullen's absence and seeking approval of that absence

RESOLVED that:

1. **The absence of Cllr Mullen be approved;**
2. **The position to be reviewed in 3 months' time;**
3. **The report be noted.**

7. CONSULTATIONS ON SUPPLEMENTARY PLANNING DOCUMENTS

The Town Clerk reported that Sefton Council were consulting on Supplementary Planning Documents (SPDs) for a range of planning areas to support the Local Plan. The consultation is open until 12 noon on Tuesday 2nd May 2017. Members agreed that the Town Clerk should respond to the consultation documents as set out the briefing note circulated to Cllrs, taking on board Cllr McKinley's comments.

RESOLVED that:

1. **The Town Clerk to respond to Consultation Documents;**
2. **The report be noted.**

8. MUNICIPAL CALENDAR 2017-18

Members raised concerns about the proposed number of meetings, particularly the frequency of Full Council and Finance and Amenities. The preference is for meetings every 8, rather than 6 weeks. The Town Clerk noted that proposals to review Financial Delegations, could reduce the number of finance meetings, if approved. While this would increase delegations limits for the Town Clerk it would still require the usual procurement procedure.

The Town Clerk reported that there would be an extraordinary meeting of the Council on Wednesday 19 April to discuss funding for equipment for the Facilities Team. The meeting was required because proposed expenditure was outside the agreed budget.

RESOLVED that:

- 1. Municipal Calendar to be reviewed;**
- 2. The report be noted.**

Due to late running of the meeting no reports were given on the following agenda items:

10. REPORT ON SEFTON METROPOLITAN BOROUGH COUNCIL MATTERS

11. REPORT ON SEFTON AREA PARTNERSHIP OF LOCAL COUNCILS

12. Chairs Report

13. Maghull Cricket Club

The Town Clerk reported that revised heads of terms for the lease of Maghull Cricket Club had been sent to the cricket club for their consideration.

RESOLVED that:

- 1. The report be noted.**

CHAIRMAN

**REPORT OF
THE OPERATIONS, CONTRACTS AND BUSINESS DEVELOPMENT MANAGER**

To the Chair and Members of Full Council
Meeting held 19th April 2017

5. Purchase / Hire of Ride on Mowers for 2017/18 Grounds Maintenance Operations

Background

As part of its grounds maintenance operations, Maghull Town Council uses three Kubota ride-on mowers to cut grass in its parks and open spaces.

All mowers are hired on secondary leases at an annual cost of £353.50. Leases are renewed annually, with renewals scheduled for May, July and October 2017.

The age of mowers varies between 8 and 15 years. Although all mowers remain operational, service and maintenance costs have increased year on year.

As the age of mowers increases; so to does downtime for maintenance. Downtime impacts upon the council's ability to cut grass in its parks/open spaces, and its ability to meet obligations as defined in grounds maintenance contracts.

Grounds Maintenance Operatives have raised health and safety concerns whilst operating mowers – Operatives stating they feel nauseous, jarred and tired as a result of operating mowers for short periods of time; and feeling compelled to take short, frequent breaks to assist recovery.

Whilst the current fleet of mowers have cut grass in parks and open spaces for many years; Maghull Town Council's expanding portfolio of grounds maintenance projects; requires a review of what resource is available (both internally and on the market) and how resources can be used most effectively

Cutting Whinneybrook Playing Field illustrates this point. Our current fleet, with its maximum 60 inch cutting area; takes two operatives half a day to complete. Ride on mowers on the market today can cut the same area in approximately 1.5 hours. If applied to the town council, the use of more efficient mowers could release an operative to work in another park/contract, or would enable more frequent maintenance of Whinneybrook and other parks/areas.

The town council does retain a tractor which has been used to flail hedges during the winter season, and the cutting of outfield areas/football pitches during spring and summer (albeit with less frequency). At the time of writing, the tractor is not roadworthy, with necessary repairs costing in the region of £6,000.00. As a result, all grounds maintenance operations are reliant upon our current fleet of Kubota ride-on mowers.

Proposal

Following a review of town council grounds maintenance operations, and in consultation with a number of suppliers of grounds maintenance equipment, officers propose that two Kubota ride-on mowers are withdrawn from 2017/18 operations (though are retained); and that these are replaced by 3 new ride-on mowers (either purchased or hired for the 2017/18 season).

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To the Chair and Members of Full Council
Meeting held 19th April 2017

In consultation with suppliers, two models of ride-on mower have been identified as suitable for grounds maintenance operations – the Ransomes HR300 and Ransomes MP493. Both mowers are recognised at the industry leading standard.

Officers propose the purchase/hire of:-

- 1 x Ransomes HR300 and
- 2 x Ransomes MP493.

Purchasing v Leasing

Table 1.0 outlines the purchase and seasonal hire¹ costs as per the proposal above. Table 2.0 outlines the advantages and disadvantages of purchasing v seasonal hire. Scores have been assigned to each advantage/disadvantage (1 = most significant, 5 = least significant)

Table 1.0		
	Purchase Price	Seasonal Hire Cost
1 x Ransomes HR300	£21,700.00	£6,000.00
2 x Ransomes MP493	£80,320.00	£23,400.00
Total	£102,020.00	£29,400.00

Table 2.0							
Purchase				Seasonal Hire			
Advantages	Score	Disadvantages	Score	Advantages	Score	Disadvantages	Score
Mowers become a Maghull Town Council asset	3	Maintenance of mowers becomes the responsibility of Maghull Town Council.	1	Maintenance remains the responsibility of lessor, with no cost to Maghull Town Council	1	Mowers are not owned by Maghull Town Council and will revert back to lessor at end of term	3
Option to sub-let equipment to other organisations at a charge	4	Mowers will become dated as technology advances	2	Ability to "trial" suitability of mowers before committing to purchase/rehire	2	If mower is purchased, equivalent to hiring over 3 ½ years.	4
In the event of breakdown, ability to repair immediately	2			Mowers are replaced mid-way through lease agreement	2		
"One off" expenditure	2			Annual training provided	1		
				Option to sub-	4		

¹ Costs have been provided on the basis of a cutting season which runs from mid-march to the end of September. However, all mowers leased will be held for a period of 12 month period to enable the lessee to maintain "out of season."

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				let equipment to other organisations at a charge			
Total Score		14		Total Score		17	

In light of tables 1.0 and 2.0 above, officers recommend a seasonal hire of 3 x Ransomes ride-on mowers for 2017/18 grounds maintenance operations.

2017/18 Grounds Maintenance Operations

On 8th March 2017, members of Finance & Amenities Committee Members received a report outlining the council's grounds maintenance schedule for 2017/18.

Should Members approve the recommendations of this report, ride-on mowers would be deployed in all parks and open spaces maintained by the town council; and would have a positive impact on the schedule as reported on 8th March 2017.

Coupled with the recent recruitment of two officers to the Facilities Team, time on site is likely to be significantly lower, the quality of cut will be better and there will be more opportunity to have weekly cuts and opposed to fortnightly or even three-weekly cuts as currently scheduled.

Funding

Members will be aware of the financial position of the Council. Additional funding has been assured by the increase in the precept and the increase in fees which was agreed at the Council meeting in January. The Council has sufficient funds to lease the equipment for one year. If Members are minded to follow the purchase option then funds would need to be released from reserves to cover the expenditure.

Having reviewed the termination dates for the outstanding loans held by the Council, two loans will be paid off in January 2018. This will release funds of £24,011 which can then be earmarked for investment in new machinery for the Facilities Team. The cost for this year can be met from the additional funding already agreed, if Members decide to lease the equipment. By leasing the equipment for one year the Council can consider during the current financial year the most appropriate way to invest in the machinery and as required undertake the appropriate tendering exercise. This will ensure best value for money in the long term.

Recommendations:

1. **Members approve a seasonal hire of 1 x Ransomes HR300 and 2 x Ransomes MP493 ride on mowers for 2017/18 grounds maintenance operations;**
2. **Members authorise the Town Clerk to enter into such agreements to ensure seasonal hire of aforementioned mowers for 2017/18;**
3. **Subject to Members approval of Recommendation 1, Members agree to withdraw but retain 2 x Kubota ride-on mowers from 2017/18 grounds maintenance operations;**
4. **That the report be noted.**