

LMIDB  
**LOWER MEDWAY INTERNAL DRAINAGE BOARD**



**MINUTES OF A MEETING** of the **Finance Committee** held at  
**Axminster Tools, Sheppey Way, Bobbing**  
on **Monday 29 March 2021 at 2pm**

**Members of the Committee Present**

S Batt (Acting Chairman)  
D Dewar-Whalley  
J Mair  
J Lewis

In attendance

S Mair - Acting on behalf of the landlord  
O Pantrey – Clerk  
J Davis – Works Supervisor

Additional persons present

K Miles – LMIDB Operator (for tractor operation purposes)

**1. APOLOGIES FOR ABSENCE**

No apologies were given.

**2. ITEMS OF INTEREST DECLARATION**

S Mair declared an interest in the unit being viewed as he was the Site's Managing Agent. He informed the members he would be acting on behalf of the owners and not as a Board member on this occasion.

It was agreed by all that S Batt would act as Chairman for the visit in the absence of the Finance Chairman.

**3. VIEWING OF POTENTIAL DEPOT LOCATION – Sheppey Way, Bobbing**

The Clerk welcomed the members to the meeting and led them around to the building that was to be viewed.

He explained that as previously discussed the Tiptree Depot currently used by the LMIDB for storage of works equipment was unsuitable due to its condition. He said that

the meeting today hoped to show members an alternative option for a short to mid term lease option.

S Mair showed members the driveway into the complex, explaining that it was capable of taking articulated lorries safely. He made a point of the security on site which consisted of a high metal fence, locked double gates, and security lighting. He said that the access was communal and that all units had the ability to move in and out as required and at will. However, he said that the gates were locked in the evening as a standing agreement between tenants.

S Batt informed the members that the driveway was reinforced concrete and entirely suitable for tractors.

S Mair then took members to the unit at the rear of Axminster Tools and into the building itself.

The Works Supervisor asked K Miles to bring the tractor up to the main shutter door so the members could see the clearance of a tractor and mower combination.

J Mair commented that the tractor could not fit in straight away and would need to unfold to enter the building. He asked the Works Supervisor if this was an issue?

The Works Supervisor said it was a similar situation at the current depot, but due to the additional space in the new unit it would be a far more straight forward operation.

K Miles then demonstrated how the tractors would enter the building and all were happy that this was not a difficult process.

The Works Supervisor thanked K Miles for his demonstration and asked him to return the tractor.

J Lewis asked if the racking currently inside the building would remain?

S Batt said he was hoping for a solution with the owner as we may need some of it for storage.

S Mair confirmed it would be empty once the tenancy started.

The Clerk asked the Works Supervisor if he felt there was sufficient room in the first part of the building for day-to-day storage?

The Works Supervisor said there was ample space for in-use machinery and that he thought this would be a wonderful place to work from.

S Mair then led members into the second part of the building. He explained that this area would be furnished with a messroom, tool store / workshop. He said there would be provision of showers, toilets, and eating space.

The Clerk said he felt that even after the installation of the messroom and workshop, there was a good amount of space for items that would not be in constant use.

D Dewar-Whalley asked how the fire alarm system worked.

S Mair confirmed they were currently linked as part of the buildings design.

D Dewar-Whalley said it was important this was the case so that if a fire started in one part of the unit, others would know in adjacent units.

J Lewis asked why we needed so much space.

The Clerk said that while the area was roughly twice the size of the Tiptree Depot, it meant that we could utilise the space for storage of items for the pump station at Bells that we currently spend £1200 a year on.

He continued by saying that this represented a modern, safe, and efficient depot that gave the Board opportunity to expand its fleet where needed, or even include storage space for the Environment Agency should they need it. He said that Tiptree limited their opportunity and this depot demonstrated to the Board and the work force that they were serious about the future of the works being carried out.

J Lewis said that sounded entirely reasonable. J Mair agreed.

J Mair asked if this was within existing budgets?

S Batt said that currently we are putting money aside for the office and depot and that we would be able to look at that money as a way of off-setting the additional rent and rates.

J Lewis asked what the cost of the lease was.

S Mair said the Board should expect to pay £7 per square foot. He said this would bring the rent payable to £31,360 per year plus rates which would be roughly £15,000 per annum.

J Lewis asked how that compared with the current arrangement.

S Batt said we currently pay around £21,000 for Tiptree rent and rates. He said this also included the £1200 a year for the container storage on Sheppey.

The Clerk said it was important to note that this was not a new £45,000 that needed to be found as we were giving up the Tiptree depot and as such the Board would need to raise an additional £25,000 per year from the existing budget to make this work.

D Dewar-Whalley said that the unit offered exactly the space, security, access, forward options, and health and safety improvements required for the Board and its staff and that he felt ready to vote upon the move.

J Mair asked if all the messroom and workshop additions would be in place prior to the tenancy commencing.

S Mair confirmed they would.

J Lewis asked that we quantified any resolution so that if the price was far higher than we first thought that this decision would be revoked and addressed again.

## LMIDB

All agreed that was entirely the right way to go about this resolution until firm figures were agreed with the landlord.

On proposal by D Dewar-Whalley, and seconded by J Mair, it was **AGREED** that the LMIDB would break from its lease at Tiptree Depot and, subject to similar pricing as aforementioned, move the depot location to the unit behind Axminster Tools on Sheppey Way.

## 4. **CLOSURE**

There being no further business the Chairman thanked Members of the committee for their attendance and declared the meeting closed.