

WARBOYS PARISH COUNCIL

Minutes of the inaugural meeting of New Parish Centre Committee held on 3rd June 2024 at the Parish Centre, Warboys.

IN ATTENDANCE:

Building Contractor Ben Iandico
Cllr S Withams (Chair)
Cllr D England
Cllr D Fabb

Principal Architect Russell Payne
Cllr J Land (Vice Chair)
Cllr J Parker

Mrs J Drummond:- Parish Clerk

NPC 31/24 WELCOME

Chair Withams opened the meeting, the meeting commenced at 7:00pm

NPC 32/24 – APOLOGIES FOR ABSENCE

Apologies received from Cllr Michelle Collins (child care issues) and accepted.

NPC 33/24 – MEMBERS' INTEREST

Cllr D England formally declared an interest with dispensation to speak not vote by letter. It has been agreed for 12 months (From April 2024) meetings continue with this dispensation in place.

NPC 34/24 - MINUTES FROM 03/06/24

Minutes from 03/06/24 were unanimously agreed and signed by the chairman as correct. However, it was noted that the completion date had been moved back one month to 25th April 2025.

NPC 35/24 - OPEN FORUM

There were no members of the public present.

NPC 36/24 UMS – STREET LIGHTING

The clerk reported that the Council are still getting bills for the Unmetered supply street located within the build site. Due to the insignificant amount, it was unanimously agreed to leave the matter until completion of the build.

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NPC 37/24 - BUILDING PROGRAMME UPDATE

Building progress report was verbally given by Ben landico and Russel Payne, it was confirmed:-

- The build has fallen 4weeks behind due to ground conditions the expected completion date 25th April 2025. (This was contested (NPC 34/24) at the confirmation of minutes, all members agreed that there was no mention of this at the previous meeting (7th May 2024))
- Currently waiting for the Fire Officers report that will specify the needs of the new building to comply with building control, which includes the siting of an accessible fire hydrant. This is highly important as their report will have an impact on costs.

NPC 38/24 - PROGRAMME OF WORK FOR JUNE

The considered works for next month were reported as:-

- Underground steelworks completed
- Pouring of concrete
- Oversite stripped out and the hardcore gone, prepped for the steel frame (17th June)
- Expecting to take 2 weeks to erect the frame.
- Decided to postpone the WI Visit until August (5th), clerk to contact.

NPC 39/24 - Day Centre drop Off and Pick up

The clerk reminded Ben & Co of the day centre drop off and pick up times reporting that there had been an incident where access had been impeded. To resolve, Ben landico agreed for his number be shared with the Day Centre Manager to call should any further issues arise.

NPC 40/24 - EXCLUSION OF PUBLIC

Members discussed the positioning of exclusion of the public on the agenda, and agreed its positioning should achieve balance. Moving forward non-contract items to be positioned higher on the agenda without compromising any contractual/financial information through discussion.

NPC 41/24 - AGREEMENT OF INVOICE FOR MAY

Members approved the invoice for work carried out in May and for it to be presented at Full Council 10th June 2024.

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NPC 42/24 - FINANCIAL PROFILING – CASH FLOW

Cllr D Fabb produced and presented the updated cash flow analysis. The clerk reported on previous enquiries:-

- a. The PWLB, do make short-term loans, the shortest period is two years.
- b. The Parish Council Bank – Co-Op loans available, when they go over 150K they require guarantors or ‘bricks & mortar’.

After discussion it was unanimously decided that the Council explores the higher loan over a short period, this will enable them to fully complete the project, and reapply for CIL funding to complete the build to its original design.

NPC 43/24 STRATEGIC CIL GRANT APPLICATION

The clerk reported the CIL grant as unsuccessful, the formal comment from Huntingdonshire District Council was that the workshop/storage was a separate project. The clerk further reported that an appeal had been made, however the HDC response was the same.

NPC 44/24 - POSSIBLE COST SAVINGS

Ben landico and Russell were requested to present potential cost saving figures for the July meeting regarding the following:

- a. Not install cladding on both side elevations keeping it brick work.
- b. Staircase constructed from timber not concrete.
- c. Explore new PVC windows and not aluminium.

NPC 45/24 - NOTICES AND MATTERS FOR THE NEXT AGENDA

To be forwarded to the Clerk. Please note there will be a Foul water Drainage meeting scheduled to ensure compliance with a satisfactory solution.

MEETING CLOSED 8:55pm