

WARBOYS PARISH COUNCIL

Minutes of the last meeting of New Parish Centre Committee held on 2nd July 2024 at the Parish Centre, Warboys.

IN ATTENDANCE:

Building Contractor Ben landico
Cllr S Withams (Chair)
Cllr M Collins
Cllr D England

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

Mrs E Coverdale :- Parish Clerk

NPC 46/24 WELCOME

Chair Withams opened the meeting, the meeting commenced at 7:06pm as a site visit was held at the start of the evening.

NPC 47/24 – APOLOGIES FOR ABSENCE

None.

NPC 48/24 – MEMBERS’ INTEREST

Cllr England declared a disclosable pecuniary interest due to being on the board for the Sports Ground, he had previously received a dispensation to speak but not vote.

NPC 49/24 - MINUTES FROM 03/06/24

Minutes from 03/06/24 were unanimously agreed and signed by the chairman as correct.

NPC 50/24 - OPEN FORUM

There were no members of the public present.

NPC 51/24 BUILDING PROGRAMME UPDATE

Arising from NPC 37/24, B landico provided members with an update on the progress of the build;

- Bolt holes installed last week, with the frame going in this week expected to be complete the following week.
- Floor planks will begin arriving this week.
- Scaffolding nets set to go up week commencing 8th June and roof sheets expected to arrive 12th June.
- Still on course to complete by 25th April 2025, no further time loss. Difficult to make up time at this stage, but hopefully can later in the project.

NPC 52/24 - PROGRAMME OF WORK FOR JULY

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Arising NPC 38/24 B landico advised the members the following;

- a) Drainage – The cheapest option would be to have the pump system, and they were awaiting all documentation and calculations for the requirements to pass to MTC.
- b) Building Control – They had requested one person to put their name to the M & E designs for the building to take responsibility. However, B landico was struggling to find a company that provide this as it is usually completed by a team.
- c) Fire Safety – A hydrant was required and costings would be provided in due course. B landico advised that the report provided for the Fire Strategy was not sufficient for the needs of the building and would require further work.
- d) Planning – No comments currently, however it was reported that they were waiting on ecologist report in relation to the external lighting potentially affecting any bat populations.
- e) Expected August Works - The above ground brick work and drainage work should be started.
- f) EV Chargers – Concerns over the EV chargers and legislation were raised. In response, the Clerk offered to email the NALC guidance to all committee members to ensure compliance with legal regulations.

NPC 53/24 - PREPARATION FOR WI VISIT

It was noted by Members that the rescheduled WI visit was set for; Monday 5th August at 6.20pm.

Cllr Collins, through the Spar scheme, and kindly provided refreshments for the important event.

Additionally, members noted that the release of the Red Tile Wind Trust grant is anticipated around late September to early October. This funding will coincide with the completion of key installations, including the heat pump and solar panels.

NPC 54/24 - COMMUNITY LINKS – FUTUREPROOF BOOKINGS

The Senior Clerk had provided members with a detailed document outlining potential avenues for revenue once the new centre is completed, which would be vital to the success of the building due to increases in business rates and other running costs. The main scope of the report advised creating a partnership with the GP Surgery and becoming involved in the Integrated Neighbourhood Care Board.

Members unanimously **RESOLVED** to approve the plan in principle and to discuss in more detail at a future date.

NPC 55/24 - EXCLUSION OF PUBLIC

The meeting was closed to the public at 8.01pm

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NPC 56/24 - AGREEMENT OF INVOICE FOR JUNE

B landico raised a concern that the invoice provided to Council was not correct and he would review as a matter of urgency.

Members unanimously **RESOLVED** to approve R Payne's invoice for agreed works completed in June.

R Payne also advised, should there be any changes to the Ben & Co invoice figure he would update the certificate.

NPC 57/24 - PROGRAMME OF FINANCIAL PROFILING – CASH FLOW

- It was noted that the Council's CC bank account had now been closed and funds transferred to the operational co-op account totalling £101,642.29.
- Members were advised that the CPCF £10k had been approved to be reallocated to cover the drainage costs.
- Members discussed the PWLB loan application and whether the £200k would still be sufficient along with potential areas that money could be saved. B landico and R Payne agreed to sit together and establish what is realistic in the budget and what isn't, they would then provide recommendations to Council.

NPC 57/24 - FORECAST COST SAVINGS

Arising from NPC 44/24 B landico provided cost savings for the following;

- Not installing cladding on sides of elevations and keeping brick work - £3,611.00
- Staircase constructed from timber, not concrete - £1,684.00
- New PVC windows not aluminium - £4,316.24
- Single doors and rear double door to be steel- £5,478.62

Total predicted savings £15,089.56

Members unanimously **RESOLVED** to approve the above listed cost savings.

R Payne advised he would issue a variation order to reflect the approved changes.

NPC 59/24 - NOTICES AND MATTERS FOR THE NEXT AGENDA

- Internal Fittings – provided by Ben/Russell
- M&E

MEETING CLOSED 8:20pm