

WARBOYS PARISH COUNCIL

Minutes of the last meeting of New Parish Centre Committee held on 2nd September 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 J Drummond :- Senior Parish Clerk

NPC 73/24 WELCOME

Chair Withams opened the meeting, the meeting commenced at 7:05 as Members viewed the site.

NPC 74/24 – APOLOGIES FOR ABSENCE

There were no apologies, all Members present.

NPC 75/24 – MEMBERS’ INTEREST

There were no Member declared disclosable pecuniary interest.

NPC 76/24 - MINUTES FROM 02/08/24

Minutes from 02/08/24 were unanimously agreed and signed by the chairman as correct.

NPC 77/24 - OPEN FORUM

One member of the public attended; no questions were put to the committee.

NPC 78/24 BUILDING PROGRAMME UPDATE

Principal Contractor B landico provided members with an update on the progress of the build:

- The brickwork and block work are well on the way
- Scaffolding arriving (Wednesday – now last week)
- Brick work is up to the first floor
- Build on target, no hold ups – first fix in sight.

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NPC 79/24 - PROGRAMME OF WORK FOR SEPTEMBER

Principal Contractor B landico provided members with the build programme intentions for this month:

- Continue with brickwork above first floor
- Prep for first fixing
- Start to consider the external drainage work
- Aim to get the building watertight

UPDATE on request for slight amendments

- Ground floor – all requests can go ahead with no additional costs
- First Floor – move the window to facilitate – no additional cost

NPC 80/24 – PROPOSED FUNDING / GRANT APPLICATIONS

The Senior Clerk gave a verbal report on progress with her work exploring funding opportunities.

- Through the CCC Community enabler funding the Parish was awarded £500 for the community directory. This work links into the integrated neighbourhood care bid. The community showcase day scheduled for 21st of September is all running to plan; here we will launch the resident Community building questionnaire, and the site will be open to residents from 11am – 3pm.
- Mick George Community funding application has been made for 30K. 16.2K for an up-garage to a commercial kitchen, and 13.8K for dining room tables(round) and chairs.
- Outcome to date of strategic letters:- CCC offer support, HDC, we have a meeting on the 10th of September.
- ACRE, – nothing yet, we will need to work with the day centre (registered charity) to complete.
- Fund raising, we have created a competition guess how many bricks (Laura & Emmeline have done a great job), this is/has been featured- for your approval, it will be presented to Full Council to gain approval to launch

NPC 81/24 - EXCLUSION OF PUBLIC

The meeting was closed to the public 8:10

NPC 82/24 - AGREEMENT OF INVOICE FOR AUGUST

Members approved the invoice for work carried out in August and for it to be presented at Full Council 9th September 2024. Funds to be moved from Co-Op holding account into Co-Op operational account.

- Builders Invoice – 93,114.38
- Architect Invoice – 900.00

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NPC 83/24 -M&E DESIGN & POTENTIAL COST

Previously (Jan/Feb 2023) full council did not agree to a M&E Design, historically two quotes were received:-

- David Bedwell 26.8K
- Cunnington Clarke 27.5K

The current quote is from Sharman Grimwade Ltd at 18.5K, we must have the design for Ben & Russell to fully cost the M&E works. The M&E Work quoted at tender - 217K

The committee unanimously agreed to go ahead with Sharman Grimwade Ltd at 18.5K; the Senior Clerk to request confirmation with Members by e-mail. In essence their design doesn't want to differ from what has been included in the tender.

NPC 84/24 FINANCIAL PROFILING

The financial profiling was discussed at length; we need to understand the M&E costs to be confident with the figure in our intention to borrow. Through discussion we must have the correct wording in Full Council minutes to follow the same timeline (October) of the previous application; therefore, a line must be drawn and a decision made.

Dan, Jon, and Julie will prepare figures for borrowing currently it is thought we will need about 300K (200K coming back from HDC through payment of the strategic CIL grant).

NPC 85/24 - NOTICES AND MATTERS FOR THE NEXT AGENDA

MEETING CLOSED 9:12pm