

WARBOYS PARISH COUNCIL

Minutes of the last meeting of New Community Centre Committee held on 7th October 2024 at the Parish Centre, Warboys.

IN ATTENDANCE:

Building Contractor Ben Iandico
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 86/24 WELCOME

Chair Withams opened the meeting, the meeting commenced at 8:14pm as a special meeting was held previously regarding the closing of the Old Parish Centre.

NPC 87/24 – APOLOGIES FOR ABSENCE

Apologies received from Cllr Fab, holiday and Cllr Collins illness, all Member apologies accepted.

NPC 88/24 – MEMBERS' INTEREST

There were no Member declared disclosable pecuniary interest.

NPC 89/24 - MINUTES FROM 02/09/24

Minutes from 02/09/24 were unanimously agreed and signed by the chairman as correct.

NPC 90/24 - OPEN FORUM

No members of the public attended; no questions were put to the committee.

NPC 91/24 BUILDING PROGRAMME UPDATE

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

There have been problems getting materials, the block type confirmed at building control have become unavailable. Contact has been made with Building Control and they have agreed a suitable replacement.

Delivery should be within the next week, however this has delayed the build, the programme being disjointed pushing the completion date back to the end of June 2025.

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NPC 92/24 - PROGRAMME OF WORK FOR OCTOBER

Principal Contractor B landico provided members with the build programme intentions for October:-

Continue with the brick work aiming to get the New Community building watertight.

Additionally, the Member decision on closing the Old Parish Centre from 11th October, is beneficial to the build adding additional scope for storage and moveability. With discussions the aim to remove the old building is targeted for 28th October – 2nd November which will be half term week causing no disruption to the Underfives.

This brings with it two strands of work concerning storage of Parish equipment and ensuring the Handymen have a safe and secure work base. Actions from Special meeting coupled with NCC.

Storage of equipment

SM:-To email Dan, Steph & David to see if they can facilitate storage of equipment.

NPC: - Request the handymen take down the pictures and move all furniture towards the entrance. Storage in the sheds doesn't need moving until a later date.

NPC: - Julie, Russell & Ben to meet to programme the demolition of the centre, movement of site gates and temporary siting of the handymen.

NPC:- Julie to arrange a meeting with Dan and David, to assess any available space. David suggested that he possibly facilitate, need to have timescales in place to understand feasibility and constraints.

NPC 93/24 – PROPOSED FUNDING / GRANT APPLICATIONS

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

Community Showcase Day was very successful and the report will form evidence when building up the bid for ICS – Integrated Neighbourhood delivery of non-interventional health related services.

HDC have agreed the proposed amendment to the CIL contract – Schedule 2 (payment of grant). This has been a great achievement and will assist the build cost flow immensely. When Julie meets with Russell & Ben the draw down on other grants CPCF and Red Tile, need to be in the programme to ensure the timing of funding draw down enhances cash flow.

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NPC 94/24 - EXCLUSION OF PUBLIC

No public were in attendance.

NPC 95/24 - AGREEMENT OF INVOICE FOR SEPTEMBER

Members approved the invoice for work carried out in September and for it to be presented at Full Council 14th October 2024. Funds to be moved from Co-Op holding account into Co-Op operational account.

- Builders Invoice – 54,307.40
- Architect Invoice – 1,267.20

NPC 96/24 -M&E DESIGN & POTENTIAL COST

Unfortunately, not in a position to receive information on M&E design coupled with final costs.

The Fire strategy highlighted

- No hydrant requirement
- For the fire service to obtain 15% clear access to the building we would need to lose 3 disabled car parking spaces. This Russell & Ben will challenge with building control and fire strategy.

NPC 97/24 FINANCIAL PROFILING

Unable to agree figure for loan as we do not have any figures for M&E, putting us into a difficult position to build the case for requesting additional borrowing for DHCLU & PWLB.

The positive is HDC agreeing to the new payment schedule that will ease the cost flow issues previously identified.

NPC 98/24 - NOTICES AND MATTERS FOR THE NEXT AGENDA

MEETING CLOSED 9:35pm