

WARBOYS PARISH COUNCIL

Minutes of the last meeting of New Community Centre Committee held on 2nd December 2024 at Warboys library.

IN ATTENDANCE:

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

Principal Architect Russell Payne
Cllr J Parker – acting (Vice Chair)

Mrs J Drummond :- Senior Parish Clerk

Mrs L Moore:- Assistant Parish Clerk

NPC 114/24 - WELCOME

Chair Withams opened the meeting at 7:00pm.

NPC 115/24 – APOLOGIES FOR ABSENCE

Apologies received from Cllr J Land accepted. Cllr D Fabb was not in attendance due to resignation, his replacement on the committee will be advertised at Full Council.

NPC 116/24 – MEMBERS' INTEREST

There were no Member declared disclosable pecuniary interest.

NPC 117/24 - MINUTES FROM 05/11/24

Minutes from 5th November 2024 were unanimously agreed and signed by the chairman as correct.

NPC 118/24 - OPEN FORUM

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

NPC 119/24 - MID WAY HEALTH & SAFETY REPORT AND STAGE 2 PRE-CONSTRUCTION PACK

The Mid-term health & safety report together with the Stage 2 pre-construction pack were received and unanimously confirmed satisfactory. Note:- the Gas board have completed the disconnection.

NPC 120/24 - OBSCURE GLASS REQUEST

Ben Iandico confirmed the windows on the first floor will have obscure glass.

NPC 121/24 - BUILDING PROGRAMME UPDATE

The update of programme progress from Ben Indico and Russell Payne as follows:-

- Gas has been disconnected

WARBOYS PARISH COUNCIL

- Ben has almost completed the alterations for the landing/lift/staircase - good progress has been made as upstairs progress was halted until this was completed. Piling calculations confirmed to enable and support the move.
- Internal block work all in position.

NPC 122/24 - PROGRAMME OF WORK FOR DECEMBER

The proposed works for December and following month:-

- Windows and doors to go in to make it watertight. Aluminium not ordered yet it's been put on hold, all the UPVC is here.
- 60 people + in a room fire exits must have panic ironmongery – It will be £6k more should we need to change the current doors/frames. Currently waiting for confirmation from the fire officer; this could be a 5 week wait, (there was nothing on the tender drawings about these being fire exits).
- UPVC will be done before the end of December.
- Finalise the brickwork.
- NOTE- For the Parish to do – NEW Martyns Law – The Parish will need to write a Strategy for escape, should there be a terrorist threat.
- The site is shutting on the Friday 20th January – Monday 6th January.
- Looking at stripping the scaffolding next.

NPC 123/24 - PROPOSED FUNDING / GRANT APPLICATIONS

The verbal update from the clerk as follows:-

- CPCF fund: 2k received from CCC-CPCF fund for Garden design brief.
- HDC – Strategic CIL:- Russel to prepare half way confirmation letter, to draw down 100K from HDC.
- Community WI:- At F&GP WI presented their generous donation of for 50k, the Council are extremely grateful and will ensure Warboys WI receives recognition within its communications.
- Explore any additions regarding environmental upgrades where the Council can extend its request to Red Tile Farm Trust.

NPC 124/24 - EXCLUSION OF PUBLIC

To resolve to exclude the public from the meeting under the section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960.

NPC 125/24 - AGREEMENT OF INVOICE FOR OCTOBER

Verification of progress and agreement of Invoice for work carried out in November 2024.

- Builder - £41,955.57 Lift price fixed.
- Architect - £1,203.60 Additional work with previous architect issues not budgeted for.

WARBOYS PARISH COUNCIL

NPC 126/24 - M&E DESIGN AND CONFIRMATION OF COST

The update received from Russell Payne and Ben Indico regarding M&E is as follows:-

- Still not final – Figures in from the 2 main sub-contractors. £88k more than originally costed for. Another 10k anticipated for costs not yet received.
- There may be some movement however, ventilation and Air conditioning cannot be altered.
- Ducting is expensive (12k more) electrical is the main factor to the large extra high costs. External lighting and CCTV etc. It is anticipated it will be 100k more than originally costed for.
- Any environmental changes we can build another bid for Red Tile Farm.

NPC 127/24 - PROGRAMME FINANCIAL PROFILING

To enable accurate financial profiling the Senior Clerk must receive an updated profile to assist in scheduling and content of the Phase two loan application, and further HDC Strategic CIL request. Precept has been increased 25% for 25/26 to facilitate the Phase two loan. Please note that the Parish has absorbed £32K additional expenditure within its operational budget.

NPC 128/24 - EXPLORE POTENTIAL CONTENT FOR CIL BID AND LOAD

Members to explore content for CIL request and financial options for loan – Phase 2 of the New Community Centre build. Item for the next agenda.

NPC 129/24 - DATES, NOTICES, AND MATTERS FOR THE NEXT AGENDA

For members of the Committee to note changes in date of meetings moving forward and raise any matters to be included in the next agenda.

-Tuesday 7th January - 7pm

MEETING CLOSE – 8:33