

# WARBOYS PARISH COUNCIL

Minutes of the last meeting of New Community Centre Committee held on 3<sup>rd</sup> February 2025 at Warboys library.

## IN ATTENDANCE:

Building Contractor Ben landico  
Ben & Co Finance admin Eilish Harlock  
Cllr S Withams (Chair)  
Cllr J Parker

Principal Architect Russell Payne  
Cllr J Land – acting (Vice Chair)  
Cllr N Mohun

Mrs J Drummond :- Senior Parish Clerk

Mrs L Moore:- Assistant Parish Clerk

## NCC 17/25 - WELCOME

Chair Withams opened the meeting at 7:00pm, welcoming Eilish Harlock.

## NCC 18/25 – APOLOGIES FOR ABSENCE

There were no apologies for absence, Cllr Collins noted for non-attendance with no acceptance from Members. Cllr N Mohun sent apologies (running 5minutes late).

## NCC 19/25 – MEMBERS' INTEREST

There were no Member declared disclosable pecuniary interest.

## NCC 20/25 - MINUTES FROM 07/01/2025

Minutes from 7<sup>th</sup> January 2025 were unanimously agreed and signed by the chairman as correct.

## NCC 21/25 - OPEN FORUM

One member of the public present, no questions were raised, open forum closed at 7:03pm

## NCC 22/25 BUILDING PROGRAMME UPDATE

The following update was received from Ben landico and Russell Payne.

- Drainage completed as far as possible.
- Brickwork to be completed and cleaned at the front of the building
- Windows to be completed (steel doors ordered, waiting for the Aluminium; some should arrive in a couple of weeks, the remaining by mid-March). The end date will not be affected.
- Fascia/Soffits to be completed on the right side to enable the removal of the scaffolding in that area.
- Preparation for kerbing and paving at the rear of the building.

## FEBRUARY

- Screed to downstairs
- Hardcore to rear and paving (awaiting costs to be confirmed at special meeting)
- Plumbing and heating first fix to start
- No more on drainage until the excavation of side path /road

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## **NCC 23/25 PROPOSED FUNDING / GRANT APPLICATIONS**

To record Funders / funding applications and the current position:

CPCF Funding position: 10K for foul sewer tanks & pump received. Design brief for rear of the building to follow as an agenda item.

Red Tile Farm Trust position: Excellent news, the request to increase funding has been favourably agreed, awarding £140,500.00 to the higher specification energy saving heating.

Net Zero Village- New Funding: Good News, the Expression of Interest has been accepted, and the Council invited to further their application. There will be a requirement from the builder to assist with further specification details. Thanks to Cllr C Sproats for her input of which has been invaluable.

Strategic CIL bid – HDC:- The application declined for the renovation and replacement of the workshops, unfortunately receiving 11/60 score for strategic need.

## **NCC 24/25 DESIGN BRIEF for the back garden landscape as per the CPCF grant**

The Design brief is linked to the CPCF Fund; the rear of the Community Centre to be level being accessible to all. Sensory plants/smells, a quiet reading corner, and a pétanque pitch.

- 4 planters from the front (original design) can be moved to the back.
- The additional hard landscaping costs from Ben £10,707.25 - no plants etc will be included in that price.
- Access to the sports field would be a good idea – Ben has said it quite an easy job if we wished to reinstate the access. We will revisit this.
- Request for a Christmas Tree to be planted in the middle at the rear of the building.

## **NCC 25/25 - EXCLUSION OF PUBLIC – 7:33pm**

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

## **NPC 26/25 AGREEMENT OF INVOICE FOR JANUARY 2025**

Russell Payne Architect - £798.30

Ben & Co - £65,666.22

Unanimously agreed by all Member to make the payments. During the verification process it was noted:-

- Losing a disabled space but gaining a normal space.
- There will be 2 Electrical charging spaces.
- Bike shelter has been moved ascetically didn't look good in the middle of the building.
- Weekly site meetings to move to a Thursday (9:30am).

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## NCC 27/25 M&E DESIGN AND CONFIRMATION OF COST

The Council has arranged a special meeting scheduled for tomorrow night (4<sup>th</sup> February 2025) to seek Full Council approval for the detailed additional M&E costs as confirmed by Russell Payne and Ben Indico; with the following considerations

- The confirmed additional costs will be £102,335.44 for the M&E, this increase must be agreed at the Special meeting.
- The price now includes external lighting plan and CCTV.
- Ben to get us the best possible deal on Solar panels, the more we can get the better efficiency, coupled with battery capacity.

## NCC 28/25 PROGRAMME FINANCIAL PROFILING

The updated financial profile for the programme is reported as follows:-

- Final costs detailed at:- 1,803,041.39 - To be presented at the special meeting
- BI Catering visited site to prepare costs for commercial kitchen, whilst waiting for confirmation kitchen costs have been increased by 10K.
- Block paving to the car parking bays and tarmac to the rest.
- Russel raised there are increased costs with drainage which are - £34,368.51. This will be discussed in Parish Business and presented at the special meeting.
- Alteration for the partitioning in the middle of the room downstairs. With Committee delegated power, all members agreed - £940 and to progress.

*Ben Indico and Russell Payne left the meeting*

## NPC 29/25 PARISH BUSINESS

Originally a fixed cost, the drainage has gone considerably over budget. Ben & Co our principal builder thought ahead and made alterations they perceived of benefit to the council; however, they did not seek the necessary approvals through the processes in place. Furthermore, at a previous meeting Ben & Co stated that they would absorb those costs - £34,368.51. Currently the Parish Council are withholding the payment.

With thorough discussion Members of this committee agreed to present two options for Full Council consideration at the Special Meeting: SP 05/25 A - Drainage

- 1) We release half the payment and pay the remaining half on completion with review.
- 2) We withhold payment until completion of the project.

# **WARBOYS PARISH COUNCIL**

## **NCC 30/24 EXPLORE POTENTIAL CONTENT FOR LOAN**

With the finalisation of the financial year the Clerk to continue with the work to conclude the amount of loan required.

## **NCC 31/24 DATES, NOTICES, AND MATTERS FOR THE NEXT AGENDA**

Nothing recorded. Next meeting 3<sup>rd</sup> March 2025, 7pm at Warboys Library.

**MEETING CLOSE – 9:17pm**

DRAFT