

WARBOYS PARISH COUNCIL

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

IN ATTENDANCE:

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

Principal Architect Russel Payne
Cllr J Land (Vice Chair)
Cllr J Parker
Cllr M Collins

Mrs J Drummond:- Parish Clerk

The council made the transition from working party to Committee, with the election of Chair and Vice Chair:-

- Chairman – Dr S Withams proposed by Cllr Parker seconded by Cllr Land, unanimous.
- Vice Chairman – Jon Land proposed by Cllr Collins seconded by Cllr Parker, unanimous.

NPC 1/24 WELCOME

Chair Withams opened the meeting, the meeting commenced at 8:00pm

NPC 2/24 – APOLOGIES FOR ABSENCE

Apologies were not received and not accepted from Cllr Ambrose Ntuk.

NPC 3/24 – MEMBERS' INTEREST

Cllr D England declared an interest with dispensation to speak not vote. It was unanimously agreed for the meeting to continue with this dispensation in place.

NPC 4/24 MEETING NOTES FROM NPCWG – 04/03/24

No comments were received regarding the meeting notes and confirmed as a true reflection of discussions. Outstanding actions are agenda item NPC8 /24

NPC 5/24 OPEN FORUM

Two members of the public were present, there were no questions received.

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NPC 6/24 EXCLUSION OF PUBLIC

The Chair thanked the public for their attendance and requested they leave the meeting. It was therefore unanimously:- RESOLVED that the public be excluded from the meeting under the section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960.

NPC 7/24 TERMS OF REFERENCE

Terms of reference were discussed, and it was agreed to incorporate a confidentiality statement, circulate, and presented for signing at the next meeting.

NPC 8/24 OUTSTANDING ACTIONS

There were no outstanding actions from the previous working group meeting.

NPC 9/24 BUILDING PROGRAMME UPDATE

Building progress report was verbally given by Ben Landico and Russel Payne, it was confirmed that:-

- All works on target to date
- Official completion date scheduled for 28th March 2025
- Piling went down to a depth 9-10mtrs

NPC 10/24 PROGRAMME OF WORK FOR APRIL

The considered works for next month were reported as:-

- Piles to be cropped.
- Excavation and steel beams tied in with cement pouring.
- Preparation for steel frame.

NPC 11/24 FINANCIAL PROFILING – CASH FLOW

Receipt of the updated financial profiling was received from Ben&Co; coupled with the release of the strategic CIL money being the completion of the project cash flow is still an issue. Cllr D Fabb produced and presented a cash flow analysis demonstrating implications over a 3-4 month period early next year; stressing that it would be advantageous to speak with the bank early, should the Council require a loan to plug the temporary short-fall. After discussion it was unanimously agreed:-

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- 11a/24 The Clerk will request clarification of 'completion of project' with Huntingdonshire District Council.
- 11b/24 Cllr Fabb, Cllr Land and the Clerk to meet and add the finer detail to the cost flow projections and present at the next meeting.
- 11c/24 The Clerk to request account closure and release of funding from Cambridge & Counties bank and further request the generous 50K funding from Warboys WI.

NPC 12/24 Cambridgeshire Priorities Capital Fund (CPCF) RESULT

The Clerk confirmed that Warboys Parish Council had secured 40K funding from The Cambridgeshire Priorities Fund, there had been over 96 applications and Warboys came in the top fifteen securing 100% of the funding requested.

13/24 MTC and DRAINAGE REQUIREMENTS

Ben landico and Russell Payne gave an update: MTC have provided revised drawings, they are subject to structural engineer signing off.

Members aired their disappointment in the incompetent service provided by MTC. Their error in not identifying the correct foul drainage has added significant cost to the project; not just for the build but for continued maintenance of the running of the building as it is highly likely a pump chamber will be necessary to remove all foul waste.

Currently Ben landico and Russel Payne are assessing the best solution at optimum cost for the council to resolve and move forward.

Unanimously Agreed: - Once all the proposals for solution on the correct drainage are assessed, and the best option decided, MTC will be invited to join the council for a discussion on their errors and realistically how financial compensation can be explored.

NPC 14/24 NOTICES AND MATTERS FOR THE NEXT AGENDA

1. Terms of Reference
2. Agreement of Invoice for work carried out in April 2024.
3. Programme Update
 - a. MTC
 - b. Building control
4. Proposed work for May
5. Programme cost profile
6. Possible cost savings.