Cranwell, Brauncewell and Byard's Leap Parish Council

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Minutes of the Community Pavilion Sub-Committee meeting of Cranwell, Brauncewell & Byard's Leap Parish Council

<u>Minutes of the Community Pavilion Sub-Committee meeting of Cranwell, Brauncewell and Byard's Leap Parish Council held on Monday 31st October 2022 at 7:00 pm.</u>

Participating: Chairman: Cllr Mr T Batten

Present: Cllr Mr M Pears, Cllr Mrs M Cassidy, Cllr Mr M Cassidy, Mrs C Batten

Absent: Cllr Mark Collier (holiday), Cllr Don Wilson (reason unknown)

The meeting was opened at 7.10 p.m.

<u>1.The minutes of the previous two meetings were approved – already accepted by main P.C.</u>

<u>2.Update on current situation.</u>

We have 3 propositions to be considered:-

(a)The suggestion by the member of the public that we build approx 2/3rds of the brick building omitting the entire front section that contained showers, toilets and officials room – the remainder to be done when finances allowed.

This was rejected unanimously for several reasons:-

It was impractical and would look strange

It was a waste of money to build external walls and subsequently make them internal

The concept did not maintain the "community" aspect of the building – it was aimed at just providing facilities for the Bowls Club and the Junior Football Club

It was uneconomic as we would not have sufficient money to do this

It was not what the public voted for

(b)We had a quotation for a wooden building for £152,000 plus vat on a "turnkey" basis. However, after investigation the company was only experienced in constructing garden buildings – they had never constructed a building of this size, therefore had no examples of their work to show us and were unable to present a website or illustrative material to show their credentials. The committee members unanimously rejected this proposition for those reasons.

(c)A proposition from Matrix Structures (Catnic) for a MGO board building on a "turnkey" basis. A site meeting had been arranged for November 2nd at 12.30 p.m. to try to get the project done for our budget. There was optimism that this could be done and the Sub-committee were going to be present at this meeting if at all possible. Details of this meeting – and the resulting proposition – would be presented and discussed at the next Sub-Committee meeting on November 8th with that body

reporting their findings and recommendations to the Buildings and Projects Standing Committee on November 14th.

3.Finances

A detailed discussion followed about the finances for this project. Consideration was given to the potential repayment period for the PWLB loan arrangement as after the recent huge rises in gilt prices our current reserved amount of £7,000 per annum could mean a payback period of up to 24 years. This was considered far too long – and the resulting interest being paid was agreed to be far too much. Effects of increasing the Precept were illustrated and discussed and the Sub-Committee finally agreed that ideally the loan repayment period should not exceed 10 years. Finances would be arranged to accommodate this target and would be discussed again at future meetings.

4.The Way Forward

It was unanimously agreed that this project had been going on far too long and was taking up far too much of the P.C. time with no definite progress being achieved. The project to replace the portacabins actually started over 10 years ago. It was unanimously agreed that the proposition, which was the subject of this week's meeting, was to be the last attempt to get the project done – the donor of the £70,000 had indicated that this was the last attempt that they would be involved in and without that money we couldn't do anything. If this proposition didn't work then we would terminate the project.

It was also agreed that our target spend on the project was £165,000.

The meeting closed at 8.50 p.m.