

Extra Ordinary Parish Council Meeting Minutes

Meeting held in the Village Hall, Lambs Lane, Cottenham on Wednesday 17th October 2018 at 7.15pm

Present: Cllrs Morris (Chair), Bolitho, Collinson, Dewey, Graves, Kidston, Smith, Wilson, Young, SCDC Cllr Wilson, the Clerk, Asst Clerk and RFO

18/213. Chairman's Introduction and Apologies for absence – Apologies accepted from Cllrs Mudd (sick), Nicholas (sick) and SCDC Cllr Gough. Cllr Wotherspoon was absent. Cllr McCarthy arrived 7.16pm.

18/214. To accept Declarations of Interest and Dispensations – None received.

18/215. Public participation – Standing Orders suspended 7.16pm. SCDC Cllr Wilson stated that she wanted to gain a greater understanding of the nursery project so that she could support it at the forthcoming SCDC planning committee meeting. Standing Orders reinstated 7.17pm.

18/216. Cottenham Recreation Ground development – Related to proposed developments at Cottenham Recreation Ground, there are four suggested resolutions:

- a) Consider investing up to £150K from reserves to prepare competitive tender documentation for the upgraded Car Park, replacement Village Hall and Nursery.
- b) Consider investing up to £60K from reserves on competitively-tendered preparatory groundworks related to the improved access road and car park.
- c) Consider applying to MHCLG for borrowing powers to support loans, repayable from reserves and within the nominal £1/week precept on a Band D equivalent home over no more than 25 years, to complete the Car Park, Village Hall and Nursery projects.
- d) Consider negotiating appropriate transition contracts with users of the current Village Hall.

Cllr Morris ran through the background. The overall project cost is estimated at £3.3m; with £500k in reserves we have a shortfall of £2.8m.

Four steps are suggested; a) get detailed technical design done to go to competitive tender stage (approx. 4-5 months) - £87k for Village Hall and £43k for Nursery; b) widen car park down to the Bowls Club, add multi-utility duct on access road, put in mains gas, replace Ladybirds boiler and move electricity box on access road; c) apply to the Secretary of State for Ministry of Housing to borrow £2.8m over 30 years. NB: as funds come in from s.106 or elsewhere they can be used to shorten the loan period or reduce the precept. The tax base, and hence precept receipts, will also rise due to additional 500 or so houses being built.

Village Hall and car park will cost approx. £2.34m, nursery estimated at £902,368. The £3.3m includes fitting out; there is a modest contingency allowed in the estimates. We have already spent £37k to get to planning stage. Cllr Collinson queried what would happen if the new developments weren't built. Cllr Morris stated that not all the houses would be required for the financial model to work, hence there is a surplus. The 'doomsday scenario', should very few new houses be built, would be to consider index linking the £1/week or raising the precept in the event of a serious funding shortfall.

Repayments are £142k per year and we wouldn't need to pay anything for the first 6 months. Rates are fixed for the duration of the loan and are approx. 2.9% depending on the amount borrowed. NB: looking at taking out several loans to enable us to pay some off early as s.106 etc. comes in.

Need to look at operating costs later and whether to run on self-sufficient basis or subsidise to keep hire cheaper for residents.

The decision from MHCLG will take several weeks and their initial appraisal done on the previous scheme was favourable. Noted that we should get Heidi Allen MP on board to support our application. Although the £150k to prepare tender documentation is for both the Village Hall and Nursery the engineers won't start on the nursery until after 14th November (determination date for Nursery planning application) .

Need both permissions before we get the loan permission to borrow. If we don't get nursery permission then we can scale the loan down. Discussion regarding whether to apply for just Village Hall loan now and Nursery later. Agreed to keep loan application at £2.8m until possible nursery appeal has worked through the system. Noted that loan permission lasts for 12 months. Cllr Morris spoke to CAPALC last week and they have said there is no obvious reason why we should not get the loan.

Cllr Young requested recorded vote.

- a) Consider investing up to £150K from reserves to prepare competitive tender documentation for the upgraded Car Park, replacement Village Hall and Nursery. Proposed Cllr Morris, seconded Cllr Graves. Cllr Smith proposed alternative motion with caveat to delay until 15th. Third motion proposed to invest up to £90k from reserves to prepare competitive tender documentation for the upgraded Car Park and replacement Village Hall. Proposed Cllr Morris, seconded Cllr Dewey. For – Cllrs Bolitho, Dewey, Graves, Kidston, McCarthy, Morris and Wilson. Against – Cllrs Collison, Smith and Young. No abstentions. **RESOLVED.**
- b) Resolution to invest up to £60K from reserves on competitively-tendered preparatory groundworks related to the improved access road and car park. Proposed Cllr Morris, seconded Cllr Kidston. For- Cllrs Bolitho, Collinson, Dewey, Graves, Kidston, McCarthy, Morris and Wilson. Against – Cllrs Smith and Young. No abstentions. **RESOLVED.**
- c) Resolution to apply to MHCLG for borrowing powers to support loans up to £2.8m, repayable from reserves and within the nominal £1/week precept on a Band D equivalent home over no more than 30 years, to complete the Car Park, Village Hall and Nursery projects. Proposed Cllr Morris, seconded Cllr McCarthy. All in favour. **RESOLVED.**
- d) Resolution to delegate negotiating appropriate transition contracts with users of the current Village Hall to Cllrs Morris, Wilson and the Clerk. Proposed Cllr Morris, seconded Cllr Kidston. All in favour. **RESOLVED.**

18/217. Close of Meeting – 8.42pm.

Signed _____ (Chair) Date _____