

### Extra Ordinary Parish Council Meeting Minutes

Meeting held in the Village Hall, Lambs Lane, Cottenham on Tuesday 15<sup>th</sup> October 2019 at 7.30pm

**Present:** Cllrs Morris (Chair), Bolitho, Collinson, Dewey, Graves, Hewitt, McCarthy, Smith, Ward, Wilson, Young and the Clerk, RFO and Temp Asst Clerk

**In attendance:** 8 members of the public and Lianne Toothill (Wilby & Burnett – architects)

- 19/213. Chair's Introduction and Apologies for absence** – Apologies received from SCDC Cllrs Gough and Wilson.
- 19/214. To accept Declarations of Interest and Dispensations** – None given.
- 19/215. Public participation** – Standing Orders suspended 7.33pm. No comments from the public at this time. Standing Orders reinstated 7.33pm.
- 19/216. New Village Hall and Nursery project** – to consider committing in principle to a combined Village Hall and Nursery project and delegation to contract finalisation and project oversight to Chair, Clerk and RFO working with: Wilby & Burnett (architect, CDM and QS), Cambridge Van Leyden (M&E engineers), Peter Dann (structural engineers) and SEH French (construction) – Cllr Morris

Cllr Morris ran through the draft resolution and background to the project.

Standing Orders suspended 7.44pm. Resident 1 asked what the Ladybird capacity was. Cllr Morris stated that the new nursery wasn't meant to compete and is a different offering. Standing Orders reinstated 7.44pm.

Noted that even if we go ahead today it will take 4-6 weeks to sort out the contracts. The s106 payments are indexed so could be worth approx. £100K more than anticipated; we could therefore find around £4.7m if necessary (actual costs around £4m).

Noted that Cllr Morris, Clerk and Temp Asst Clerk met with County Education last week and the situation is looking more promising regarding the s106 Early Years monies but nothing is on paper yet.

Noted that the Government unexpectedly increased interest rate last week by 1%. That doesn't apply to us yet but the rate which does apply went up by 0.1% over the weekend. If interest rates go up significantly then it will stop the project.

Discussions regarding delaying decision until after Brexit, whether we should delay the Hall and proceed with the Nursery, and lack of M&E detail in the bill of quantities. Lianne Toothill (Architect representing W&B) stated that the original tender prices had come as a shock. The Quantity Surveyor used the standard BCIS index. Brexit is causing uncertainty regarding materials and labour availability. There is currently a conflict between BCIS and reality.

Noted that if the projects are split by more than 2 months then costs would increase and it could add £100k or more to the overall costs.

Standing Orders suspended 8.15pm. Resident 2 thought that Ladybirds currently had a lack of demand but there probably was a demand for the 0-2 year old range. Standing Orders reinstated 8.17pm.

Ran through Village Hall sources of income; there is an assumption that the new Hall will have the same net running costs due to being a more efficient building.

Standing Orders suspended 8.20pm. Resident 3 asked if the building could be suitable for indoor sports. Yes. Resident 4 asked what would happen if the building didn't go ahead? Would have to spend hundreds of thousands to bring the current building up to scratch. There would be no provision in the village for 0-2

year old children so they would have to go outside of Cottenham. Resident 1 stated a wish for the project to go ahead. Standing Orders reinstated 8.23pm.

Further discussion regarding costs and whether a single storey building would be better. Ms Toothill stated there would be cost efficiencies of around a third.

Standing Orders suspended 8.37pm. Resident 2 said the Hall had lost users because there isn't enough space. Resident 5 stated that the building used to be the centre of the village and the new Hall was the right thing to do. Standing Orders reinstated 8.39pm.

Concerns raised that the precept promise was for 2 buildings so if CPC only builds one it will betray the village's trust and we can't go back on that promise.

Further discussions regarding need, risk, delaying the project.

Standing Orders suspended 8.46pm. Resident 6 stated that it was sensible to do both buildings at the same time. Resident 2 mentioned that when the CVC sports hall was built the size was reduced to bring down costs; similarly with the MUGA. Neither facility is now big enough. Resident 7 commented that both buildings should go ahead. Standing Orders reinstated 8.50pm.

Having ensured that all Parish Councillors present had made at least one contribution to the debate, Cllr Morris reminded Councillors of the suggested resolution which, if seconded, should be put to a vote.

Resolution that CPC:

- a) commits in principle to a combined Village Hall and Nursery project, and
- b) delegates contracts finalisation – including CCC and PWLB etc. - and project oversight to:
  - Chair, Clerk and RFO (“the Client”) working with:
    - i. Wilby & Burnett (Architect, CDM and QS),
    - ii. Cambridge Van Leyden (M&E engineering consultants),
    - iii. Peter Dann (Structural Engineering Consultant) and
    - iv. SEH French (construction)
- c) with monthly progress updates to Council.

Proposed by Cllr Morris and seconded by Cllr McCarthy. Recorded vote requested. 8 votes for (Cllrs Bolitho, Collinson, Dewey, Graves, Hewitt, McCarthy, Morris and Ward); 3 votes against (Cllrs Smith, Wilson and Young). No abstentions. **RESOLVED.**

**19/217. Close of Meeting – 9pm.**

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_