

Minutes of the Community Centre Committee of Aston Clinton Parish Council,
held on 9th April 2018, 6.30pm
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

L Tubb - Chairman

C Read

T Comerford (Co-opted)

Clerks: G Merry (recording), E Barry

2 members of the public

18.08 Apologies and co-options

Apologies were received from Cllrs Mason and Stewart. Cllr Read was co-opted onto the committee.

18.09 Declarations of interest

There were no declarations.

18.10 Minutes of the last meeting held 19/2/18

These had been circulated and were approved as a correct record of the meeting.

18.11 Public Participation

There were no items

18.12 Project Progress:

- i **Football Club Requirements:** The football club will remain in the Park for the foreseeable future and will need to continue having changing facilities, showers and official's accommodation in the community centre. Both male & female changing rooms and showers must be accommodated, to qualify for funding. The club will continue to use the Churchill Hall for after-match socialising. It was agreed that Cllr Peter Wyatt would find out the FA minimum accommodation requirements for the stage the club is currently at.
- ii **Building Survey Report:** Cllr Read reported from the survey report: The current building, although not terminal, has only one 'skin' and building regulations now require it to have two. This will be a significant and expensive building requirement. Repointing work, insulation and addressing the damp issues would also be needed and expensive. Drainage will have to be remodelled as toilets and showers are unlikely to be sited in the same place as now and there will also need to be a new roof. He advised that it did not make financial sense to renovate the existing building. He recommended keeping approximately the existing footprint and going up one storey.
- iii **Drain Survey Report:** The report had been circulated and Cllr Read advised that the drains are adequate for now and would be overhauled and re-sited anyway, under the new build. He will talk to the contractor about the pump station but suspected it will not be robust enough for a larger building with increased usage and footfall.
- iv **Other Factors Affecting the Accommodation Requirements:** It was agreed that the original community needs surveys must be borne in mind, as these indicated the needs of the community which must be paramount.

18.13 Design Concept

Having 2 storeys was discussed, with an upstairs function room, with viewing balcony across the Park and possible use of adjustable partitioning. This could be used by the café during the day as a non-toddler coffee shop or for fitness classes. This could become an evening bar/function room with windows looking across the park. Upstairs could be a half-storey to reduce costs, with dormer rooms.

Downstairs would need to still be the main community hall, with the coffee shop and soft play, which could incorporate adjustable partitioning to make a larger space for groups such as Scouts. Football club changing, showers and official's rooms would also need to be downstairs - on the pitch side of the building. However, female changing, and showers could possibly be upstairs. The kitchen would need to be downstairs and there must be a lift. Upstairs may also accommodate meeting rooms. It was calculated that the footprint should not be greater than 4600 sq ft, giving total square footage of 9200 sq ft. It was agreed that Mr Comerford would arrange with the architect to meet as soon as possible to discuss the viability of this specification.

MOTION: to agree the specification for the new build, to recommend to full council - **DEFERRED** pending meetings with the architect.

18.14 Funding

- i **New Homes Bonus:** The NHB panel required new plans, business case, costings and funding application by July. Mr Comerford agreed to circulate the original application in a Word document. The Projects Clerk had availability now to help on this project. It was agreed to recommend applying for a further £250k on top of the ring-fenced £500k. This may result in a budget large enough to pay for the build, if phasing could be agreed, without having to borrow.
- ii **S106 Money:** The Clerk circulated a rough budget detailing the 5 x S106 amounts @ £1,052,741. AVDC's S106 officer had advised that no amounts of S106 could be released for this project until all 5 were available. Challenging this was discussed as well as the need for phased payments to allow the build to start.
- iii **Borrowing:** This may not be necessary now, with the planned smaller build. The total without borrowing could now be in the region of £1.8 million. It was discussed that 3 pre-fab buildings would be required to accommodate the café, football changing rooms and official's room. The Café building would need to be large enough to accommodate the soft play, without which the café is not financially viable. It was discussed that Council's reserves may now be sufficient to pay for these pre-fabs during the build. However, it was difficult to envisage where they could be sited to still have services and not take away parking.

Public Participation:

It was suggested the football club may play elsewhere for the duration of the build and return afterwards.

18.15 Date of Next Meeting: This would depend on the meeting with the architect

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