

HALLS COMMITTEE

Minutes of the meeting of the Halls Committee held at 10 pm on
Friday 8 February 2008

Present Chairman: Cllr M Cole
Cllrs P J Adams, B Slater, M Taylor and Tilbey

Also present Cllr J Capel
Mr S Binnie and Mr A Watley of Carless and Adams Partnership
Mr P Czarnomski and Mr T Platt of TPA Design Company Ltd

Officer: Mrs Janet Holmes

368. To accept apologies for absence

An apology was received from Cllr P Davies

369. Declarations of interest

Members were asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting.

370. Public Forum

No members of the public were present

371. To agree the minutes of the previous meeting

The minutes of the meeting held on 24 January 2008 were signed as a true record

In view of the confidential nature of the following items, councillors resolved that pursuant to Sect 12 of the Public Bodies {Admission to Meetings} Act 1960 as applied by Section 100 of the Local Government Act of 1972, members of the public and press would be excluded from the remainder of the meeting.

372. Building works

1. To review the updated plans received from TPA

No new plans had been received from the architect. Discussion took place based on those previously supplied. A 3-D projection was viewed with members being shown how the building could look from different angles. The architects answered members' questions, highlighting the atrium design over the front entrance and a short sloping roof at the rear with double glazed units reducing the heat loss. It was noted that the building must meet energy targets.

Stuart Binnie of Carless and Adams gave a presentation and answered questions on the previously submitted costing report. He outlined the proposed timescales and the different types of tendering arrangements. Mr Binnie was asked to identify the separate cost of building the flats with the question being raised as to whether the income received would cover the building costs. It was suggested that £1000 per square metre was the average cost for a residential build.

Clerk/ Cllr Capel to investigate whether there would be any tax implications e.g. capital gains tax if flats were built for sale.

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From the exclusions page, it was noted that

- a. The question of Value Added Tax had been settled with the Inland Revenue by the "Opt to Tax" arrangements.
- b. That professional fees would account for 12 % to 15% of the project.

2. To receive information regarding residential provision with various Housing Associations from Cllr Slater

Councillor Slater had contacted five different housing associations. Only one had expressed an interest. Paradigm Housing suggested they would need 65 square metres to 68 square metres for a three person style flat. The open market value would be £600,000 for social housing or £760,000 if shared ownership. An outside communal area, parking and a completely private entrance would also be required.

As an alternative, it would be possible to have two flats downstairs for possible staff use or private let. With the upstairs space being used in used as additional lettable, meeting rooms.

3. To receive information from the Parish Clerk regarding mobile bars and bar/non bar functions **Appendix A**

The Clerk distributed a paper from the Franchisee outlining the difficulties of using mobile bars. A further paper showing the halls use for bar and non bar functions, was also distributed. It was noted that the number of bar and non bar functions were roughly equal.

4. To receive information from the Parish Clerk on stacking chairs

The Clerk had received a document from CBS [an Ascot supplier of office furniture] showing different types and costings of chairs, which could be used throughout the building. The company had undertaken research into the size of the chairs and agreed that no additional storage space would be required. Clerk to forward copies of the report to Carless Adams and TPA Designs

5. To receive reports from Cllr Capel and the Parish Clerk regarding their recent visit to Peterlee Town Council **Appendix B & C**

Cllr Capel explained why he and the Parish Clerk had visited Peterlee Town Council. It had been a useful visit which had outlined some of the difficulties involved in grant applications. Grant funders will ask for additional information, will often request a change to the design to fit their needs, could insist on only funding the part of the building that suits them, will not grant money for a building already in progress, will expect regular monitoring and evaluation reports and can, if the project does not bear up to expectation, asked that the grant be repaid.

Discussion took place on the timescale for grants. Grant funders do not always keep to their published timescales and a delay in receiving a decision could have expensive consequences for the Parish.

Cllr Capel to speak with Irene Shaw to ascertain if we are too late to apply for grants for the main building. If so, it would be possible to apply for grants for other parish council projects, thus releasing funds back into the general pot. It was noted that applying for grants could delay the project for upto a year.

Further investigations, if possible, to be made into possible business partnerships, e.g. brewery.

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6. To consider whether the Parish Council should apply for grants for the main building project

Agreed that the Parish Council should apply for grants if it can be accomplished within the existing time scale.

373. Date of next meeting

TPA Design to visit the planning department at South Bucks District Council, a decision may have to be made as to whether we reduce the size of the Hall or whether we sell/lease flats.

Once an outline design has been agreed with the planning department, a further meeting would be held with the Halls Committee.

There being no other business the meeting closed at 12. 30 pm