

CHANDLER'S FORD PARISH COUNCIL - ASSET MANAGEMENT COMMITTEE

12 November 2018

Fryern Pavilion, Chandler's Ford 7.00 pm

PRESENT: Councillors Aubry, Broadhurst, Cox, Duguid, Hughes (Chairman), Irish, Kyrle, Newcombe and Pragnell.

In attendance: Cllrs Atkinson and Holden-Brown along with Duncan Murray (Parish Clerk), Tomor Beqo (Facilities Manager), Phil Eades (Compliance Officer Operations) and Keith Hatch (Employer's Representative of the Hiltingbury Project [ER]).

Public Participation: There were no members of the public present.

1. APOLOGIES

There were none.

2. DECLARATIONS OF INTEREST

There were none.

3. TO AGREE THE MINUTES OF THE COMMITTEE'S MEETING OF 8 OCTOBER 2018.

Members went through these page by page, following proposal, seconding and on a show of hands these were AGREED as being accurate and were signed by the Chairman.

4. TO NOTE THE UPDATED ACTION LIST.

The updated Action List was noted, with clarification that the access path (HCC) was due for completion the following Wednesday.

5. COMPLIANCE OFFICER'S AND FACILITIES MANAGER'S REPORTS

5.1. Update on PSS and most recent reports.

It was noted that the play area inspections had been undertaken as per the report and that there was one recording error for the Hiltingbury play area checks. Lincoln's Valley play area had some crumbling surfacing, which could be left until the spring and Suffolk Drive had some graffiti that was inoffensive and had been painted on with water based paint. A question was asked about compliance which was then clarified as being relating to buildings and water checks. It was confirmed that all legionella checks were being undertaken by Dynamika and all certificates were being received, unlike the situation before CFPC changed from Clearwater.

5.2 To note maintenance/contracted work undertaken/in progress:

The report was noted: -

- TB had half-term week off and has been on training
- The Groundsmen have been undertaking the usual autumnal duties – a bit of grass cutting, slitting and rolling of football pitches, lots of leaves and ground clearance works.
- A caretaker has been hired (at last) and has started – he's on 10 hrs per week and will hopefully take some of the maintenance work off Tori's shoulders.
- Additional building maintenance at Fryern Pavilion (painting) undertaken.
- TB has completed his boom-sprayer training and his pesticide injection and pellet (stumps) training in the last month.

- The Mead Road tree works were delayed by a mechanical failure of their access platform for working at heights but had been undertaken earlier that day.
- Various small problems in tarmac paths have been cut out and repaired.
- Wildflower meadows due to be cut w/c 12th October (after bashing to release seed heads).

Other potholes at Hiltingbury were mentioned and KH said he would look at it on the Wednesday at the next site meeting and compare it to the photos taken at the commencement of the project. A temporary repair was agreed as being desirable.

5.3 To note a report on incidents recorded.

There drug dealing/use at Lincoln's Valley and Mead Road play areas have been reported to PCSOs along with the vandalism of heras fencing at Hiltingbury. An offence also occurred at H'bury skate park on Monday evening (5th Oct) as the police were attending a meeting @ The Hilt about ASB the four individuals were arrested later that evening.

6. TO RECEIVE AN UPDATE REPORT ON THE PAVILION EXTENSION PROJECT, TO RECEIVE THE FOURTH VALUATION REPORT.

6.1 Project Progress Report

The Clerk tabled an update report with images taken on the Monday morning: -

The building was making good progress, with the SSE soap opera coming to a close, with their final claimed delay having fizzled out due to them looking at old schematics of gas supplies. The street lights were still out as of Monday 5th November as only the mains connection team had turned up, the street light team didn't!! As a statutory Instrument CFPC could do nothing about this, there was no claim we can make which also applied to the contractor.

A new draft project programme had been issued showing a claw-back of about 8 of the 12 weeks lost due to SSE's incompetence, and an 'in-principal' agreement has been reached of potentially sharing occupation during the shake-down period for our start-up/preparatory period which will save a further month, so the latest date for occupation should be between 31 March and 7 April 2019. It was believed that it was possible to salvage further time with a little more effort on the rescheduling of works, Acheson's were currently working on this.

- the first-floor deck was poured on 5th November,
- the cladding was now going up at a good pace,
- internal blockwork was mainly complete on the ground floor (refurbished area),
- the floor slab had been installed for the new entrance and office/waiting area, block work had started,
- first floor slab had been poured,

- the roof was nearly complete in structure, sedum and PV array were due to go up in November,
- M&E install was due to start in November.

Of the £51k expected variation costs the majority of these was due to the retained part of the building which had needed additional steels to support the first floor (£30k) were there had been 'structural gaps' and bring the structure up to standard. This meant that only £20k had been added to the costs. The Architects extra of £20k had been put aside as a precautionary measure. 90% of purchases had been made or were on order, so contract costs could be reasonably relied upon.

6.2 The Fifth Valuation Report

The Clerk briefed on the financials with the most recent valuation and cost comment being in the report and that the current anticipated final account was standing at £2,134,102. In addition, he commented that from an RFO viewpoint were Architects and QS are keeping a tight rein on our contractors and carefully questioning any claims they are making for 'additional' and/or claimed reasons for a delay. Financially whilst the buffer to the contract price has reduced due to the additional contingency allowance of £20k both the RFO and ER feel relatively comfortable with the residual of £37k at this stage of the contract.

6.3 To note the HCC footpath should be completed and open on 15th November.

This brought about some discussion about how to manage the better path exit onto the access road to the school. Zebra crossings, signage etc were mooted and advice from HCC Highways suggested.

- 7. TO NOTE, WITH THE NEW PATH OPENING IMMINENTLY, THAT THE HERAS FENCING AROUND THE TEMPORARY CAR PARK AT HILTINGBURY RECREATION GROUND SHOULD BE REPLACED WITH PROPER PEDESTRIAN BARRIERS (ON TWO SIDES) TO ENSURE SAFE ACCESS FOR CHILDREN USING THE PATH, THE SECURITY OF THE RECREATION GROUND AND TO PREVENT FURTHER DAMAGE TO THE HERAS FENCING IN THE AREA, THAT MAY BE RECHARGED TO CFPC (ALREADY WITHIN THE CLERK'S/PROJECT'S RESOLVED SCOPE).**

The Clerk briefed Members on safety issues and costs and how the youths were wrecking the heras fencing.

There was a total run of approximately 48m needed for both safety and the security of the path adjacent to the temporary car park and the recreation ground – both for children and from travellers' incursions respectively. Dragons' teeth and a bund would be used of the security of the temporary car park onto the rec. Some 22-24 panels were needed, and costs were around £89 per panel approx. £1958 (ex VAT) plus some Postcrete. With the dragons' teeth 24 would be required for installation @ 1.4m intervals at a cost of £216. The second gate onto the rec would cost, with metal posts, £168 ex VAT delivered. These works were within the scope of the Clerk's existing authority for the project (as hard fencing of the temp car park was in the Tender specification/contract costs). The work would be done in-house to save on costs.

- 8. TO DISCUSS AND AGREE AN AREA(S) FOR A SAPLING NURSERY(IES) AND THAT THE SAPLINGS ARE PLANTED IN NET BAGS (REUSABLE) AT AN EXPECTED COST OF ABOUT £6-10 PER SAPLING ROOT BAG.**

The Clerk commented that he preferred the idea of 1 smaller nursery area at each of the recreation grounds. It was commented by a Member that there were the community payback teams available to dig the holes at a small cost for the supervisor. Following proposal, seconding and on a show of hands this was AGREED.

9. TO DISCUSS AND AGREE WHETHER, CONSIDERING FRYERN ARCADE ARE NOT PREPARED TO HOST THE CHILDREN'S CHRISTMAS PARADE THAT: -

- IT CAN BE HELD AT THE FRYERN RECREATION GROUND/CAR PARK, AND
- A SMALL BUDGET (FOR SEASONAL LIGHTS ETC) CAN BE AGREED TO ENHANCE THE AREA FOR THE EVENT (AND CHRISTMAS).

The Chairman expressed his disappointment with the Fryern Arcade's management in refusing consent for the event this year due to one trader complaining. The Clerk briefed Members on the initial background work that had been undertaken to ensure costings were available for the meeting.

Lights and a tree should be provided and a suitable tree and lights for the event/December should cost around £400-500 which would include building a raised bed (brick construction) to house the tree in the triangle of space with the 'nowhere-path' at the corner of the building. This should be most of the start-up cost, covering the first few years.

Following proposal, seconding and on a show of hands it was AGREED that the event could be held at Fryern Rec and that a budget of £500 be made available for the event.

10. MATTERS TO BE TAKEN FORWARD TO THE COMMITTEE'S NEXT AGENDA.

Approval of the costs for a community orchard at Fryern recreation ground.

The next meeting was confirmed as being at 7.00pm on Monday 3 December 2018 at the Fryern Pavilion. That being the conclusion of business the meeting was closed at 8.15p.m.

Outside of the business of the meeting Councillor Pragnell gave an update to his feasibility studies:

- The cycle repair stations cost £1k each,
- The cycle event would take place on 5 July 2019 and would include the centres at Fryern, Hiltingbury, Valley Park, Fleming Park and Pavilion on the Park, including a 'cycle fun' event, stalls and a children's treasure hunt, it was suggested that CFPC would be running the event but others might run it as it is getting a momentum of its own, Breeze (ladies) are involved including the Hub in Winchester,
- Rev. Awdry had no connection with Chandler's Ford,
- Gardening Club – one has members that are quite old and can't manage, Men Shed might be interested,
- Cycle paths, community pay back teams are happy to do the excavations, but it is suggested to use contractors to do the surfacing which would come in at about £50k, CFPC could look to type 1/scalplings compacted and golden shingle to surface (again compacted),
- C/F Christmas PH-B to look at in January 2019

Chairman.....