

CHANDLER'S FORD PARISH COUNCIL - ASSET MANAGEMENT COMMITTEE

7 January 2019

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), Sukey Spurlock (Assistant Clerk), Tomor Beqo (Facilities Manager) and Phil Eades (Compliance Officer Operations). Shane Mason (Regional Director of Acheson Construction Ltd was also present along with John Godding (TKLS Architects)

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

1. APOLOGIES

There were apologies from Cllr Duguid and Keith Hatch (Employer's Representative of the Hiltingbury Project [ER]).

2. DECLARATIONS OF INTEREST

There were none.

3. TO ACCEPT THE MINUTES OF THE COMMITTEE'S MEETING OF 3 DECEMBER 2018 AS PREVIOUSLY AGREED BY FULL COUNCIL 17 DECEMBER 2018.

These were noted.

4. TO RECEIVE AN UPDATE REPORT ON HILTINGBURY PAVILION EXTENSION AND NEW SPORTS HALL: -

4.1. the delays to the build programme (Shane Mason, Regional Director, Acheson Construction Ltd (ACL))

4.2. the pavilion extension project (KH),

4.3. to receive the seventh valuation report, and

4.4. to note that a purchase order has been issued for the Sports Booker system and to authorise that payment can be made by bank transfer for the 50% deposit as the company do not accept cheques.

The Chairman introduced Shane Mason (SM) and John Godding (JG) to the committee Members and commented that his inclusion was about how to claw-back time following the incompetence of SSE over the 3-phase cabling and the lack of bricklayers not about a blame-game. He then invited the Chair of the Audit and Risk Committee to also make comment, which she duly did. This comment expressed the impressive interview by a seemingly dynamic company and that with the depth of skills expressed it would have been expected that the project would have been better managed. The illness of the original ACL Quantity Surveyor obviously had caused problems. But in agreement with the Chairman it was essential that the timeline was brought back due to budgetary and cash-flow considerations.

SM said that ACL had not known about the 3-phase cable that went under the pavilion and the new sports hall and that the 14-week delay was due to SSE as the statutory undertaker. The original, planned completion date had been 25 February which would now be in May. ACL were increasing resources on-site and that a historical lack of bricklayer resource had not affected the sports hall progress. JG was then asked to make comment and he stated that the M&E and QS for ACL would have known that it was their responsibility to trace all existing services. Discussion took place on this matter with no agreement being reached between SM

and JG over where the contract responsibilities rested with respect to knowing where the services were located, despite this being noted on the project programme as having been surveyed.

SM agreed that QS health issues had impacted, but now the pace of work had increased with 27 individuals being on-site that day. He also agreed that ACL had a contractual responsibility to mitigate delays, but to actively accelerate works/the programme would have cost implications.

Members were given the opportunity to ask questions. One Member questioned the remaining procurement requirements, supplier delays and the recruitment of specialist trades and was satisfied with the positive responses. SM also commented that the majority of the first fix was finished, the stud work was progressing well and that he would prefer to give a long completion date rather than shorten it and then be late. Another member commented on a definite practical completion date although including this delay was better than rushing, he also commented on the H&S issues of not knowing where the services were.

In further discussion Members agreed that a known date was better than over-accelerating trades, and that a 1 to 2-week claw-back would be possible without impacting on quality and safety and the knock-on effect to sub-contractors' work scheduling. SM commented that he would be working with the Site Managers and he had also increased the QS resource on-site, so ACL were catching up on those issues. He also commented that he appreciated the impact delays had on CFPC recruiting and staffing the new centre.

The Clerk did comment that the existing pavilion was poorly constructed and had caused impacts that were not foreseen at the design or tender stage.

SM concluded that ACL were having twice weekly visits from the project planner and that the programme could be updated on a monthly basis, and that he hoped Members were reassured and ACL would continue to improve.

SM and JG were thanked for their input/time and left the meeting at 7.52pm.

Members continued their discussions questioning the sudden increase from 5-6 weeks delay to 14 weeks. A request was made for a timeline of what the professional team knew when. The Clerk reminded Members that ACL were the only tenderer to come in and look at the H&S file (scant though it was) and they also did a site visit during the tender process. A Member questioned the compensation CFPC could claim if the contract was delayed through contractor failings. The Clerk confirmed this was £2,800p.w.

The reports covering agenda items points 4.2 and 4.3 were noted.

Point 4.4 was clarified as a payment of £1,240 + VAT by BACS as the suppliers do not accept payments by cheque. The Working Group had visited Gang Warily in Fawley and had been impressed with the booking system so authorised the Clerk to proceed. Following proposal, seconding and on a show of hands this was AGREED.

5. TO NOTE THE CLERK HAS BEEN CONTACTED BY EBC WITH REGARD TO THE TRANSFER OF HUT FARM PLACE AND TO AUTHORISE THE CLERK TO APPOINT OUR SOLICITORS BLAKE MORGAN LLP TO REPRESENT OUR INTERESTS.

Following proposal, seconding and on a show of hands this was AGREED.

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

6.1. Update on PSS and most recent reports.

It was noted that the play area inspections had been undertaken but EBC were having problems with the system, up to date reports would be available when this was rectified by EBC.

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

December to January had obviously been a short working month, apart from the usual early winter tasks the team had been putting up permanent and temporary fencing at Hiltingbury Rec's temporary car park – and stringing up festive lights on the Fryern Pavilion...

- VitaPlay had been booked to install a chicane at both ends of the new Safer Access to Schools footpath/cycleway far enough down the path from the entrance to enable two buggies to wait to allow opposing traffic through. These will slow down children with an obvious barrier, but not impede wheelchairs/mobility scooters. There will also be thermoplastic SLOW SCHOOL painted on either side of the raised table in the car park. This has been authorised under Fin Reg 4.1 by the AMC Chair and Clerk at a cost of £1,534 ex VAT – installation is imminent.
- Repairs had been undertaken to the Tennis Court benches, as previously notified to Members.
- New dog waste bins/litter bins had been installed in both Fryern and Hiltingbury Recs

5.3 To note a report on incidents recorded.

There had been instances of vandalism to the roundabout in Pennine Way play area which had been reported to the police on 101 as it meant someone was taking a sharp implement in to a play area, which could be a knife.

6. TO RECEIVE AN UPDATE ON THE AMC RELATED MATTERS FROM THE MEMBER'S FEASIBILITY STUDY.

The member's feedback was noted as being: -

Cycle repair stations the best value @£995 each plus VAT and delivery – possibility of sponsorship. North End Copse transfer not viable/no progress but to keep live to see what might happen. Jubilee Garden no gardening club interested however Officers are currently investigating revitalisation of the garden, with new design, perhaps volunteers will be available for the planting of the project. Fryern Cycle path not viable in tarmac binding gravel path viable, but considered counterintuitive considering the original concept was to create a surface for children to learn about road junctions. Play Structure Fryern Mound had no progress.

Members considered the cycle event, but as their own delegated authority only related to the use of assets, not authorising or making a recommendation about whether the event would take place, it was proposed that if Policy and Finance (and then Full Council if recommended by P&F) agreed to this event proceeding that this committee did not object to the use of the recreation grounds as part of the route/event on 7 July 2019. Following seconding and on a show of hands this was AGREED.

7. TO AGREE A BUDGET (UP TO £1K) FOR THE PROPOSED COMMUNITY ORCHARD AT FRYERN RECREATION GROUND.

Following proposal, seconding and on a show of hands this was AGREED.

8. TO DISCUSS AND AGREE THE PURCHASE OF HIGH DEFINITION BODY CAMERAS FOR

THE PROTECTION OF GROUNDS STAFF AND STAFF LONE WORKING THROUGH AXIS FIRE AND SECURITY AT A COST OF £3,352.25 (EX VAT) (A QUOTE FOR A SECOND DOCKING/CHARGING STATION FOR THE H'BURY PAVILION IS AWAITED).

After confirmation that this was for four No. body cameras, following proposal, seconding and on a show of hands this was AGREED.

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

None were mentioned.

The next meeting was confirmed as being at 7.00pm on Monday 4 February 2019 at the Fryern Pavilion. That being the conclusion of business the meeting was closed at 8.50p.m.

Chairman.....