

7.00 PM 12 MARCH 2018 FRYERN PAVILION, GREENWAYS, CHANDLER'S FORD

COUNCILLORS PRESENT: Councillor Atkinson: Cllrs Aubry, Boyes, Bicknell, Broadhurst (Chairman for the meeting), (until 7.50pm), Cox, Duguid, Foulds, Grajewski, Hughes, Johnson, Jolly, Leslie, Luffman, Pragnell, Scott and Simmonds.

In Attendance: Duncan Murray (Parish Clerk) and Sukey Spurlock (Assistant Clerk)

Public Participation:

There were 5 members of the public. Mr Montgomery, Chairman of AFC Hiltingbury spoke in favour of the proposals, commenting on the current out of date facilities, and how the club could use the proposed new facilities to be more inclusive, have indoor training facilities and could introduce walking football.

783 APOLOGIES

These were received from Cllr Bull.

784 DECLARATIONS OF INTEREST

Cllr Hughes declared that as he had been involved in the project at Borough Councillor level in promoting the Project Initiation Document he was predisposed in favour of the project but there was a red line he would not cross on cost.

Cllr Atkinson stated that as a Borough Councillor she had taken part in decisions that are related to the business being discussed this evening. That as a Parish Councillor those decisions are totally separate, and she was coming to these matters with an open and rational mind to take part in any debate and vote. Cllrs Grajewski, Broadhurst and Hughes made the same declaration.

Cllrs Aubrey and Duguid declared that they were Trustees of The Hilt.

785 COMMUNITY SAFETY – UPDATE

A report was received from the police that was recorded as follows:

Rolling 90-day comparison Eastleigh West.

Violence against the Person down, 55 from 65 previous

Sexual Offences up, 11 from 10 previous

Robbery up, 5 from 3 previous

All theft offences down, 87 from 110 previous

Criminal Damage down, 13 from 26 previous

Public Order down, 12 from 15 previous

Possession of an Offensive Weapon, down 2 from 5 previous

ASB calls

Oakmount Road & Winchester Road, around Public Houses and main super markets

Craven Road two reports loud group passing through 03.00 / 04.00 am mainly weekends

Burglary

21 reports in last 90 days across the area, including

X3 Hursley Road

X4 Scantabout Area

X2 Ashbridge Rise.

It was commented that an update on the thefts from cars for Eastleigh and Velmore would be useful.

786 CHAIRMAN'S REPORT

The Chairman said that she had been to a Centrestage Youth Theatre production which had been exceptionally good.

787 TO APPROVE/ACCEPT MINUTES OF MEETINGS

- a) to agree the minutes of meeting of the Parish Council held on 29 January 2018,
- b) to agree the minutes of the Asset Management Committee's meeting of 5 March 2018 and accept the minutes of that committee's meeting of 5 February 2018,
- c) to agree the minutes of the Policy and Finance Committee's meeting of 19 February 2018 and to note the financial reports including the, payments made and payments due, and
- d) to agree the confidential minutes of the HR Committee's meeting of 27 February 2018.

Each minute was gone through for accuracy, following proposal and seconding, and on a show of hands on each meeting minute they were all AGREED or ACCEPTED as appropriate.

788. TO DISCUSS AND AGREE HAVING UNDERSTOOD THE CONTENTS OF THE UPDATED FINANCIAL BUSINESS CASE (AND IF IN AGREEMENT WITH THE OFFICER'S ANALYSIS ON THE CAPITAL FUNDING AVAILABLE AND THE CONSTRUCTION PERIOD S-CURVE CASHFLOW FORECAST THAT DEMONSTRATES EVIDENCE THAT THE COUNCIL CAN AFFORD BOTH THE CAPITAL BUILD COSTS AND THE CASHFLOW OF THE VAT OUTPUT AND RECLAIM EFFECTS) TO RESOLVE TO PROCEED WITH THE CONSTRUCTION OF A SPORTS HALL EXTENSION TO, AND REFURBISHMENT OF, THE HILTINGBURY PAVILION AT A MAXIMUM FIXED CONTRACT PRICE OF £2,201,523.

Additional to the updated Business Case and the published Briefing Note the Clerk/RFO informed Members of the following (minuted verbatim to avoid any misunderstanding):

“Additional Notes re the Hiltingbury Pavilion Proposals

- In producing the Financial Business Case for this evening's meeting I have stated that the Council's financial situation and expected income streams 'appear to support a view that the project is affordable' just to clarify this means that to the best of my ability, knowledge and experience, the financial modelling produced for the meeting and the matters for resolution demonstrate that the Council has the wherewithal to undertake and run the proposed Sports Hall Extension and Hiltingbury Pavilion Refurbishment.

- All projected income has been identified at low levels; and all costs at expected full occupancy levels with a 10% contingency added for costs.

- Further Professional Fees have been quoted for build and completion @ £30.25k with an allowance of £56k total for Project Management and unforeseen fees etc.

- Approval to borrow is still awaited from DCLG – if a resolution is to be made to proceed with the project and the borrowing approval is still outstanding on Monday a resolution can be made on a conditional basis of receiving that approval.

- Previous resolutions have been on the design, gaining of planning consent, the loss of green space, gaining borrowing approval, and the proposals being of benefit to the wider community – the consideration this evening is as to whether the Parish Council can afford the tendered project costs and to what level it can afford them.

- To clarify: EBC Cabinet on 17 November 2016 made the following (precise) decision about grant funding towards these proposals:

- o “RESOLVED -

- (1) That a grant of up to £402,800 for the refurbishment and extension of Hiltingbury Pavilion to include Four Court Sports Hall to be funded from New Homes Bonus be approved;”

In making this decision Cabinet Members were informed “The development of the Hiltingbury site is directly aligned to the following objectives in particular:

- Developing green infrastructure

- An excellent environment for all
- Enabling healthier lifestyles / wellbeing
- Tackling health inequalities.”

Officer’s Opinion: It would be very unlikely, if the proposals before Council were not to be taken up, that these grant funds would be available for any smaller projects that could not deliver the same benefits/opportunities and meet as many of EBC’s Corporate Objectives.

- It was also requested that Officers produce an indicative life of project cash-flow/loan affordability analysis – this has been done for Members and is as per the briefing note which has also been printed off for the public. This shows, depending on the level of usage, that in the project’s expected lifespan of 40-years this could create a positive input to the Parish Council’s finances of about £2.4M to £6M, after all loan and running costs, averaging between £60k to £150k pa once established.
- It is your Responsible Finance Officer’s opinion that this potential income would be a VERY significant additional benefit to the parish and ALL its residents.”

The Chairman introduced Mr Thompson an Officer of EBC to Members and invited questions to Officers.

The issue of the Authorisation to Borrow from Department of Communities and Local Government (DCLG) having not been received as yet was questioned and the Clerk answered that the resolution to proceed could be conditional upon the receipt of the approval. To which the Chairman proposed a time limit of within a month. This was seconded. A further amendment was suggested of being on the same basis as the Business Case, that if the rate increased a couple of points it would return to Full Council. The Secunder agreed the amendment.

Questions were asked about value engineering possibilities and professional project management.

Following proposal (Cllr Luffman) and seconding (Cllr Hughes) that the substantive motion was: -

TO RESOLVE TO PROCEED WITH THE CONSTRUCTION OF A SPORTS HALL EXTENSION TO, AND REFURBISHMENT OF, THE HILTINGBURY PAVILION AT A MAXIMUM FIXED CONTRACT PRICE OF £2,201,523 WITH AUTHORISATION TO BORROW AND THE SETTING OF THE LOAN ON A SIMILAR BASIS TO THAT IN THE BUSINESS CASE TO BE ACHIEVED WITHIN 1 MONTH.

The Chairman opened the debate with the Proposer and Secunder deferring to speak later. Three Members spoke in favour from the viewpoint of needing to replace the extant building and that what was being proposed was the most cost-effective option balancing expenditure and anticipated income. Comment was also made on the affordability, that the maximum spend was the resolution and that the Precept was not going to be increased and indeed it was anticipated to be a revenue generator. The third speaker agreed with the first two reinforcing the sport benefits and that there could be a financial benefit to the parish after all costs were taken into consideration of 5-12-years Precept over the project’s expected life.

Three Members then spoke against the proposals with their arguments based on costs, both of the build and operating costs. A second Member commented that the 1.6 air changes per hour would blow all the heat out into the recreation ground and that he didn’t feel the costs were known and it would be at least £300k more expensive than suggested. A third Member made further comment about cost and that other items hadn’t been affordable such as flood lighting for the tennis courts or cricket squares.

The Proposer spoke next suggesting the debate was recycled more regularly than plastic. That there were 2 choices repair or rebuild, the affordable one had to be taken. That there were benefits for the whole parish if the income performed as expected. The only way was moving forwards.

The Seconder then spoke, commenting all the speakers had valid views, but the pavilion was designed as a cricket pavilion and changing rooms which were no longer fit-for-purpose. A resource that was useable by both youth and the elderly. A lot could be spent and only have no useable space or income source, just changing rooms.

It was requested that the vote by each Councillor be recorded: -

For

Cllrs Atkinson, Aubry, Boyes, Bicknell, Broadhurst, Cox, Grajewski, Hughes, Johnson, Luffman and Scott **(11)**.

Against

Cllrs Duguid, Foulds, Jolly, Leslie, Pragnell, and Simmonds **(6)**.

It was therefore **RESOLVED** to proceed with the construction of a sports hall extension to, and refurbishment of, the Hiltngbury Pavilion at a maximum fixed contract price of £2,201,523 with authorisation to borrow and the setting of the loan on a similar basis to that in the business case to be achieved within 1 month.

789. FOLLOWING AGREEMENT TO PROCEED (IF SO RESOLVED) TO: -

- i) AGREE THAT THE FINAL DECISION ON APPOINTMENT OF THE CONTRACTOR FROM THE TWO SHORTLISTED BE DELEGATED TO THE AUDIT AND RISK COMMITTEE, TO DETERMINE AS SOON AS PRACTICABLE,**
- ii) AUTHORISE THE PROPER OFFICER OF THE COUNCIL TO SIGN THE CONTRACT FOR THE HILTINGBURY PAVILION EXTENSION WITH THE APPOINTED CONTRACTORS,**
- iii) AUTHORISE THE PROPER OFFICER TO ENABLE PAYMENT OF INVOICES RAISED BY THE CONTRACTOR, DULY CERTIFICATED BY THE COUNCIL'S APPOINTED PROJECT MANAGER (TKLS ARCHITECTS),**
- iv) AUTHORISE THE PROPER OFFICER TO PROCESS THE RECEIPT OF ALL GRANT MONIES AVAILABLE FROM EBC, UNDER THE FUNDING ARRANGEMENTS AGREED WITHIN THE NEW HOMES BONUS SCHEME AND TO ACCESS THE LOAN FACILITIES FROM THE PWLB UP TO THE SUM AUTHORISED BY THE SECRETARY OF STATE DCLG (£1.4M), AND**
- v) NOTE THAT THE DELEGATED AUTHORITY TO MANAGE THE CONSTRUCTION PERIOD, AND TO DECIDE THE BUSINESS MODEL THE PROJECT WILL FOLLOW, CORRECTLY RESTS WITH THE ASSET MANAGEMENT COMMITTEE.**

Following a question and agreement to take the issues as a single item it was, following proposal and seconding and on a show of hands, AGREED that the Audit and Risk Committee would be AUTHORISED to make the final decision on the appointment of the contractor; that the Proper Officer was AUTHORISED to sign the contract with the firm appointed, make payments and collect funds as required within that contract's requirements, and that the Asset Management Committee was the AUTHORISED Committee to oversee the project's progress.

Date and place of next scheduled meeting: 17 May 2018 at Fryern Pavilion, Greenways, Chandler's Ford.

That being all the business the meeting was closed at 8.30pm.

Chairman.....