

Elsenham Parish Council

Minutes of New Community Hall meeting in Old Frank's, at 7.30pm on 29 June 2023

Present:

Dr. G Mott (Chairman GM), Mrs. B Donald (BD), Mr. P Jarvis (PJ), Mr. Ray Gooding (RG)
and Mrs. L Johnson (Parish Clerk LJ).

Minutes

- 1. Apologies for absence.** Mr. A Hathaway (AH), Mr. B Ogilvie (BO) and Mrs. E Terry (ET).
- 2. Declaration of interests.** None.
- 3. The minutes of the meeting held on 11 May 2023 were approved as a true record and were signed by GM.**
- 4. New Hall Tender Document - Mr R Gooding**

RG had produced a document that showed the costing and time scale for the new hall. RG had set out the various stages of work with a timeline and the approximate costings. The total funding came to £2,775,000, with the time scale just under 3 years. The timeline shows the amount of the payment and when they would need to be paid. RG had worked out the cost of the building using Spon's guild costs, with building materials increasing rapidly, the guild may be a little behind.

RG said EPC should interview 4 or 5 architects. UDC had supplied 6 names of recommended architects. EPC also had costings drawn up by three different architects which are now out of date, but they could be contacted to draw up new plans. BO had informed members at the last meeting that there is an architect who lives in the village that may help.

One of the main priorities that residents wanted for the community centre was a café. EPC should think about how this would work and whether it would be feasible.

UDC are currently holding £380,000 and £330,000 from Creset Nicholson. Other funds from Section 106s are Vistry £310,000, Bloor, £596,154, Rochester £100,000, Countryside £310,000 making a total of £2,026,154. However, it is unknown when all the payments will be made. EPC are therefore looking at a shortfall of £750,000.

PJ said that Sports England may give a grant of up to £500,000. Local authorities can apply but PJ said it would have to be jointly with the Football Club as it is used to improve sport facilities like a club house and changing rooms within the community hall. EPC would also have to sign a legal document giving the Football Club rights to play on Elsenham playing field for the next 25 years. BD said that football is not the only sport and EPC could apply for a grant from Sport England as long as the community centre promoted other sport(s) facilities.

EPC should consider Fund Raising such as Stansted Airport and Lottery.

RG said with the money UDC already hold, approximately £700,000, EPC could start drawing down some of the money to start the project. Meanwhile starting fund raising and other sources to secure the extra money. RG said EPC may be able to borrow against the Section 106s.

EPC to advertise on social media for anyone in the village who feel they can help with fund raising. **Action BD.**

LJ asked if EPC started using the S106 monies to pay for the first stages of the community hall, what would happen if, for some reason, the project could not continue. Would EPC have to give back the money already spent, plus the interest, to the developers? It was unclear what would happen.

5. Meeting with Emma Blazeby, UDC S106 Officer, 25 April 2023.

The following text is from Emma Blazeby email on to EPC on 6 June 2023.

The interest is only payable to the developers should the money not be spent and it is requested in writing from the developers to be returned at the end of the 10 year claw back.

Any interest accrued until the money is spent sits with UDC should we need to return any funds back to the Developer.

Within the Section 106 agreements it states that UDC are to procure the build. It was not at the time when the Section 106 Agreement was drafted that the money would be held in UDCs bank account for any lengthy period of time, it was initially envisaged the money would be released to the project of the build simultaneously as soon as the contribution was received from the Developers.

Therefore, no interest will be passed onto the Parish, the exact financial contribution stated within the Section 106 Agreement is what will be paid to the Parish Council.

GM said he doubts that this decision sits with UDC Planning. BD, who is also Elsenham's District Councillor, agreed to approach UDC's Finance Department and if the situation is still unclear to approach the Chief Exec, Peter Holt.

The amounts currently being held by UDC are £380,000 from David Wilson Homes paid between April 2021 and September 2022 and £330,000 from Crest Nicholson paid between March 2022 and January 2023. Interest accrued on these funds would be of some consequence, and EPC feel strongly that the interest should come to them. **Action BD.**

6. Transfer of land

- a. Land (David Wilson Homes) LJ had contacted Nockolds to ask for any update on 23 June 2023, awaiting a reply.
- b. Ransom strip (Crest Nicholson) LJ had contacted Nockolds to ask for any update on 23 June 2023, awaiting a reply.

7. Funding

GM had produced a Community Centre Contributions document.

It listed all the S106 payments and which developer it was being paid from, if index linked or not, when the installments were due and the latest likely possible date, the last payment could be as late as August 2030.

8. Visit to Duxford Community Centre

BO was still trying to arrange a visit to Duxford to look at their community centre.

Action BO.

9. Weston Homes

AH had suggested that Bob Weston of Weston Homes, may be able to help with ideas on the construction of the community centre. **Action LJ to ask AH if he would contact Bob Weston.**

10. Any other business.

Once RG has completed the New Community Hall Business Plan another meeting will be arranged.

The meeting finished at 9.20pm.