

LITIGATION IN CONFIDENCE

SOCIAL CENTRE REBUILD COMMITTEE MEETING 20/10/2022 at 5:45pm, held at the Clubhouse.

AGENDA

Chairman's Motion to the Committee on Public Participation

PUBLIC PARTICIPATION

15 minutes is allocated for non Committee members of the public to raise issues

Present: Sam Paget, Peter Paget, Jonathon Seed, Graham Prichard, Peter Hindle, Keith Mahoney, Den Fillis, Malcolm Turner, Ross Phillips, Adam Dempsey, Sue Wilkinson, Phil Dyke, Neil Davison.

Apologies: Mel Watt, Adam S.

1.Minutes of last meeting

Proposed: GP

Seconded: PD

2. Chairman's Update - JS

JS - Insurance update, and the next steps.

The Current Insurance Position is that the roofers insurers are not accepting insurance liability
Assets of roofer are believed to be inconsequential

This means there are going to need to be compromises in what we can build in the first phase of the rebuild. However we could include design and services in the planning and build for those areas that are not affordable now but could form the subject of subsequent fundraising.

Clearly we cannot afford everything now and will need to justify what we do to the village and gain support of the whole village, particularly if we are to significantly raise the council tax precept to help fund the rebuild.

For example the Owl accounts show that the Owl made a loss meaning the village (social centre committee) subsidised the pub. There is little cost justification for construction of an additional and separate pub space now but an alternative could be to incorporate pub use into a flexible hall space for regular use followed by inclusion of a pub space in a future phase of building. The downside is that a pub operating separately at the same time as a big hall function would not be possible in the first phase of the build.

Requirement for move forward on the basis of what we can afford based on concept, content and justification.

We can get a hall built but to do so we are going to have to move forward with several work streams reporting back to the Rebuild Committee and Parish Council for decisions.

If we move forward with determination and parallel working we could get a concept together for architects detail and residual design by Christmas, to Planning by early spring, start building early autumn and complete the project by Carnival 2024. Any workstreams will need to report to the Rebuild Committee and onwards to the Parish Council.

Ross Phillips Update - AXA say he hadn't managed the works effectively, flailing to cover up combustible material, should have used fire blanket, pushed debris away, didn't clear and cover it.

Supervisors were not present whilst works were being completed.

Checking the other side of what he was working on, every few minutes the other side of what they are working on should be checked.

This has taken so long because Mr. Stevens has complained direct to AXA and possibly financial ombudsman, which would explain why it took so long to get this bad news.

Moving forward with the rebuild committee we will set up into 2 main workstreams (Concept & Content, and The Business Case);

- **Concept and content work stream**, lead by Peter Hindle, to work out what we can afford to include based on what the village has told us it wants. Initial thoughts of this workstream are a building with a hall similar in size to the old one but based on the clear village desire for a flexible space, better use of the outside area and proper design to allow a marquee to be connected to the building.

UPDATE FROM PH

- List of what we need and what we want. Thanks to the survey the list of things we need is quite robust, a hall that is big enough to seat 180 people for example, and understand what the hall be used for on a day to day basis. Some things are a re given for a hall of the size we are looking at, including number of toilets, size of corridors, size and industrial capability of kitchen.
- **Business Case work stream led by Graham Pritchard**, which is developing a business case for what can be justified in the new hall. This has studied accounts and footfalls of the Owl and the old Centre. We need to get this business case into a robust document to support any funding bids from e.g. the Lottery. I suggest that this workstream moves into a fundraising sub committee to submit funding bids and help organise major fundraising.
- GP Looked at which groups used to use the hall and who may come back, and which events did the best financially. If we can have a design that can be built in stages, this can be factored into the business case.

As well as the two work streams above there are also other aspects that need work at the same time. Village event fundraising is critical and the cafe has been a great lead, ask Den Fillis to form a new sub committee to take this forward?

To press on with the new hall we need to engage with the Parish Council and get decisions and some actions from them asap

- The Parish Council will be asked to accept the principle of a building of a max supporting a hall of similar proportions to the old hall but delivered as a flexible space.
- This will allow work streams reporting to the Rebuild Committee to get into detailed planning based on the village survey and PC accepted parameters and produce a design concept
- The Concept will need to be fully justified by a business case from the Business Case workstream.

Need to ask the PC to

- Accept the concept principles and business case as they are completed.
- Agree size of public service loan to be requested and start the application asap. The maximum envisaged cost would be £1.25million but we are hopeful of a lesser spend.
- Assess PC assets and options for realisation of those assets including possible Social Centre replacement dwelling for sale or rent to service a loan
- Investigate and consider shop option (commercial franchise?)
- In due course discuss and determine a management model for future social centre (franchise?)

Principle is to deliver and build what we can as soon as possible but include a plan and apply for planning permission for subsequent stages at the same time.

Once Peter has finished his concept and content workstream it makes sense that he continues in the build workstream with Sue and others.

Once Graham has finished business case it makes sense for him to move into the Committee lead for funding and fund raising.

If we can move this forward together the timescale of completion on time for a 2024 Carnival is an achievable aim.

3. Workstream Reports - Various

• Concept and Content - PH

As above.

• Business Plan - GP (and subcommittee)

As above.

• Finances MW, SP

Donations since last meeting, Den Fillis (Cafe), **£1,290.00**

Insurance £751,976. + £28,028 = **£780,004.00.** Investment account gaining interest.

• Clubhouse Report – MT

Clubhouse remains busy which is great to see, lots of bookings going forward.

4. Any Other Business

PD - Highlighted the important of trying to call in favours in wherever we can given the insurance issue.

DF - PAT testing, ND to organise, thank you very much for this.

5. Date of next meeting

Thursday 3rd October and 17th October, 6pm.