**BROMHAM PARISH COUNCIL**

**Special PC meeting Thursday 17th November**

**PRESENT: P Paget, J Butler, K Mahoney, R Amor, J Collins, A Collins, P Collins, P Hindle, J Seed, S Paget, K White, D Fillis, R Phillips, 7 Parishioners**

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| **1.** | **Preparation for Planning. Proposals Attached.****The Parish Council is asked to approve the first draft of the design brief and give any further direction on concept and content for a new Centre in addition to direction already given, accepting that internal layout may change.****Note This direction will need to include any clear direction decision on requirements that the PC may have for facilities and multiple stories together with the reductions in the Design Brief that the PC will accept for incorporation of these requirements (for example multi storey will cost more in foundation work, roof work, lift space, additional building regulations and may create planning issues which may significantly reduce the planned hall size).**JS outlined options to take the build forward; the plans presented are rough brief/size/ideas. 2 designs approx. 630 sq. mtrs. Costs are being based on £2500/sq. mtr.Grants are in the process of availability and application.Contractor’s Insurance: Due to negligence of policy regulations by the Contractor the claim is ongoing - although the claim could be void. Aviva and the PC Barrister are continuing to gather information.Options:£775,000.00 Insurance pay out received. Is this sufficient to construct a required building? Plus grants and fundraising to complete. Match funding is good with pay out funds in place.Some grants cannot be applied for by a PC as being a public sectorA Public Works Loan of £250,000 or £500,000 repayments added to the PC PRECEPT calculated on Band D Council Tax. (840 Bromham Dwellings with 322 above Band D) PW Loans can be held open of 12 month allowing funds to be in place for grant applications. Loans could be applied for in principle having a contingency in place to allow for grant applications and if required any drawn can be repaid early using grants received, or grants received subtracted before any draw down. This also allows for finance to be in place as required for tenders. There are concerns regarding inflation and cost of materials rising.(8%per year if the project is delayed)It is hoped building can commence in 2023 with completion in time for 2024 carnival giving a10/11 month building programme. Some Councillors and Rebuild Committee members have visited Berryfield’s new village hall, which cost £750,000 – to see what is available with existing funds.To be considered -the size of a hall -160 seated, 200 capacity, a building that is self-funding and a village community hub, and possible dwelling. The position and planning to be considered with provision to extend, which may need a phased approach, with a plan that is sympatric to its surroundings without planning restrictions. |
| **2.** | **Public Works loan: £500,000 and £250,000.** **Date of Public Meeting if agreed.** **PC Funds?** No PC reserves available except the Community Fund of £42,218 (Closure of Owl Funds)**The Parish Council is asked to decide on how big a public works loan they will apply for, subject to ratification of the village and backfilling with grants and fundraising.****It is proposed that a loan of £500k is sought subject to reduction by successful grant funding and that the process for applying for this grant is now started.**Direction is required by the PC to take any option further. PROPOSED: J Seed SEC: J Butler to call a Parish Meeting asap. To discuss 3 Options:(Based on indicative designs)1. A plan with existing funds available from Insurance claim received/fundraising/ grants.
2. A plan with existing funds/grants/fundraising plus a PW Loan for £250,000
3. A plan with existing funds/grants/fundraising plus a PW Loan for £500,000

The PC was asked to agree as a whole to a PW Loan application in principle up to £500,000 (max available for a PC) depending on the views of the Parishioners at a Public Meeting. Vote by show of hands 11 - unanimous.**DATE OF PARISH MEETING:** Monday 19th December @ 7.00pm in St Nicholas Church. (AMENDMENT: **This was not agreed at this meeting RH 12/12/22)** |
| **3** | **Agreement of the Heads of Term to renew the Crown’s Allotment Lease. (Revised copy submitted by B Gready) Attached****PRO:** KM SEC PH in favour including £1200 costs. |
|  | **Further Discussions:****Coronation Mugs.** RH to order 250 mugs**Coronation Sub-Committee proposed**: PP D & C Fillis T Collins, S Paget, M Watts.**Caravan Club Application**, Yard Lane: Permitted development? Not a formal planning application. Not sustainable and poor access via Yard lane. Being investigated by WC. PC to object. PH info to RH.New Councillor K White welcomed. To sign the Register at the December meeting. |

**Attached: Public Loan repayment figures over 20 years, and up to date 2023/24 Precept calculations. Rebuild Fund statement.**

**Social Centre Rebuild design Brief**

**Allotment revised Heads of Terms**