

WELNEY PARISH COUNCIL

Minutes of the meeting of Welney Parish Council held at the William Marshall Centre, Hurn Drove, Welney on Thursday 24 August 2017 at 7.30 pm.

Present:

Parish Councillors

Cllr G Rainbird (Chairman)
Cllr L Bombata
Cllr P Edmunds
Cllr P Gardiner
Cllr K Goodger
Cllr K Lind

District Councillors

Cllr D Pope
Cllr V Spikings

County Councillors

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9 members of the Public
Clerk

ACTION

1. Apologies for Absence

Cllr Barker, D/Cllr Spikings, C/Cllr Humphrey, CNeill, MRC

2. Declaration of Interests

Cllr Goodger declared an interest as Chairman of Parish Council at the time of installation.

3. Public Participation concerning William Marshall Centre

The Chairman explained that the purpose of the meeting was to discuss concerns and issues raised by Messrs Loveday & Giles and Dr Pratley. Unfortunately, C Neill from MRC was unable to attend this meeting, but he had provided a written response to the issues raised.

(a) Roof

Concerns regarding the roof pitch and materials had been forwarded to MRC. In his response, Chris Neill explained *“that the Rhepnol roof finish was selected due to the Parish Council requirement for solar panels to be fitted by an outside contractor. Metro tiles, despite being cheaper, were not thought to be suitable for a solar panel installation. Although the Rhepnol roof did cost more, MRC absorbed the additional cost of £620.42 + VAT. Since they were able to fit the roof in their factory, MRC was able to deduct a scaffolding charge of £1,642.00 + VAT, which would have been necessary for a roof installation to be undertaken on site, from the Parish Council account.”*

MRC pointed out that they held their quoted prices for over 12 months; items such as the clock tower and the fire alarm system were supplied and fitted at cost. Also, MRC supplied and fitted a number of items within the building entirely free of charge. MRC also stated that without the help and assistance of Cllr Goodger, the project was at one time in real danger of failing.

Mr Loveday drew attention to Drawing Revision J, dated 1 August 2014, which he stated showed a low pitch metro tiled roof and questioned whether the roof had been revised in order to take stronger panels. In September as there was still a shortfall in funding, he spoke to MRC and obtained three options. Option 2, costing £149,560, was selected and he went through this schedule. He was under the impression that MRC were aware at that time that solar panels were to be installed on the roof.

Cllr Goodger, as Chairman of the Parish Council at that time, stated that the plans submitted by the Action Team to the Planning Department showed the roof as having a grey finish. The Council was advised that solar panels could not be installed on a flat roof; there had to be some pitch on the roof for them to be effective.

Cllr Goodger explained that, as the Council had the overall responsibility for the installation of this building, they stepped in to take over the management process in the winter of 2014. All members of the Action Team, that had overseen the process to date, were invited to the meetings. However, he was disappointed that former Action Team members failed to attend some of these meetings.

Dr Pratley explained that the Action Team had worked on the plans to ensure they would be acceptable to Sport England, which was providing some of the funding. It was noted that on 3 March 2015 the Council agreed the plans, so that MRC could get them finalised and submit a planning application to the Borough Council. The plans submitted with the planning application did not have a metro tile finish.

The quotation stated that the building would be manufactured to MRC's standard specification, which was accepted by the Council.

(b) Foundations, Slabs, Jacks etc

MRC stated:

"A minimum height of 500 mm was stipulated as a Planning Condition and as recommended by the Geoff Beel Consultancy 'flood resilient measures to be incorporated, finished floor level to be 500 mm above ground level'. The foundations used of jack & slabs is an excellent way of achieving additional height when needed, as in this instance. These foundations are approved by Assent Building Control who are an entirely independent organisation and, of course, you hold the Building Control Certificate."

Ms Burn commented that it is wet in the changing room, which she felt might be due to the slabs having cracked. It would appear that there are some issues with flooring in places.

Mr Loveday stated that he had written to Assent in August to ask if the foundations complied with building regulations. It was agreed to write to Assent and MRC to ascertain whether the building complies with building regulations.

(c) Aspect

The issue had been raised as to whether the aspect of the building was in accordance with the plans. The proximity of the telegraph pole was mentioned and it was questioned whether the site was accurately measured or, indeed, whether the planning application was merely an adaptation of the previous application. It was noted that the location and construction of the building was agreed in order to facilitate possible extension, should that be required at a future date.

(d) Heating System and Solar Panels

When the management of the installation process was handed over from the Action Team to the Council, there was a funding shortfall of £3,800. The air source heating was dropped, to help meet this shortfall, and replaced with an air conditioning system. Marshall's charity provided some funding, for the building generally, to replace the £27,000 that the action team stated had been expected from the Nationwide, but did not materialise. The chairman mentioned that he had contacted Nationwide directly at that time and they stated that they had no record of any such application. The funding was not intended for any specific issue, such as heating.

The solar panels were installed by Fosters as they were on the MRC's approved list of contractors. MRC would only provide a warranty for the roof if the solar panels were installed by one of their approved installers.

(e) Disabled Access

Mr Loveday stated that the handrail outside was not suitable for external use. He stated that the completion certificate we have was for the old access and, as such, would not apply. It has since been changed and is suitable.

(f) Building Regulations

As the validity of the building certificate has been questioned, this will be checked.

The safety of the fire door has been questioned. The door is in accordance with what was requested, in order to have access to the field. It is necessary to ensure that the hirer unlocks this door. Whilst we do have a fire certificate, we will consult again with the Fire Department regarding this issue.

Cllr Lind left the meeting at 9.10 pm.

(g) Any Other Issues

The funding obtained from WREN did not cover all equipment requested. Due to lack of space, the Council decided not to install a dishwasher.

Meeting closed at 9.35 pm.

Signed Date