

**MINUTES OF THE EXTRAORDINARY MEETING OF CODDINGTON PARISH COUNCIL**  
**held on 28 January 2015 at 2.00 pm at Coddington Village Hall**

**Present:**

**Members:** Cllrs O'Donnell (Chairman), Allen, Armstrong, Bell, Carver, Cox, Molloson, Parrett.

**Clerk:** Mrs Y Wellard

**Attendance:** Cllr Maureen Dobson, Andy Statham (NSDC Community Director),  
Darren Wardale (NSDC Architect), 18 residents of the Parish.

1. **Apologies for Absence.**

Apologies were accepted from Cllr Elliott (health) and Cllr King (health).

2. **Declarations of Interest.**

Cllr Armstrong declared an interest as Chairman of Coddington Community Association. Cllr Allen and Cllr Cox declared their interests as Chairman and member of the Village Hall Trust.

3. **Chairman's Introduction.**

The Chmn set out the purpose of the meeting. NSDC had proposed that the Parish Council take over the freehold of Coddington Community Centre from NSDC, the owners. Takeover would be subject to conditions agreed by the CCA, the Parish Council and NSDC, with the attached schedule of works (Appendix 1) being completed by NSDC prior to transfer of ownership.

4. **District Councillor and Community Director.**

Cllr Dobson explained that due to budget cuts, the District Council was off-loading some of its assets, giving local communities the opportunity to hold responsibility for their own amenities.

Andy Statham confirmed the District Council's policy of returning community buildings to the community. As the Parish Council already leased the Community Centre, the transfer would not be for the advantage of NSDC. All the repairs and remedial work requested by the CCA had been agreed. Additionally, NSDC would install solar panels free of charge, for the future benefit of the Centre's running costs. If agreed by the Parish Council, the transfer would be presented for approval at the next Policy Committee meeting at the end of February, after which contractors would go ahead with the outstanding work. If the Parish Council were to remain as lease holders, it/CCA would still continue to pay for maintenance and repairs. Moreover, the Parish Council/ CCA would have to fund any new fascia, or solar panels.

5. **CCA Chairman.**

Cllr Armstrong presented the Community Centre finance report (Appendix 2) which showed a profit in the last financial year of £5,854 and a total balance of £25,000. He was confident that finances would remain stable as the Centre was booked almost to capacity, and that any future unexpected repair costs could be met. The Parish Council would continue to lease the Centre to the CCA to run as a charitable trust, and therefore entitled to rate relief.

6. **Public Contribution.**

Members of the Parish raised the following questions:

- i. If the Parish Council rejected the offer, would it be taken over by a third party?  
*M.D. It would remain in the hands of the District Council for now, but lack of funding for local authorities might mean that in future years there would be a unitary authority in place of the current district and county councils and a less certain future for local community assets.*
- ii. Could the centre be transferred directly to the CCA without involving the Parish Council?  
*A.S. Assets can only be transferred from one corporate body to another. There is a good relationship between the CCA's Management Committee and the Parish Council which is a recipe for success.*

- iii. Had the Parish Council consulted other councils who had taken this step?  
*A.S. Edwinstowe Parish Council took on their centre two years ago, and it was very successful. The District Council was currently in discussions with Rainworth and Fernwood. The Parish Council could consult Edwinstowe PC.*
- iv. Would the CCA continue to manage the Centre?  
*D.A. There would little change to the constitution; the Community Centre was already leased from the Parish Council, who leased from the owners – NSDC.*
- v. In the first few years of the CC, there were a lot of modifications paid for by NSDC. Were there any more hidden problems with the structure of the building which would be costly?  
*D.W. There was some initial cracking in the internal walls, but nothing more than expected. A NSDC sponsored structural engineer's report found no faults.*
- vi. Had there been an independent survey?  
*A.S. NSDC had had a comprehensive survey done, the building was in good condition. The Parish Council could have an independent survey if it wished to, but defects had been and were continuing to be rectified. The building's insurance would cover any unforeseen accidents.*
- vii. The car park had always been a problem. Was it guaranteed to be sorted before the Parish took over?  
*A.S. The blockwork was designed to allow water to drain through and back into the centre as grey water for flushing toilets. The blocks had not been jetted and were blocked by sediment – they should be maintained annually, costing around £400. Dips in the car park were due to the shrinkage of underlying clay, NSDC would put new sub-strata in those areas. B.O'D. We have to pay for maintenance such as jetting whether owning or leasing the Centre.*
- viii) Further questions were asked about the feed-in tariff from the solar panels and whether grants could be sought for future improvements.
- ix) Two members of the Parish spoke in favour of the proposal:
  - an opportunity for the Parish to take care of its own facilities and not leave the responsibility to a remote unitary authority in the future (*Dave Hedge*)
  - as there would be no additional costs, and having heard nothing against it, why would you not? (*Don Melrose*).

## 7. Parish Council

*It was proposed that the Parish Council accept the District Council's offer for the freehold of Coddington Community Centre, subject to the satisfactory completion of works detailed in the agreed schedule and the provision of a satisfactory legal agreement.*

Cllrs agreed that it was a valuable asset which they would not wish to lose; 7 voted in favour of the proposal, with one abstention.

### Appendices:

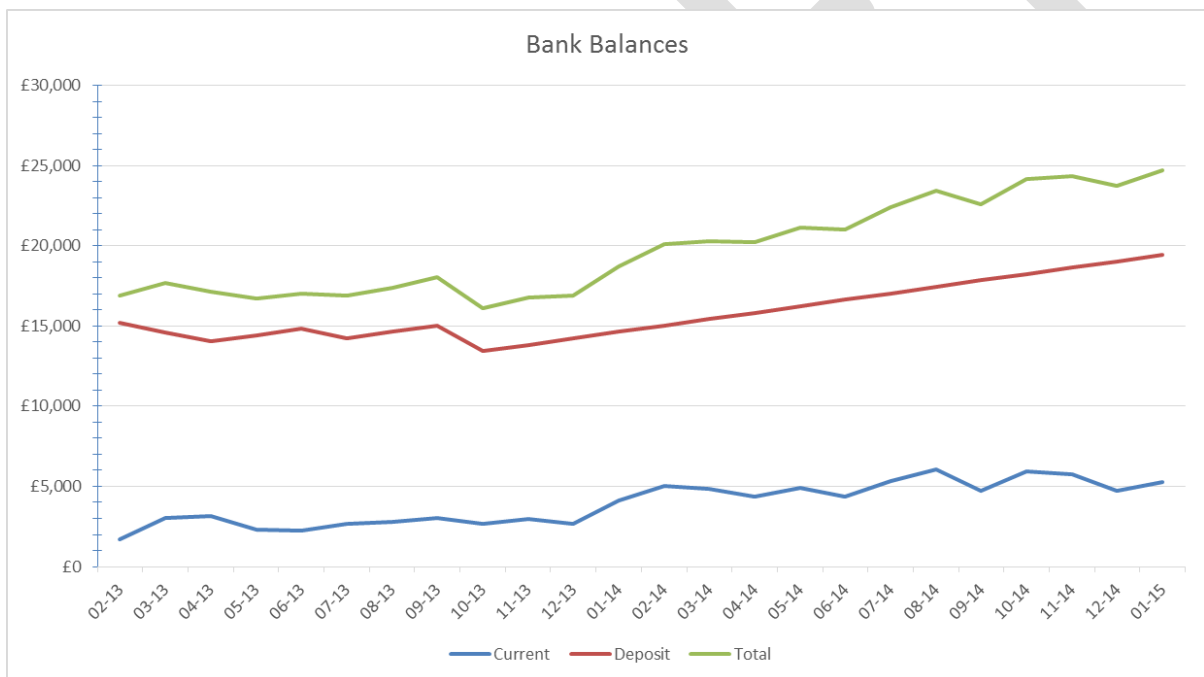
1. Schedule of works by NSDC.
2. Community Centre Finance Report.

Appendix 1

Item		Suggested Solution	Cost (excluding VAT)
1	External woodwork is expensive to repair as some of it is at high level – all external woodwork should be replaced with wood effect PVC.	<p>Supplying access eave scaffolding around the hipped higher roof. Remove the existing gutter and fittings and save on scaffold for re-use. Supply and fix mahogany coloured 400mm T&amp;G soffit overcladding and 400mm fascia overcladding secured to the existing timbers with matching polytop nails. refix the guttering previously removed to discharge into the existing downpipes.</p> <p>Carry out similar works to single storey sections but using 225mm fascia/soffit and access from ladder/trestle.</p>	<p>£7,775</p> <p>£2,750</p>
2	The Car park does not drain properly resulting in it becoming badly flooded over around half the area after rain. There are also some large depressions in the Car Park	<p>Clean blocks with suitable jetting equipment, check drains for blockages. Service pump and change filters to rainwater recycling system.</p> <p>Take up existing block paviors to sunken areas, clean off sand and prepare for reuse, remove existing sand bed, regulate with 20mm dust limestone. Re-lay block paviors.</p>	<p>£600</p> <p>£2000-£5100 (Dependent on extent of repairs)</p>
3	The Front (Dorma) Doors do not operate for disabled access.	Repairs carried out to automatic door operators. The doors are now fully operational.	<p>£100</p> <p><b>NOTE – THIS HAS BEEN DONE !</b></p>
4	The power demands from the sewage pumps are significant and could potentially be reduced by the installation of solar panels on the main hall roof.	Install a 16 Panel 4 kWp system. This will fit very neatly in a row of 16 panels just above the gutter line. The 4 kWp system will also benefit from the maximum rate of Feed in Tariff.	£7,900
5	The car park barrier installed by the District Council is no longer usable due to failure of the post foundations.	Barrier repairs to be carried out on Tues 13 <sup>th</sup> Jan 2015.	<p>£420</p> <p><b>NOTE – THIS WILL BE DONE ON 13<sup>TH</sup> JAN</b></p>
<b>Total</b>			<b>£21,025 – £24,125</b>

# Community Centre Finance Report – Jan 2015

Financial year end (FYE)	Income	Spending	Balance
31-Jul-14	£24,108	£18,254	£5,854
31-Jul-13	£17,663	£17,746	-£83
31-Jul-12	£16,580	£21,663	-£5,083
31-Jul-11	£16,542	£20,707	-£4,165
31-Jul-10	£18,113	£17,014	£1,099



**Increase over past year                      £5,970**