

Minutes of the Community Centre Committee of Aston Clinton Parish Council,
held on 2nd November 2016, 6.30pm,
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

T Comerford - Chairman

M Mason

R Stewart

M Osborn

L Tubb

Absent: P Hughes

Clerk: G Merry

0 members of the public

16.17 Apologies

No apologies were received

16.18 Declarations of interest

There were no declarations.

16.19 Minutes of the meeting held on 19th October 2016

These had been circulated and were approved as a correct record of the meeting.

16.20 Public Participation

There were no items

16.21 Review of Plans:

Cllr Comerford distributed an updated costings document. He suggested working towards a phased project with staged payments, as this may help overcome the 'chicken and egg' problem of one set of funding not being available without others being in place. It was asked whether the project could be progressed using other funds and then offset once the s106 amounts became available. However, Cllr Tubb advised that s106 cannot be applied retrospectively. The clerk had suggested waiting for one year, until it was known what s106 amount were available to be spent. Cllr Tubb questioned how other organisations had overcome this funding deadlock issue. Cllr Comerford intended to talk to both Chinnor and Westbury as to how they had done it. It was questioned whether the build itself could be done in stages as funds become available. However it was felt that this would lead to a white elephant scenario of an unfinished building that could not be used. The clerk asked what timeframe was envisioned and Cllr Comerford advised approx. March 2017 to submit the planning application with a view to starting the build in January 2018.

16.22 Funding Updates

- i **New Homes Bonus:** Cllr Comerford had confirmed with Jan Roffe of the NHB that she and a NHB panel member, would join one of our future meetings to share ideas on project management and sources of funding. A separate case for tranche funding can be developed which could result in some of the award being released.

S106 Money: The Clerk had spoken with the officer in charge of the S106 funds. The Head of Planning at AVDC, Susan Kitchen had advised that no more s106 amounts could be applied for from this council, for the community centre project, as this would be breaching the rules. The open-ended wording suggested for the last S106 allocation (15/03786/AOP), in the event of any one of the 5 not being built, would no longer be possible. The officer had suggested though, that staged payments pertaining to defined stages of the project, may be a way forward. The clerk was in discussion with David Rowley (S106 Monitoring Officer, Forward Plans, Customer Fulfilment, AVDC) re. the availability of the s106 money for the

Stratford Close development (14/03662/APP) which had now been started. Cllr Comerford would also speak with David Rowley to get a better understanding of the triggers for release of s106 funds. There was a new S106 amount available for decision at the next council meeting and it was suggested that this could perhaps be allocated towards a 4G football pitch, which in turn could then support the bid for possible F.A. funding.

- ii **Sport England:** Cllr Stewart had discovered there were 3 possible funds to apply to:
- Tackling Inactivity (£10 million was available). The criteria for applying would be confirmed shortly by Sport England as the board were still fine-tuning this.
 - Facilities: £7.5 million was likely to be available but this fund would not be launched until December 2016.
 - Strategic Facilities: This was possibly only open to Local Authorities to apply for but Cllr Stewart was looking into it. The clerk suggested speaking to Cllr Paternoster to ascertain what AVDC's health and fitness priorities were.

It was felt that the community centre could meet any of the above criteria e.g. access for all, which was already a policy of this council.

- iii **F.A.:** No update
- iv **Borrowing:** Cllr Comerford stated that borrowing could only be applied for, once planning permission had been granted. Cllr Tubb suggested this could be guidance only and it may be possible to prepare the application, then start the planning application process. Cllr Comerford agreed to circulate the PWLB rules on borrowing. It was only possible to borrow up to £500,000 in a single loan, whilst the project funding gap is £824,000. There was the matter of how much should the council borrow and this would have to be put to a formal council vote. Cllr Comerford suggested a possible 30-year loan, either as an annuity – costing £12,308 per half-year in repayments, or EIP – costing £15,056 every half year but reducing over time. Cllr Comerford felt the matter of borrowing should be assessed by an expert independent advisor or accountant, who could check this against the council's overall financial health. It was discussed whether the borrowing shortfall could be made up from borrowing from clearing banks. Cllr Osborn advised there is limited enthusiasm specifically for commercial 'development' finance in this sector and rates may be prohibitively high. Cllr Tubb also added that if the council was already borrowing from the PWLB, the Secretary of State would be unlikely to approve further borrowing.
- v **Sponsorship:** Cllr Tubb agreed to approach the Rothschild family.
- vi **Other Sources:** Cllr Comerford agreed to prepare a background summary to aid Cllr Mason in approaching smaller funding organisations. She offered to approach the 'Heart of Bucks' organisation, emphasising angles such as women's sport and disabled provision. Cllr Tubb had investigated the London Marathon fund but the closing date had just been missed. The next round closes in February 2017 and up to £100,000 is available. Cllr Tubb felt the project could potentially qualify and offered to prepare a spreadsheet of the various funding deadlines.

16.23 Public Event

Cllr Comerford confirmed this would be held during the first 2 weeks of December, with the launch coinciding the NHP consultation event between 10.00-12.30 on Saturday December 3rd. The architect will be providing a 3D image of the build for the exhibition, and feedback would be collated by way of a comments book. Cllr Mason offered to help mount the display but asked for dimensions. An article is also going into 'Village Life' in December

16.24 Date of Next Meeting

It was agreed not to meet now until January when further information may have been gathered and feedback from the public exhibition could be collated.

..... Chairman's Signature Date