

PADDOCK WOOD COMMUNITY CENTRE BOARD
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**MINUTES OF A VIRTUAL MEETING OF THE COMMUNITY CENTRE BOARD held
on Wednesday 6th January VIA ZOOM AT 7 pm**

PRESENT: Cllr M Flashman, in the Chair,
D Boyle Cllr C Williams
Mrs N Reay (Town Clerk) Mr J White (Project Manager)
Mrs D Haylett (TWBC Head of Facilities & Community Hubs)
Mr D Deed (Technical Project Manager)

APOLOGY: Borough Cllr C Mackconochie

CCB90 **MINUTES OF THE PREVIOUS MINUTES**
The minutes of the meeting held on 2nd December 2020 were APPROVED.

CCB91 **PROJECT UPDATE**
a) The planning application was submitted on the 18th December 2020. Town Council members have been advised. The application has not yet been validated and posted on the TWBC planning portal, as amendments were required to some of the documents.
b) An email had been received from Baxall advising that the Design Team meetings would need to resume shortly to start reviewing the next stage of the project. Board members agreed that the design team should remain the same as previously. The Clerk would email the members to see if they were still willing to attend the meetings.

CCB92 **CASHFLOW UPDATE**
The figures had been previously circulated to the board members. JW advised that the figures were up to the end of December 2020.

All capital costs were included, but the figures did not include any legal costs or the set up of the village hall management committee.

Further accruals are expected on the section 106 funding for the Church Farm and Mascalls Farm Development. This has not been allowed for, but the sums are index linked from the time the agreements were signed, to when the funding is released to the town council.

The additional housing at Mascalls Farm has not yet been approved, so the further s106 funding cannot be relied on until the permission is granted.

Berkley Homes should be contacted to find out when they were likely to start sales of their properties.

CCB93

PWLB BORROWING APPROVAL

At its meeting on the 21st December the town council passed the following resolution:

The council should seek the approval of the Secretary of State for Housing Communities and Local Government to apply for a PWLB loan of £1.9m over the borrowing term of 50 years for the purposes of building a community centre. The annual loan repayments will come to around £59,408.

It is not intended to further increase the council tax precept for the purpose of the loan repayment.

The draft minutes have been published on the Town Council website as per the guidance.

A copy of the report which was submitted for the town council meeting was attached for information.

Board members were asked, in light of the guidance from KALC, what additional publicity or consultation they consider necessary. It was agreed that as there was sufficient provision on place in the council's existing budget, a survey was not required. However, details of the loan would be publicised to residents in the forthcoming newsletter.

Members are also asked to consider para 4 in the guidance regarding affordability, longer term. It was agreed that the following information should be included in the application:

- The town council already allows sufficient funding in its budget to make the annual repayments at current interest rates.
- A 1000 new houses are currently being built in Paddock Wood. This will generate approximately a further £150 K income for the town council.
- The tax base for Paddock Wood has increased over the last two years due to the new houses

CCB94

COVID 19 RISK REGISTER

Members reviewed the risk register and amended as required.

CCB95

DATE OF NEXT MEETING

The next meeting is due to be held on Wednesday 3rd February 2021.

The meeting closed at 8.22 pm

Chairman