

PADDOCK WOOD COMMUNITY CENTRE BOARD
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MINUTES OF A VIRTUAL MEETING OF THE COMMUNITY CENTRE BOARD held on 18th
April 2023 VIA ZOOM AT 7.00pm

Present

Jonathan White (TWBC Project Surveyor), Meryl Flashman, Carol Williams and
Derek Boyle, Nancy Warne (Borough member for Rural communities)
Denise Haylett (TWBC Head of facilities and community hubs)

CCB194 AGREE MINUTES AND CONFIRM ANY ACTIONS

Minutes are agreed as an accurate record.

CCB195 PROJECT UPDATE

Update on contract/works

3rd March construction complete

- On-going defect reporting to JW and Paul until 3rd March 2024.
- Tennis courts remedial works have been undertaken.
- Costs for the tennis nets and posts will be taken from S106 money (follow-up from PWTC Estates meeting 11th April enquiry) further indexation has been confirmed by JW to help with this c£7k

Action:

Paul to inspect Tennis courts.

Update on FM contract

- No update at this point
- We are now in contract as at 1st April

Update on EV chargers

- £15k levy funding from KCC has been received
- Waiting on procurement process to be completed on super chargers
- Going to wait for one company to run all existing 6 EV chargers plus the two super chargers otherwise potential for two contracts, maintenance packages etc... better economies of scale this way but need KCC to confirm timely install of the super chargers.

Cricket wicket and football pitch work – JW to discuss with PWTC clerk re next steps

CCB196 FINANCE

The PM will update members on the current position.

- FFE budget currently £62k
- Project cost c£3.98m
- Funding for the project £4.02m and improving due to further expected indexation.
- **S106 funding and indexation being received by PWCC must be spent against capital items in line with the signed legal agreement for the CC project or the sport pitches or the funding must be handed back to the developers.** It is not uncommon for developers to FOI the council seeking confirmation about where and how much of the funding was spent. These costs should be retained by PWTC in line with the funding agreement to protect the council from any claim later on.
- Loan from TWBC could be repaid in part earlier to improve the overall funding
- Precept for PWTC in 24/25 could be much lower compared to 23/24 given that there will be no further capital contribution from the council towards the project.

CCB197 FURNITURE FIT OUT

Update

- The Board have received all of the recommendations from the CC working party and a phased fit out can commence.
- Authority given to order the blinds is agreed and to be notified to JW and NR (£tbc) Baxall have accidentally omitted some of the blinds so JW will get these costs updated so they are correct and ordered thereafter.
- The quote for the entrance sign to be accepted and ordered. (£3141) JW to action.
- Theatre stage to be in phase 2 – investigate sponsorship or voluntary group construction.
- Brookside Garden Centre to be invited to see what they can possibly provide for the outside seating area
- A fit out spreadsheet to be passed to PWTC for distribution to councillors.

CCB198 MANAGEMENT COMPANY

Update on the lease position

- Head lease has not yet been signed and will be signed in conjunction with the lease to the nursery.

Facility manager update

- Starts 24th April

CCB199 ANY OTHER BUSINESS

- DH to report back on business rates
- On behalf of TWBC (NW & DH) thanks are given to CW, DB and MF for all of their work on bringing the project to fruition.
- CW is continuing as a town councillor, but DB and MF are standing down. All three are continuing as Directors of PWCCO.