

# Marden Parish Council

Community Facilities Working Group (CFWG) Meeting  
on Thursday 6 February 2020

## Notes of the Meeting

**Present:** David Bennett (Chairman and PC), Sandra Gladwyn, Jess Tidball (Parishioner), Dave Tidball and Dave Lloyd (Marden Church) and Kate Ryan (PC).

**In attendance:** Alison Sutton, Parish Clerk.

1. **Apologies** – Robin Brook (MVT), Steve Miles (MRGT), Paula Barrett (Pre-school), Chris Wathen and Angela Sasso (Parishioners), Jill Brooks (Marden Chapel).
2. **Open Forum** – None.
3. **Report from Community Event 7 December 2019** – 45 parishioners from 32 households, 5 people from outside parish. Comments from 12 attenders – majority positive, some concerns about storage and unisex toilets. 4 offers of help.
4. **Update from meetings with Architype and Dave Tristram, email from Kelly Gibbons, phone call with Charity Commission, PC meeting on 27.1.20 and presentation to MVT**

Architype – Eco ideas for new build; advice re early tender; RIBA stage 3 options; points about submitting planning application under Reserved Matters (RM) before 29 March – save money as not need studies such as ecology or flood risk required, but need quick options study re exactly what to apply for ie. base case or with extension.

Dave Tristram – decide what wanted, get planning permission, go to tender; go for biggest possible, can always amend once parishioners' views known; no VAT on new build, but VAT on architects fees, surveys etc; max possible £600k total build cost including fees; from £500k Public Works Loan (PWL), £100k grants to either PC or MVT/CIO – Tarmac approx £40-50k, Reaching Communities lottery possibly up to £60-70k but unlikely as not funding new build much, Awards For All £10k; various approx £15k; MVT/CIO Awards for All + others £10k or more for start-up.

Kelly Gibbons – RM submission needs information on appearance, landscaping, layout and scale. Drainage can be dealt with by a condition.

Phone call with Charity Commission (CC) – Alison rang on behalf of PC as Custodian Trustee for MVT. CC confirmed as a charity MVT could not give clawback funds to PC, funds have to be held by MVT/CIO; if MVT wanted to use clawback funds for a building would have to lease land from PC and build own unit, though could probably have a link corridor.
5. **Consideration of**
  - Draft Project Vision – agreed by the Group
  - Draft pros and cons of facilities options – Group agreed that only MVT can decide on involving clawback and/or lease, not the remit of CFG to give view or decide, though would not want any risk to Academy
  - Potential impact on precept – noted that if go for £500k loan, at current interest rates the extra needed on precept above funds already earmarked for new build is 40p/week for band D property; total on precept would be 90p/week for band D property, £46.31/yr
  - Draft action plan for first half of 2020 – agreed by the Group
  - Draft 5yr operating cost estimate – considered that might be underplaying possible income so would be in better position.
6. **Agree recommendations to PC**
  - a. Finalise project scope and therefore associated cost and impact on precept – agreed should go for extended footprint (2b), base case plus easterly extension; check if overhang can be increased to 5m wide; extended footprint would provide new build fit for purpose both now and foreseeable future; therefore likely to need up to £500k PWL with total cost on precept for band D property of £46.31/yr (90p/wk)
  - b. Initiate RIBA stage 3, so that allows c.
  - c. Proposal to submit planning application by 29 March – agreed by Group that should be recommended
  - d. CF to produce detailed business case based on finalised documents – agreed that once final costings in work should start.
7. **Next steps** – as above.
8. **Next meeting** – To be arranged when draft planning application documents available to review before submission – preferably not 3-12/3 or 23/3-29/3.

Alison Sutton – Parish Clerk

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