

Marden Parish Council

New Community Facilities Working Group (NCFWG) Meeting on
Wednesday 14 October 2015 at 19.30 in the Community Centre

Notes of the Meeting

Present: David Bennett (Chairman), Arthur Fraser, Sandra Gladwyn, Chris Wathen and Paula Barratt.

In attendance: Alison Sutton, Parish Clerk: Richard Timney, Community First.

1. **Apologies** – Robin Brook, Dave Lloyd and Jess Tidball.

2. **Update on latest position with regard to New House Farm (NHF) –**

David went through the presentation given to the landowners when considering issue of gifted land. Noted that mails from Ed Thomas, Planning Officer and Andrew Price this week have highlighted need for agreement to be reached quickly on the land needed to 'future proof' a new Community Centre (CC) – so S106 Heads of terms document can be agreed soon.

Presentation looking at 3 options for CC considered. Agreed on option A, rectangular building with hall and 2 meeting rooms. Any option needs additional car park spaces, above number originally on layout for site.

PC resolved on 12.10.15 that NCFWG should discuss land requirement with landowners asap.

3. **Discussion with Richard Timney from Community First –**

Various points discussed:

- Parking – 12 spaces not enough, suggests need 30 plus. Can do statement to support if required.
- Use Google Earth and look at Great Whitley, Charlton, Stoke Bliss, Defford, Bosbury, Garway – reasonable sized halls with suitable parking.
- Will need 3 architects quotes and 3 builders quotes – when at stage of doing business plans and grant applications.
- Reaching Communities building strand funding, PC can bid, up to max £500k. 3 stage process.
Stage 1 – describe community, what want to do, outline budget; takes about 4 months; if get through stage about 50% chance of getting funding. Use selling point of modular, sustainable, local company, ecobuild.
Stage 2 – in-depth details on architects and contractors, look at options for outreach surgery etc; 4 months; evidence of need, statement about use of current building by school and pre-school for longer pre-school hours + 30 hrs/wk funding etc to support freeing up of space; evidence of need for things like lunch club for vulnerable elderly as Meals on Wheels reducing etc. Check what Chaddersley Corbett and Bishops Frome halls have.
Stage 3 – full details, drawings, budget etc.
- DEFRA Community Building Fund loan – max £20k
- When do event, find out if parishioners willing to contribute – sponsor a brick, precept increase
- Terms of reference and governance documents for current – send to Richard to check
- Advice from ACRE – set up Charitable Incorporated Organisation (CIO) to run building – reports to Charity Commission but has protection of limited company.
- Village SOS – arm of lottery run by ACRE – through Community First can apply for funding to get process moving. Also £200 for sorting out governance. ACRE has solicitor that use.
- Put in ground source heating under village green when build.

4. **Next steps needed –**

NCFWG negotiate with landowners over size of land.

Apply for Village SOS.

Undertake Community Consultation event asap.

Then establish CIO, leave current structure running while sort out. CIO then be responsible for building, commissioning and then running new build.

Community Consultation event – Sunday 6 December, 10.00-4.00. give out invitation flyers and talk to people at Church Christmas Bazaar – stress that more support get locally, more chance of getting lottery grant; encourage attendance through contacting user groups, school and pre-school parents, every opportunity available. Consider hand delivery as well as N&V etc. mulled wine and mince pies.

Alison draft invite/flyer for next meeting.

Richard send invoice to Alison - £25/hr for meeting attendance. If help with Reaching Communities bid – negotiate cost if doing more than just reading through. Village SOS free.
Alison add Community First subscription to PC agenda - £135 for 3 years.

Alison arrange meeting with NHF landowners.

5. **Open forum –**
No comments.
6. **Next meeting – Thursday 5 November at 7.30 pm.**

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