

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF AN EXTRA MEETING OF THE BUILDINGS COMMITTEE (4)
HELD AT THE PARISH CENTRE, STATION ROAD, BRICKET WOOD, ST.ALBANS, HERTS
ON TUESDAY 3 MAY 2016 AT 8.30PM.**

Present: Cllr Brannen (Chairman) Cllr Berriman, Cllr Freeman, Cllr Kerry & Cllr Tyndale

In attendance: Mrs Hardy (Deputy Clerk-Minutes) Mrs Pienaar (Clerk), Mr Laurie Cheney, Chair GPLTC, Mr David Thompson, Vice Chair GPLTC, Mr Jovan Ciric, Architect for GPLTC, Mr Sam Pink, GPLTC and one member of the public

1. APOLOGIES FOR ABSENCE

Cllr Getley and Cllr Whittaker.

2. DECLARATION OF INTEREST

None.

3. APPROVAL OF THE MINUTES OF 25 FEBRUARY 2016

RESOLVED: *Proposed: Cllr Freeman Seconded: Cllr Berriman Motion Carried*
The minutes were approved.

4. NOTIFICATION OF OTHER BUSINESS

None.

5. PUBLIC PARTICIPATION

Members agreed that due to the nature of the meeting it would be necessary to accept public participation from GPLTC members as and when required.

6. GREENWOOD PARK PAVILION EXTENSION PROJECT

Cllr Kerry stated that to move back to square one, the upgrade of the pavilion was to benefit all users and the Council were keen to be assured that was happening. She went on to say that the Council had no funds to make good, that any alterations made had to be of a good standard and the pavilion had to be left fit for purpose. She queried what monies were being made available in the cost structure to make good.

Mr Thompson of GPTLC stated that there had always been an intention to make good; that all areas would be left in a good state and nothing would be left unfinished.

He went on to explain that the application for a grant from Sport England had to show increased participation in sport and it was the same with the application for the loan from the LTA. He had a concern that whilst the original scheme did that, to deviate too much from the first plan may result in an objection from Sport England.

Mr Thompson confirmed that a new up-rated boiler would be installed to cope with the number of showers and would be re-sited if possible. On the cricket/football side, extra tiling would be carried out where necessary that would match the existing. The drainage would also be altered to ensure that water from the newly located shower head would flow away.

Mr Ciric commented that to dig into the floor may damage the damp course but modern shower rooms no longer required drainage trays and that filling the tray and altering the levels would address the drainage questions.

The Chairman came back to the question of providing a door from the cricket social

space into the changing rooms as an internal link to the toilets. Mr Thompson said that there was no objection to the door as long as it was affordable.

The Chairman asked the Members whether they were agreeable so far and asked the Clerk to recap on the explanation of the changes.

The Clerk stated that the project would allow for making good to tiling on the cricket/football side with matching, alteration of shower levels to ensure effective drainage, provide a doorway from the cricket social space into the changing rooms and a boiler replacement to meet capacity.

Members stated that they were agreeable.

The Chairman asked Mr Thompson whether the 50% reduction in storage space, as noted in 'savings' in the cost estimate was planned. Mr Thompson confirmed that it was not.

Cllr Freeman queried whether there was a plan to extend the existing plans by a further half metre. Mr Thompson stated that the storage area was more important to retain.

Mr Thompson confirmed that the 4 x storage areas would be dry and fitted with secure metal doors and lighting. The tennis side would have water and power installed. Mr Ciric suggested that it would be possible to run power and water to the other side of the storage area if required.

The Chairman asked whether the partition doors could be moved back into the tennis club area by about a half metre to provide a more usable space for the cricket club.

Mr Thompson said that this would be a show stopper as it would result in a significant loss of space available on the tennis club side.

Cllr Kerry commented that the Council were trying to avoid criticism that not enough was done to protect the other users, particularly as some of the funding was being taken from the precept.

Mr Thompson explained that he could not justify to tennis club members any expenditure of club money on the cricket side of the pavilion.

The Chairman said that the Council was asking for a compromise by suggesting the tennis club move the partition back by half a metre. This would retain both serving hatches within the tennis club area and would not affect either the bi-fold doors or the window.

Mr Thompson was concerned that half a metre would in fact mean a loss of three square metres to the tennis club.

Mrs Pienaar stated that prior to the meeting the existing and proposed area of the cricket club had been measured. This resulted in very little gain in space to the cricket side, an area of around one square metre, compared to the 3.4 square metres promised.

Mr Ciric and Mr Thompson consulted the drawn plans and agreed that their calculations were incorrect and that the gain to the cricket club would be just over one square metre.

The Chairman stated that the Council was compromising by losing the serving hatch in the cricket side and asking only for the partition to be moved back to the level of the hatch which was around half a metre. He went on to say that the remaining space must remain usable for the cricket and football teams and future users. The Chairman went to clarify that the partition should be on the edge of the serving hatch or 500mm.

Mr Cheney and Mr Thompson said that they were agreeable to this change.

Members asked what funding contingency was in place.

Mr Thompson said that £6000 had already been spent from club funds and that they were confident the scheme would come in under £104,000 as this cost included glass balustrades which had now been removed. Mrs Pienaar asked Mr Thompson how the £104,000 cost would be met. She went on to say that the Sport England grant amounted to £74,000, the parish council had contributed £15,000 leaving a balance of £15,000 with no contingency. Mr Thompson explained that GPLTC had taken out a loan of £20,000 from the LTA which would be used to settle the balance.

Mr Thompson asked whether the groundsmen could make use of the spoil dug from the site as this would reduce the costs. The Chairman stated that this was unlikely as the spoil would consist mainly of infill rubbish which could not be reused. He went on to say that the spoil would have to be removed from site.

Mr Ciric stated that he wanted to use different contractors and he would require

agreement from the Council as to the process to follow.
Mrs Pienaar agreed to check the procedures.

RESOLVED: *Proposed: Cllr Kerry Seconded: Cllr Berriman **Motion Carried***
That under the contract, all tiling is made good with matching, that where new shower heads are located, new drainage is installed to ensure water flows away adequately, that a new, larger boiler is fitted, that the partition divider between the tennis club and cricket club social space is moved back into the tennis club area by half a metre to allow a more usable space on the cricket side. That the project be progressed.

7. OTHER BUSINESS

None.

Meeting closed at 9.30 pm

These minutes are to be considered as draft until they have been approved by the committee.

If you require this document in an alternative format please contact the Parish Office to discuss your requirements.

The Parish Office may be contacted by telephone, email, fax or post.
Telephone: 01923 681443 Fax: 01923 681338
Email: clerk@ststephenparishcouncil.gov.uk
Post: St Stephen Parish Council, The Parish Centre, Station Road,
Bricket Wood, St Albans, Herts, AL2 3JP.