



FAIR OAK & HORTON HEATH PARISH COUNCIL

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Minutes of the Special Council Meeting held on Tuesday 7 February 2023 at 6.00 pm. at the Parish Office, 2 Knowle Park Lane, Fair Oak

P – present, Pt – part of the meeting, Ab – absent, Ap – apologies

Ap - Cllr Anderson	Ap - Cllr Scott	P - Cllr Stupple
P - Cllr Forfar	Ap - Cllr Bird	P - Cllr Douglas (Chair)
Vacancy	P - Cllr Marsh	P - Cllr Couldrey (Vice-Chair)
Ap - Cllr Barrett	P - Cllr Smith	Ab - Cllr McGuinness
Ap - Cllr Higby	Ap - Cllr Meech	Ap - Cllr Tennent

Officers in attendance: Mel Stephens, Clerk and Michelle Leadbitter- Allen, Deputy Clerk

PUBLIC PARTICIPATION: Richard Kirby, Trinity Rose Architects

82. DECLARATIONS OF INTEREST

Cllr Stupple in Minute No. 83.

83. COMMUNITY CAFÉ PROJECT

Cllr Stupple raised a non-pecuniary interest as a Trustee of the Fountain Café. He did not consider that there were issues under common law that prevented him from remaining in the meeting to speak and to vote.

Councillors considered the progress made to date including the new foundation design scheme which required further budget requirements as set out in the appendix and the steps required to ensure the project remained on track.

The report highlighted but was not limited to the following salient points:

- Due to the nature of the site, significant groundwork investigation had been undertaken to determine the most appropriate foundation design for the café. Using the screw pile testing results, the structural engineer had drafted two foundation design options which were set out in paragraph 3 of the report.

- The Council's architects, Trinity Rose advised that the Council progress with the 'piled raft' scheme, listed as option one in the report. Richard Kirby gave a technical explanation of the foundation design recommending Option 1 due to its strength and stability, and compliance with current building safety regulations. He also explained that due to the ground instability of the site, whatever kind of building was erected, a foundation of this strength would be essential, especially when considering public safety.
- The Council had previously agreed on a budget of £386,440 following the completion of the tendering process in July 2022, of which £330,380 had been allocated for construction costs. With the new foundation scheme, construction costs had increased bringing a total of £377,877, giving a project cost £411,418. The Council has already spent approximately £45,000 on the project, leaving a project fund of £348,704. This meant that the Council would need to provide funds of an additional £62,714.35 to deliver the project.
- The Clerk and the Responsible Finance Officer had discussed the most suitable options for meeting this shortfall and recommended that the Council use a combination of funds from the Parish Council's Public Sector Fund and seek further Section 106 Developer Contribution Funds from the Borough Council. The amount from the Public Sector Fund once determined should be capped at that amount with no further funding requests sought.
- It was hoped that should the Borough Council (via the Local Area Committee) agree to the additional funds in March, the Clerk, along with Trinity Rose could draft necessary contracts with Vision D&B (the Council's appointed building contractor) enabling the project to move forward. It was hoped that work on-site would commence in mid-March.

All members agreed that the project was of significant importance to the local community and therefore supported the additional funding request. Following a discussion on the level of funding to be provided, it was: -

RESOLVED:

- That Option 1 of a 'Piled Raft' foundation design be agreed;
- That the full budget shortfall of £62,714.35 be taken from the Council's Public Sector Fund should funding from the Borough not be forthcoming;
- That the Clerk to seek funding of £23,000 from Eastleigh Borough Council via the Local Area Committee;
- That the Clerk be instructed, with support from Trinity Rose, to undertake value engineering to identify any project savings; and
- That the Council give the Clerk, in consultation with the Chair of the Council, the authority to draft the necessary contract with Vision D&B Ltd.

Action: Melanie Stephens

Signed Chair

This was all the business and the meeting closed at 6.28 pm