



Clipstone Parish Council

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Minutes of Clipstone Parish Council's Community Hub Committee meeting held on Wednesday, 08 August 2022 at 7pm

Councillors Present:

R Clarey
K Flowers
C Wigman
J C Wigman

In Attendance: The Consultant Clerk

Also present: 0 members of the public

1. **Election of Chairman**

It was **RESOLVED** to elect Councillor C Wigman as Chairman

2. **Apologies for Absence**

All Councillors were present

3. **Election of Vice Chairman**

a) It was **RESOLVED** that a vice chairman was not required at this time

4. **Declarations of Interest**

Councillor Clarey declared a non-pecuniary interest as a trustee of the Clipstone Miners Welfare Community Trust and would not be taking up his vote

5. **Terms of Reference**

The Terms of Reference were **NOTED**

6. **Committee Dates**

There are several elements of this project which need to be progressed before a schedule of dates can be agreed. The next meeting date of 14 September 2022 was **AGREED** and falls in line with the suggestion of a monthly meeting on the 2nd Wednesday of the month.

7. **Non-Councillor Committee Places**

Member of the public who provided their details at the Queen's Jubilee event would be contacted. If the places were not filled then public notices would be issued on-line, circulated via social media and published to notice boards.

8. **History**

a) To receive a project background and its purpose

Initial_____

Councillor Clarey provided an update. In 1928 the Miners Welfare was set up to provide recreational and social amenities for the benefit of the (mining) community. By 2015 the Miners Welfare was in danger of closing which would force the closure of the likes of the youth club, cricket and football teams and bowls club. The land and facilities would revert to CISWO, the Coal Mining Charity.

The Parish Council and Miners Welfare did not want Clipstone to lose these key amenities so a long-term support plan was proposed whereby the Parish Council would contribute up to £30,000 per year. £30,000 contributions were made in 2017-2018 and 2018-2019. In subsequent years the contributions have been lower because the Miners Welfare has successfully secured grant award monies. However, there is a general concern that a change in the Parish Council could see the financial support stop.

At around the same time, the Parish Council was looking to create a community hub. The former Doctors' Surgery was purchased but it was not fit for purpose, so was sold at a profit. Part of the Miners Welfare was no longer used so it was suggested that the Parish Council move in on a peppercorn rent basis. Both parties were advised against such a rent basis so it was decided to pay fair market rate with the rental income being used to keep the various Miners Welfare clubs going. Then Covid hit and everything stopped. In January 2022, the Parish Council agreed in principle to the lease. The project has stalled and this is to the financial detriment of the Miners Welfare.

b) To discuss feasibility

The population of Clipstone has doubled in the last 15 years and is set to grow further. It was recognised that it would be beneficial to update the 2018 feasibility study as several aspects in the brief had changed. Also, part of Newark & Sherwood's Levelling Up bid for Clipstone, a sports hall has been proposed. There was a concern that this may have an impact on Village Hall or Community Hub bookings.

Questions were asked in relation to the future of the Village Hall. There had been some initial interest from a boxing club in leasing the building. It was noted that income was derived from birthday parties looking for a facility big enough to accommodate bouncy castles. The Miners Welfare building may not provide the required space. There would be a requirement to establish the rental market value of the Village Hall but it was not an immediate priority.

Income streams were discussed in relation to the proposed library and café. There was an understanding from earlier discussions that Nottinghamshire County Council would pay toward a librarian and cover the cost of the allocated overheads. The viability of a café was questioned when several local cafes have closed. It was noted that there would be an income stream from the rental of the house which was in the region of £5,000 per annum. The rental is managed by an estate agent.

It was **AGREED** to seek the cost for a desk-top exercise to renew the feasibility study based upon an updated brief.

The Consultant Clerk was tasked with locating and circulating the previously undertaken surveys:

- Asbestos Survey
- Structural Engineer's Survey
- Building Conditions Survey

It was **AGREED** that a visit to the unused portion of the Miners Welfare building be arranged to see the space and the state of deterioration.

c) To discuss the cost and benefit

The Parish Council obtained an estimated refurbishment cost in 2020 of £1.6million. This exceeds the available budget of £600,000 to £650,000 which includes section 106 monies. The Parish Council has previously said it would not take on a loan or increase the precept to finance the community hub. The Miners Welfare as a charitable trust is not bound by the same financial regulations as the Parish Council. This may prove beneficial as it may be able to secure grant funding that is not accessible to the Parish Council.

It was **AGREED** that a Schedule of Dilapidation needed to be progressed.

The Consultant Clerk was tasked with establishing the legal position and identifying the financial risks of paying or contributing toward a building refurbishment that is not owned by the Parish Council.

9. **Plans**

The Consultant Clerk was tasked with contacting Newark and Sherwood District Council, Planning Department to ascertain the planning conditions relating to the upstairs rooms and whether the rooms could be hired out on a chargeable basis.

10. **Appraisal of the Current Situation**

This agenda item was deferred until a future meeting to give time to progress the legal position and identify the financial risks. These tasks were identified as the priority.

Meeting Closed at: 8:48pm

Signature of presiding chairman

Date