



# North Luffenham Parish Council

Minutes of the **Extraordinary meeting** of the Parish Council held at the North Luffenham Community Centre beginning at 7pm on Wednesday, 26<sup>th</sup> April 2017

**Present:** Cllr Cummings (Chairman), Cllr Cade (Vice Chairman), Cllr Inman, Cllr Riordan, Cllr Smith, Mrs Ashpole (Clerk)

## **There were no members of public present**

**1. Apologies:** Cllr Burrows, Cllr Sewell

**2. Declarations of interest**

None

**3. To consider funding a sum of up to £750 (excl VAT) for legal fees to enable Rutland County Council to vary the S106 agreement with Francis Jackson Homes Limited dated 31 December 2012**

A summary of communications between 30 March 2017 to the day of this meeting was provided by Cllr Cummings as per Chairman's Notes.

Key points noted were:

- a.** before any further progress could be made in the Play Area Development Project, it was necessary to seek the approval of RCC in respect of the siting of the new equipment which lay outside the bounds of the existing play area which had been identified for enhancement within the S106 agreement
- b.** it was requested that Para 2 of the S106 agreement be amended to read "LEAP Contribution as the sum of £35,000 towards the improvement of facilities at the Oval playing field", without defining the exact positioning of equipment. This would mean that the whole of The Oval Recreation Ground was identified within the proposed revision, and would avoid the need to make a further application once Phase 2 of the proposal was finalised.
- c.** RCC / NLPC agreed that:
  - a summary of expenditure would be required in due course and a progress report would be forwarded to RCC following completion of Stage 1 of the project
  - The S106 funding cannot be used to pay the legal costs
  - The S106 funding can be used towards the cost of maintenance, safety and enhancement of existing equipment.
- d.** The Parish Council would be required to prove their title to the land by sending details of their title, for example, by supplying Land Registry copies

**Action: Clerk**

Cllr Cummings was delighted to conclude that the cost of legal fees had been negotiated to £80 per hour with a maximum charge of £240, plus VAT. As a result, Cllr Cummings proposed to amend the original proposal of funding from "up to £750 excl VAT" to "up to £240 excl VAT". Following further discussion,

it was agreed to state "costs plus VAT". Furthermore, Council considered it prudent to include a contingency of an additional 1 hour of work. **It was resolved to approve costs of up to £320 plus VAT for the legal fees to vary the S106 agreement.**

Special thanks were expressed by Cllr Cummings on behalf of NLPC to RCC, Cnty Cllrs Waller and Bool and Francis Jackson Homes for their support with this application.

**4. To review the Play Area safety report and recommendations by Wicksteed Playgrounds dated 29 March 17 and to consider provision of up to £3,500 (Excl VAT) to fund recommended repair costs:**

Cllr Marson advised that he had visited the play area that day and the following points were noted:

- a. the play area sign has now been securely fixed
- b. items noted as Medium to High in Wicksteed's report were inspected
- c. immediate (within 24/48 hours) remedial work to repair a hole in the covering on the ramp is strongly recommended – if this cannot be repaired then it should be taken out of commission

Discussion ensued and key points noted as follows:

- d. due to lack of time it was felt that Wicksteed should carry out the necessary works on items listed as per their report for the Rainbow 'Cherry' Multi-play Unit and the Swing and Cradle Seat.
- e. the Oval Working Group would consider other aspects of the Wicksteed Inspection Report including specialist paint. It was noted that the fence needed to be protected during grass cutting and the contract would be contacted. The Group's recommendations would be reported at the next Parish Council (Trust) meeting.

**Action: Oval Working Group**

**It was resolved** to amend the proposal as follows: to review the Play Area safety report and recommendations by Wicksteed Playgrounds dated 29 Mar 17 and to **approve** emergency provision of up to £1,100 plus VAT to fund recommended repair/maintenance costs. An order should be placed as soon as possible.

**Action: Clerk**

**5. Date of next meeting:** Monday, 15<sup>th</sup> May 2017

**The meeting closed at 6.45pm**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_