

Minutes of the Meeting of
Gunness Parish Council held on
Thursday 3rd November 2016 in the
Coleman Hall Gunness at 7.30pm

Present ; Cllr T.Gosling ; Chairman

Cllr's P.Devine, B.Etchell, E.Gray, P.McIlvaney, D.Oldfield, B.Porter, S.Shaw, S.Thompson,
L.Walker, D.West, P.West 2 Members of Public.

Apologies for Absence Cllr's S.Armitage, D.McIlvaney.

Declarations of Interest Min 158/2016

Cllr D.Oldfield ; VHC

Report from Humberside Police Min 159/2016 No Officer present ; No report.

Questions from Members of Public Min 160/2016

Mr Furnell asked if the grass on the field would be cut again ; advised by Clerk one cut due in November.

To Approve Minutes of Previous Meeting Min 161/2016

Resolved ; That the minutes of the meeting held on Monday 3rd October 2016

Be approved a correct record.

Questions & Updates on the Minutes Min 162/2016

Fence rear 38 OVS ; To be discussed later in meeting.

Quote for Goal Post Kensington Road Play Area Not obtained by Clerk Ongoing.

New Notice Board ; Cllr P.West ; New notice board was real value for money, request Mr P.Gray to be thanked for the excellent quality of work for the price charged.

Report from North Lincolnshire Ward Councillor Min 163/2016

Cllr Oldfield ; Attended Full Council Meeting on 10th October & Cabinet Meeting on 11th October.

Spoke on Lincolnshire Lakes development on the 2500 houses being constructed by Maltgrade & the start of 5 of the lakes, that no start be made until the motorway link from Burringham Road/Asda is open.

Improvement flood work to be carried out between Keadby & Burringham but no reference made to Bank Height. There was a 50metre difference in height between the Sewage Works & Burringham Village, to

speak to Environment Agency. Complaint from resident on Kelsey Avenue that the seat had been placed opposite their property looking directly into the living room.(agenda item). Mole activity on the gas strip rear of B&Q request NLC pest control visit, could be less of a problem when proposed footpath is installed.

Boundary Commission proposals to increase the size of the electorate of Scunthorpe & change the rural boundaries placing Gunness, Burringham, Burton on Stather & Winterton into one Ward.

SUFC still dumping grass cuttings to the rear of the Estate ; spoken to NLC Environment Team request report to Environment Agency ; nothing can be done until causing problems. Cllr Oldfield was still of the opinion that the land in question belonged to a local farmer, will continue to pressure SUFC by requesting a site meeting to discuss the issue. Cllr Gray asked where the grass was dumped previously, Cllr P. McIlvaney, on grass area, now under the conifers near M/S which had never been used before. Cllr Gosling ; on corner near away stand which now had port-a-cabin units sited.

Accounts for Payment Min 164/2016

Resolved ; That the accounts detailed below be approved for payment ;-

C,Marshall..... Taxi Voucher Scheme.....	£ 200.00	
TVES..... Replace Faulty Timer Switch.....	£ 79.20	
M.Toyne..... Clean Bus Shelter x 6.....	£ 60.00	
Widdy's..... Cut back trees on Field.....	£ 325.00	
P.Gray..... Make & Fit new Notice Board.....	£ 225.00	
C.H.Web Design. Host Web Site 6 months.....	£ 100.00	
StreetScape.....Supply & Fit part New equipment.....	£41,376.00	40,536.00

Receipts ; NLC £30,000 Funding New Play Equipment

Planning Matters Min 165/2016

2016/1444 ; Burrell ; 5 OVS ; Replace flat roof with ridged : FPP Granted

Playing Field Matters Min 166/2016

Majority of new equipment installed, fitness items should be installed this week. Application to NLC to release £30,000 grant aid sent in to meet the 30th October deadline.

Letter from Andrew Percy, M.P. Residents Complaint

Complaint is of recently installed Zip Wire on playing field, to near her property, noise/ privacy issues, not consulted Cllr Gosling ; contents of Email not factually correct in that ; It was not the Parish Council that raised the funding but GCSI; Other Members had an input at the site meeting as well as Cllr Oldfield, this was agreed.

Cllr D.West ; While we appreciate the concerns could not see it causing any problems, it is & always has been a children's play area with equipment on since the late seventies, beside the length of the complainants garden there is the 10ft then a gap between the playing field fence & the zip wire. Other comments made would be aware of play area when purchased property, is visible to adjacent housing. Cllr Oldfield remarked it is a very quite wire.

Resolved ; Letter to be sent to the M.P. outlining all the above.

Matters Relating to Lodge Moors Estate Min 167/2016

Cllr P.McIlvaney : Bus Shelter cleaned ; Spoken to D.Sanderson, NLC PROW Officer, re dyke holding site visit next Monday ; Supermarket trolley's on grassed area rear of SUFC. Cllr Gosling advised ring Tesco trolley retrieval team to pick up. Copy of letter sent to ONGO re HALMA meetings circulated as requested by Cllr Gosling at the October meeting. Letter to be sent to ONGO requesting they write to the Parish Council to allow them to appoint a representative.

Matters Relating to Hilton Avenue Estate Min 168/2016

Cllr Shaw reported no action had been taken by NLC re the Garages on the estate, concerned that one of the garages, rear Hilton Avenue that was in a dilapidated state had ten containers full of a brown liquid inside, considered this a danger to children. Was aware NLC had sent letters to known owners. Cllr Gosling advised the matter should be passed to the NAT meeting to action as these meetings were attended by the Police, NLC Officers. Cllr Devine stated she had brought this up many times at NAT meetings. Cllr Gray ; if dangerous need attention as a matter of urgency. Cllr Walker ; The garages are a danger need doing urgently asking who would be held responsible should an accident occur.

Letter of complaint re siting of seat on Kelsey Avenue. Directly opposite & facing their house looking straight into lounge window which is an invasion of their privacy, having to draw curtains etc. This had been reported to Cllr Oldfield (Min 150/2016 October refers) it was now the end of the 4 week period agreed to see if matters improved. The seat has attracted teenagers who congregate in the area, are noisy & abusive, litter blowing into our garden. Cllr Oldfield had informed them that it would be no problem to have it removed. Request that seat is permanently removed as they believe that placing it anywhere else on this field would still attract the same problems. Clerk asked if there was any play equipment on the grassed area. No. Cllr Shaw ; Does overlook property could be moved further down where there is a brick wall this would not cause any residential problems. Cllr Gosling proposed that we leave in situ over winter to monitor & review in April. Agreed.

Discuss Boundary Commission of England Constituency Boundary Review Min 169/2016

Aim from Government was to reduce number of M.P's from 650 to 600. Matters relating to changes in this area ; Isle of Axholme to stay in Goole M.P. Constituency, moving Guinness & Burringham, Burton- on- Stather & Winterton into Scunthorpe M.P's Constituency. Cllr Oldfield circulated information on where & how to respond either to approve or object. Cllr Gosling can pass comments or advise if no objections. Noted.

Correspondence Min 170/2016

Letter from Kath Wall, PCC Secretary thanking Parish Council for providing new notice board for both Church & Council to use, have already thanked Mr Gray for making & erecting in Church Grounds. Thanks also for the seats recently sited round the village I know many residents have made good use of them.

NLC ; Dates for November Meetings ; Noted.

Councillor's Reports Min 171/2016

Cllr P. McIlvaney ; HALMA had erected some flower tubs on the estate. Have provisionally booked three meetings for 2017 at the Community Centre ; April 3rd – July 3rd – October 2nd. these are all Monday dates. Cllr Gosling asked if they could be changed to Thursday as many Members were not available on Monday's hence the low attendance. Fully booked on all Thursday evenings.

Cllr Devine ; had spoken to Pete Williams, NLC, re extending the double yellow lines along Bolsover Road to the beginning of Edgemere. Cllr Oldfield had spoken to Ian Jickells, NLC, as in his opinion there was a possibility of a head to head collision on the corner, had been informed this was not a priority.

Cllr Walker asked why the M.P. had written his letter on House of Commons letterhead. Advised by Clerk this is normal practice. Cllr Gray asked if updated bus timetables could be put in the notice board at the bus stop ; Cllr Oldfield advised new time tables had been installed. Cllr Gray reported the bin at the entrance to the field adjacent car park was often overflowing, proposed we contact NLC requesting a large size bin be provided : Agreed. Cllr Oldfield ; the dog waste bin at the same point was in a rusty state.

Remembrance Day Service Min 172/2016

To be held in Methodist Chapel on Sunday 13th November at 10.30am. Two Members required to read a lesson plus A Member to lay the Poppy Wreath on the Cenotaph in Burringham. Cllr's Etchell & Oldfield to read lesson's. No offers to lay wreath. Cllr Oldfield stated he would be laying his own wreath at Cenotaph as Ward Member but if no-one else volunteered he would also place the Parish Council's wreath.

Village Hall Committee Update Min 173/2016

Clerk circulated extract from previous minutes of all grant funding obtained & reported to the Parish Council from the VHC for information. Chairman objected to this on the grounds the Clerk was attempting to influence decision, asking all Members to throw the information out on the table ; All obeyed.

Meeting suspended to allow Cllr Oldfield to answer any questions raised.

Letter from VHC ; Project now complete with the exception of Gas Meter & Piped Supply. Final Completion Certificate yet to be issued by NLC Building Control Section which is being purposely held up by our Project Manager who states we cannot use the building until we are in a position to pay his outstanding final invoice of £16,000. This is linked to final account to contractor, Woodside Vale, £5,000 ; Mumby Funding £1,000, VHC shortfall of £22,000.

NLC approached for emergency Capital Grant Fund of £22,000 only granted £10,000, now asking Parish Council to pay the outstanding £12,000 to get the building open. Shortfall created by having to fund the car park & access road which was fully costed at £40,000 (£15,000 from VHC Funds + £25,000 from NLC) but was subject to additional charges of £6,000. Previous extra costs ; Foundations £8,000 ; Roof Tiles £3,300 ; Disabled Access Door £3,000

Collectively additional work over budget amounted to £67,000 which, with the exception of above, have been paid Total cost of build £240,000 with additional fees to Project Manager of £40,000. (£280,000) Accounts will be produced on final completion.

Cllr Oldfield ; (VHC Chairman) This sums up where we are with project, until outstanding bills are settled we have been refused access, extra work carried out was what Project Manager thought necessary. Paid on account £235,000 extras as above £67,000, additional extra work on car park of £6500 included digging out & installing the ramps to the three entrances. Project Manager had ~~been paid~~ two instalments of £7,500, contractor had been paid in instalments.
SENT 11/10/16 FOR

Cllr Gosling ; Who owns building & could it become a matter of insolvency, 98% of account paid yet refusing to hand over. Cllr Oldfield ; Project Manager & Builder would not hand over, he was advised he would be trespassing if he entered the building, he was hoping NLC would bail him out but only gave grant aid of £10,000.

Cllr D. West ; Given to understand that building cost to date £240,000 plus £40,000 which totals £280,000 who is the actual Project Manager ; Cllr Oldfield ; Mr Slater ; Cllr D West ; he had quoted £15,000 for overseeing build why is it now £40,000, creating a £25,000 overspend. Final quote for build was originally £186,000 why is it now £280,000 some £94,000 over budget this needs to be brought to account, where does this leave Parish Council.

Cllr Oldfield ; Budget was £186,000 plus 10% contingency with Mr Slater's fee on top. Cllr West ; What is the breakdown for the £40,000. Cllr Oldfield ; £14,500 fee ; £15,000 disbursements ; then gets a percentage of overall contract value that's what bill is for, looked through Woodside Vale account, extra work done then billed for, was aware there would be extra costs. Cllr West ; Some of expenses are OTT charging £1,100 for petrol then claiming percentage of overall build on top, at what cost. : Cllr Oldfield thought it was 7%. Cllr D. West ;

Village Hall Committee Update cont...

Cllr Etchell ; Whole project badly managed, VHC should have obtained more detailed information from the Project Manager from the outset. Cllr Gray ; Queried £1,100 for petrol , if accepted Project Manager fee of £15,000, how did you come to the decision to accept the extra 7% of the overall cost of the build, as an afterthought, as if agreed from start this would encourage Project Manager to carry out extra work to increase his own fees, this 7% has just appeared tonight, should invite him to a meeting. Cllr Oldfield ; don't know invoices not brought to meeting, VHC had challenged the account and were hoping to negotiate down, some of the extra work agreed loosely in conversation.

Cllr Gosling ; If Parish Council agreed to cover the £12,000 shortfall in funding there would be no chance of the VHC obtaining a reduction through negotiation, with hindsight looking at what could be challenged, asked if negotiation had been concluded with Project Manager. Cllr Oldfield ; Ongoing. Asked on what information provided to NLC to base the grant of £10,000. Cllr Oldfield ; VHC had highlighted all additional work, did have funds to complete build without extra work. Cllr Gosling ; NLC grant of £10,000 of the £22,000 the easy option would be to pay off remaining £12,000 to save a head to head with contractors, when solicitors could be involved which would not only attract their fees but would also hold up the process of getting the building open for public to use possibly taking months.

Cllr Etchell ; Consider taking half an hour discussion with Symes Bains, (our solicitors) to see how the Project Managers Contract stands up in law. Cllr Oldfield ; There was no contract only quotes, they were querying some of the extra cost on the car park. Cllr Devine asked how much income has been lost since the proposed opening in May. Cllr Oldfield : Lost fees for opening night £6,500 ; Community use over twenty weeks £500 per week.

Cllr Gray ; Re the car park extra £40,000, at the meeting held on 4th April at Lodge Moors Community Centre when the VHC requested change to existing lease for constructing Disabled car park the question was asked if the VHC had all the necessary full funding in place to complete the work which was verbally confirmed by you, Cllr Oldfield, speaking on the VHC behalf. Agreed at that meeting on the understanding that full funding was in place lease be changed to include car park in phase 1. How can VHC justify £6,000 extra charge, not a large area, surface not tarmaced. Cllr Oldfield ; added cost of ramps at three entrances onto that figure. Cllr D. West asked if the £10,000 grant from NLC needed paying back , was advised no it was not a loan. Cllr Gray asked if there was any other outstanding work to complete the project ; Cllr Oldfield ; Still some painting in roof area & skirting boards, when gas meter installed will require some digging to expose conduit. Cllr Walker : When NLC awarded the £10,000 grant could not understand why they did not carry out investigation. : Cllr Porter ; Why was all this shortfall not picked up at VHC meetings, Cllr Oldfield ; Committee are aware of where we are.

Meeting put back in session ; Cllr Oldfield was asked to leave the meeting while this item was discussed.

Cllr Gosling : Going to propose that Parish Council will look at request for £12,000 sympathetically when all other avenues have been exhausted by the VHC which will include any possible legal action by Mr Slater to recover debt. Cllr Etchell concerned of what happens if VHC were made bankrupt. Cllr Gosling : Onus back on VHC, Parish Council not involved, no timescale just bide our time. VHC had not concluded their negotiations with the Project Manager talks still in progress. Cllr P. West ; If VHC have exhausted all avenues to resolve this issue will the Parish Council agree to pay the £12,000. Cllr Gosling as previously stated we would look at sympathetically, but need to take into account the cost of legal fees should Project Manager win if taken to Court. Cllr Porter ; Accountability of Village Hall Fund requires meeting when & if any legal action is to be taken, possible cheaper option to secure a deal. Cllr Gray ; many figures quoted by Cllr Oldfield tonight are hypothetical , most concerned that the 7% of total bill for build to be paid to Contract Manager was accepted when his quote was £15,000. Cllr Gosling : Discussions need concluding Propose we resolve the issue that "We as the Parish Council are prepared to look sympathetically to the request to fund the outstanding account of £12,000 when all other avenues have been exhausted by the VHC up to and including formal legal action by Mr Slater to recover the debt." On a vote being taken ;-

Resolved ; By a majority vote That the above proposal by Cllr Gosling be agreed.

Letter to be sent to VHC outlining this decision. Cllr Etchell asked if ERNLLCA should be consulted on this matter. Cllr Gosling ; Not in favour.

Fence Rear 38 OVS Min 174/2016

Clerk & Public asked to leave meeting ; No information available.