

**RECREATIONAL FACILITIES WORKING GROUP MEETING – 5 FEBRUARY
2021**

At the remote meeting of the Recreational Facilities Working Group held by video conference on Friday 5 February 2021, the following Councillors were present: -

Mrs J Leggett - Chairperson

Mr M G Callam - Ms D Coleman
Mr J H Mallen

In attendance

Mr G Ranaweera - Town Clerk and Responsible
Financial Officer
Mrs E Elliot - Committee Officer

21/011 APOLOGIES FOR ABSENCE

No apologies for absence were received.

21/012. MINUTES OF MEETING HELD 15 JANUARY 2021

Minutes of the meeting held on 15 January 2021 were agreed subject to the following amendments:

Minute 20/053,

paragraph 5, delete Managers and insert with the leadership of the Church.

Paragraph 17, delete capitol and insert capital.

21/013. MATTERS ARISING

Further to 20/042, the Town Clerk advised that whilst Broadland District Council Planning Officers could not give any guarantees at this stage, they were in principle favourably disposed towards the Town Council's proposals for the ex-Viking Public House.

Further to 20/051,

(1) Town Clerk to request full Council authority to approach Cambridge University for sale or lease of land to the North of Salhouse Road.

Further to 20/052:

(1) Town Clerk will aim to publish the survey results in the Summer edition of Sprowston Matters allowing time for further analysis.

21/012. MATTERS ARISING (CONTINUED)

(2) Mrs J Leggett to report the swimming pool survey results to Broadland District Council.

(3) Mrs J Leggett to pursue the transfer of ownership for Harrisons Woodland.

Further to Minute 20/054, Ms D Coleman brought Councillors attention to 43 acres of land for sale in Old Catton.

(1) It was agreed the Town Clerk clarify the legislation with regard to purchase of land outside the parish boundary.

In response to a question from Mrs J Leggett the Town Clerk confirmed complaints were being received about dogs in all Council owned woodlands, and Barkers Lane. He contemplated the idea of more dog bins and signage for dogs to be kept on a lead.

Mr M G Callam asked if the land to rear of the Cemetery could be used for allotments if deemed unsuitable for provision of football pitches.

Ms D Coleman felt it was too wet for allotments, but ideal for a wildlife area.

21/013. DRAFT BUSINESS CASE EX-VIKING PUBLIC HOUSE (PH)

Councillors considered the schedule of CIL payments from Developers on Salhouse Road and White House Farm.

It was noted that CIL calculations for Kier and Halsbury were estimates and subject to change depending on social housing numbers.

Mr J H Mallen asked if the Town Council secured a Public Works Loan could it paid off early with CIL monies.

The Town Clerk confirmed that it was not possible to use CIL monies to repay loans. However, CIL monies could be used to substitute revenue funding for eligible infrastructure expenditure.

Referring to the illustrative schedule of works and finance the Town Clerk said he did not expect construction to commence until October 2021 which coincided with CIL receipts.

Phasing the work in line with CIL payments would reduce loan repayments.

Responding to a question the Town Clerk also confirmed that CIL monies could not be used to repay capital sums and/or interest payments for existing infrastructure. However, the Council did have a healthy operating capital.

He was currently discussing with Sally Hoare and Broadland District Council officers the possibility of borrowing £250.000 against future CIL payments on more than one occasion.

21/013. DRAFT BUSINESS CASE EX-VIKING PUBLIC HOUSE (PH) **(CONTINUED)**

It was not a question Broadland District Council had been asked before and any decision would be made by Cabinet.

Ms D Coleman expressed concern about timescales for renovation as the construction industry was so busy at the moment.

Mr M G Callam said a delay would be financially beneficial to the Council as it would allow more time for CIL monies to be paid.

The Town Clerk confirmed the latest offer with the Agent for the ex-Viking PH was £375,000.

He hoped to have an agreement in time for the next Council meeting as authorisation was required to:

- conduct contamination and asbestos surveys prior to final purchase of the former ex-Viking PH
- apply to Broadland District Council for a £250,00 loan against future CIL receipts
- apply for a Public Works Loan for the balance of the purchase price plus fees etc.

With regard to Solicitors the Town Clerk had secured a quotation of approximately £3,000 from Leathes Prior.

The next stage was to engage a Project Manager and Architect to which the Town Clerk would clarify the Council's Financial Regulations for tendering.

The Town Clerk explained his rationale behind the estimated annual expenditure figures advising that some were actual whilst others a best guess.

Mrs J Leggett asked how the heating of independent access rooms would be managed.

The Town Clerk advised that some rooms could be pre-set and controlled remotely similar to Sprowston Diamond Centre.

Looking at estimated annual income the Town Clerk commented that larger halls were in greater demand and brought in the majority of income. A hall extension would bring in additional revenue which could go towards offsetting running costs.

21/014. PRIORITIES AND TIMESCALES

- (1) request authority to approach Cambridge University for sale or lease of the land to the North of Salhouse Road.
- (2) Further analysis of the Recreational Facilities survey.

21/015. PRIORITIES AND TIMESCALES (CONTINUED)

- (3) Discuss survey results regarding Swimming Pool with Broadland District Council.
- (4) Revisit Sprowston Neighbourhood Plan.
- (5) Clarify legislation for purchase of land outside parish boundary.

21/016 DATE OF NEXT MEETING

Thursday 4 March 2021 at 1.00pm, remote meeting by Zoom.