

## NAILSWORTH TOWN COUNCIL

### MINUTES of the Special Meeting of Nailsworth Town Council held at the Town Hall, Nailsworth on Tuesday 17 August 2010

Present	Cllr S Robinson (Town Mayor) Cllr J A Byrne Cllr P Carter Cllr I D Crawley Cllr N I Kay Cllr J R Nicholson Cllr M P Robinson Cllr Mrs G E Smith Cllr Mrs S E Thorpe (Deputy Mayor) Cllr Mrs J M Way
	District Cllr Miss F Macmillan
Apologies	Cllr Mrs DLM Binns

#### **2010/80 APPOINTMENT of BUILDER for FOREST GREEN COMMUNITY CENTRE**

A report had previously been circulated to all members. A revised recommendation had also been circulated which Cllr Mrs Thorpe explained was due to minor amendments to the Deed of Application which awaited final approval from the Arkell Trustees.

It was noted that the quotation from SNAPE had increased by £24k due to the lapse in time since it was originally presented.

A letter dated 17 August from HM Revenue & Customs regarding the VAT position, seemed to indicate that the build might be VAT exempt, and any VAT paid could in any case be reclaimed in the usual way. Cllr Nicholson added that in the case of the new pavilion at Horsley, all VAT was reclaimed without any problem through the quarterly returns.

Cllr M Robinson queried whether VAT was charged on hire fees, and it was confirmed that a VAT element would be included in the hire fees, as with some other council run premises.

Cllr Carter believed that NTC had agreed to go no further with the project until full funding was in place, but it now proposed to borrow finance to cover the build which would commit the council to 50 years of repayments. Cllr Crawley explained that it was now anticipated a maximum loan of £80k might be required, which would incur an annual repayment of £4320 over 50 years, but this figure was amply covered by the anticipated income the hall would generate and thus would not affect the council's budget, nor impact on the tax payer or give rise to an increase in the precept. Cllr Carter nevertheless felt that it was absurd to be committing to a loan in the current economic climate.

In response to a question from Cllr Mrs Smith, it was confirmed that the architect's fee was included under 'Professional Fees & Disbursements' and that the architect would be charging substantially less than the usual percentage of the build.

In her role as RFO, the Clerk pointed out that Cllrs should beware of stating there would be no increase to the precept in the next budget, since decisions would only be taken in October and there was every likelihood that a standard increase would be required in order to run the council's regular operations, regardless of this project.

- PROPOSED Cllr Mrs Thorpe proposed, seconded by Cllr Nicholson**
- that the Mayor and Deputy Mayor advised by the Clerk be delegated to appoint SNAPE Construction to build the new FGCC at a contract price of £550,407 including 5% contingency and excluding VAT, when the Deed of Application was signed by the Arkell Bequest Trustees and the £300,000 grant was in the Town Council's account.
  - that a further contingency of £25,000 (5%) is allocated to the project.

The motion was carried with eight votes in favour and two against.

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Chairman

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date