

**Notes OF A MEETING OF THE Victoria Park sub Committee of the COMMUNITY SERVICES COMMITTEE held in the Elsie Kimber Room, TOWN HALL, MARKET PLACE, NEWBURY
On 23rd October 2019 AT 7PM**

PRESENT

Councillors; Roger Hunneman, Jon Gage, Jeff Beck, Martin Colston, Sarah Slack & Nigel Foot

In Attendance

David Ingram, Community Services Manager

1. **Apologies:** Cllr Martha Vickers, Olivia Lewis, Chris Foster, David Marsh, Billy Drummond,
2. **Declaration of interest:** Cllr Jeff Beck is also a member of West Berkshire Council
3. **Mins of Meeting of 8th July 2019**
Mins of the meeting of 17th September 2019 were **discussed and agreed to be a true record.** These Mins. were from a meeting which did not have a quorum of Members present.
4. **Questions and Petitions from members of the Public,**
None submitted
5. **Members Questions & petitions**
Suggestions from Members are discussed in 6 below
6. **Part 2, Exclusion of the Public**

Recommended: That under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting for the following items of business (agenda item 6) because publicity would be prejudicial to the public interest by reason of the confidential commercial & financial nature of the business to be transacted.

Proposed: Cllr Jeff Beck

Seconded: Cllr Jon Gage

Approved unanimously

7. COMMUNITY SERVICES MANAGERS REPORT

The Community Services Manager outlined current discussions taking place with the Environment Agency in respect of 1:100 flood potential. The Agency has an obligation to deliver a recommendation within 21 days of payment which expires on 29th October 2019

As a result, it was agreed that a delay in finalising the Planning Application pack was justified to be able to incorporate the Agency's requirement to meet any flood risk

A copy of the Draft Design & Access Statement was circulated. Members were asked to consider the content and advise the CSM of any discrepancies, omissions or content changes that might be desired.

This document will be finalised & circulated to Members once the Environment Agency has issued their recommendations

The cost and return on investment were discussed. It was agreed that this is a Community facility, the Toilet / changing areas were specifically for public use and were not expected to make any income / return. This represents almost 30% of the costs. The rental for the Community café has conservatively been calculated at £15,000 to £18,00 pa based on similar establishment in Newbury & Thatcham. The initial suggestion is that the Letting would be without permission of an On -Licence to serve Alcohol with food and would exclude managing the Boats on the pond. These could be agreed in due course based on a rental uplift or profit share.

The benefits of the Community café funding v's commercial return were discussed and the following raised:

- Lower borrowing rates from PWLB (disregarding the opportunity cost of the funds NTC is committing outside of the loan)
- This is a community café, not expected to yield a commercial return
- It is a flagship project for "the Jewel in the Crown" (hence the reason why any proposal to improve the existing facility was not considered)

One third of the development is for community use, rather than commercial.

Members discussed whether the Public Toilets should generate any income by charging and it was agreed at this time these would be free for public use. Toilet & changing space Operational matters were discussed, and it was agreed the Operation should be jointly managed with the Wharf Toilets.

It was agreed that once the design was finalized the CSM would instruct Agent to seek a suitable Tenant to take a Lease for the premises. It was agreed that a budget not to exceed £3,000 should be set aside for this Instruction.

The following recommendations were **individually proposed** by Cllr Roger Hunneman:

- 1.1 To approve** the delay in finalising the Planning submission until the outcome of discussion with the Environment Agency
- 1.2 To approve** the circulation of the final Planning package to Members by e-mail with delegated power for the Community Services Manager to confirm approval to submit to West Berkshire | Council, following consultation with the Chair & Deputy Chair.
- 1.3 To confirm** the assumptions in respect of the return on investment for this project in that it is not a commercial investment rather a Community asset and it is not intended to make a commercial return. The business plan suggests as rental in the regions of £15,000 to £18,000 pa and this is sufficient to cover interest & running costs.
- 1.4 To confirm** that an appropriate Commercial Agent to be appointed to seek a suitable Operator following receipt of fee bids for this service.

These were **seconded by Cllr Martin Colston** and unanimously agreed.

The need to issue a Public Press statement when the planning application is Registered was discussed in detail. Members agreed that a Draft should be prepared & circulated with a view to discussion a further meeting to be held within 2 weeks in time for the Application to be lodged.

There being no other business to discuss, the Meeting closed at 20.25