

File Copy

East Coker Parish Council EGM – 22nd May **2025**

Meeting began at 8.15pm

25/78 Apologies were received from Cllr Hall,

Cllrs who were present, were Cllr Cowen, Cllr Hodge, Cllr Mead, Cllr Chauveau, Cllr Warwick-Mortimer, Cllr Costello, Cllr Sugg, Cllr Wintersgill and Cllr Carter-Uren

25/79 There were no declarations of interest on items in this agenda.

25/80 1. Discuss and agree the winning Pavilion Tender.

Cllr Costello advised that there had been 6 tenders submitted by the cut-off day of the 9th May, 4 of which were greatly over the agreed budget. There were however 2 tenders which had arrived, one from P H Hardwill Ltd and another from A B Conduit Building which were both at achievable prices. Cllr Costello said our consultant, Mr Foster, had now had the chance to study these two tenders thoroughly. The two tenders were proposing different methods of construction, AB Conduit using block and stone and P H Hardwill Ltd a steel frame design. Our consultant had advised Cllr Costello that the brick construction would take a lot longer to build, and the contractor advised that although they would be available to commence the work in July it would not be completed until February. Cllr Costello advised that the steel frame building could be constructed in a shorter timeframe. Cllr Costello and Cllr Hodge said that P H Hardwill Ltd is a local company with a very good reputation for the construction of steel framed buildings and their work could be seen both at West Coker and Merriott where they had completed similar projects and they were recommended by the East Coker Village Hall committee for reroofing work they have recently carried out. They were unable to find any similar building locally which A B Conduit had constructed. Cllr Hodge had looked at both businesses on Companies House and based on the limited published information available, P H Hardwill Ltd was considered to be more appropriate for this Parish Council project. Mr Foster had also advised Cllr Costello that, despite being slightly more expensive than AB Conduit, his recommendation would be to instruct Hardwill Ltd as they have a good local reputation, are a well-established company and, having analysed the bids submitted, he was convinced they could do a good job in a shorter timescale. This will be crucial to reduce the inconvenience and impact on the Pre-school and Willows Child Care, who use the facilities on a daily basis and the East Coker Cockerels Football Club, who use them several times a week.

In conclusion, Cllr Costello recommended that, despite being slightly more expensive, P H Hardwill Ltd was a better choice because:

- A. Their bid was considered affordable in light of the budget set by the council
- B. They are a well-established, local company, known to several councillors, with a good reputation and proven track record in steel framed buildings.
- C. It is felt that they will be able to construct the building faster by using a steel-frame design
- D. Both financially and structurally it compares favourably with AB Conduit
- E. Our building consultant recommended this company

Proposal: To award the contract for the construction of the new pavilion, in accordance with the tender terms and conditions set out by the ECPC and subject to full funding, to PH Hardwill Ltd.

Proposed: Cllr Warwick-Mortimer **Seconded:** Cllr Sugg **Vote:** All Agreed **Action:**

Cllr Costello to inform Hardwill Ltd and all other bidders of the result of the tender.

2. To agree a resolution to borrow funds for the Pavilion Modernisation Project

In order that Councillors would have the chance to inform themselves in advance, Cllr Hodge had, prior to this meeting, sent them:

1. the 2025/26 budget and projected 2026/27 figures,
2. a breakdown of the project's costs,
3. the Report to Council, and
4. the proof of public consultation document

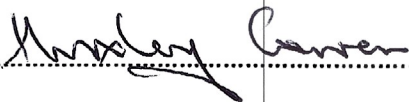
She advised that the total amount required would be approximately (as she did not know the winning bid before this meeting) £390,000 including consultant fees and a contingency amount. She advised that we had £118,539 saved for this project plus \$106 monies of £48,265 which would mean taking a loan of £225,000 (maximum) probably on a 20 year term. She advised that it was her opinion that although repayments may be slightly more, it would be safer to have a fixed-rate repayment loan rather than be on a variable rate. It is important for the council to be able to budget accurately with a known, fixed repayment amount rather than risk unknown amounts in the future. She said that to apply for the loan from the Public Works Loan Board (PWLB), approval must be sought from the Secretary of State and the timeframe required is unknown. In terms of affordability, she advised the annual repayments would be approximately £20,000 but according to recent years' budgets and projected budget for next year the amount was achievable without having to raise the precept for this expense. In addition, she had shown that even if income from pavilion users dropped for some unforeseen reason, trimming some expense items from the budget should be affordable without having to cover the shortfall with an increase in the precept (the repayments would only be 20% of our projected annual income).

Proposal: At the East Coker Parish Council meeting held on the 22nd May 2025 it was resolved to seek the approval of the Secretary of State for levelling up, housing and communities to apply for a PWLB loan of £225,000 over a borrowing term of 20 years for the Pavilion Modernisation Project. The annual loan repayment will be approximately £20,000. It is not intended to increase the Council tax precept for the purpose of the loan repayments. **Proposed:** Cllr Hodge **Seconded:** Cllr Mead **Vote:** All Cllrs agreed. **Action:** Clerk and Chair to sign the application form and Cllr Hodge to begin the application process.

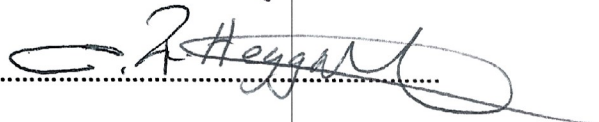
25/81 Finance (This item was moved to the June Meeting)

1. Review and approve the Year End accounts 2024/2025
2. Review Internal audit report 2024/2025
3. Review Annual Governance Statement 2024/2025
4. Review and approve the Accounting Statements 2024/2025

Chair.....



Clerk



Meeting ended 9.15pm