

**MINUTES OF AN EXTRAORDINARY MEETING OF
MALVERN TOWN COUNCIL**

**held at The Eden Centre, Grovewood Road, Malvern, WR14 1GD
on Thursday 29 July 2021 at 6.00 pm**

Councillors

Present

N Houghton (Chairman)
C Hooper (Vice Chairman)
L Lambeth
J Leibrandt (from 6.15pm)
L Lowton
N Mills
N Morton
C Palmer
J Satterthwaite
P Smith
A Stitt
S Taylor
P Tuthill
D Watkins

Apologies

C Bovey
J Dallow
R McLaverty-Head

Absent

J O'Donnell
S Charles

Also in attendance

L Blake - Town Clerk
L Wall – Minute Clerk
C Porter – Operations Manager

Approximately 8 members of the public

50. APOLOGIES FOR ABSENCE

Apologies received from the following councillors were **NOTED**:

- C Bovey
- J Dallow
- R McLaverty-Head

51. DECLARATIONS OF INTEREST

There were no declarations of interest.

52. MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the following meeting be approved and adopted as a correct record of the proceedings, and they were signed by the Mayor:

- Full Council meeting 24 June 2021.

PUBLIC PARTICIPATION

A member of the public who lives in Church Road stated his support for the redevelopment of the pavilion and Victoria Park, and requested that consideration be given to including space or a room dedicated to the history of Malvern, such as the water cure/spa systems and RADAR, as he felt this was very much needed in Malvern and would be an excellent focal point for anyone living or visiting Malvern.

53. VICTORIA PARK PAVILION PROJECT

Cllr Watkins, Chair of the Victoria Park Pavilion project gave a brief explanation of the background of the project, for the benefit of members of the public present, and thanked the members of the task and finish group for their continuing work.

The project had progressed, from approval of a one-storey building to consideration of a much bigger project which would include moving the Town Council offices to Victoria Park to allow the Council to better serve the community.

Cllr Taylor left the meeting temporarily at 6.08 pm.

Cllr Watkins proposed the three recommendations as detailed in the report and these were seconded by Cllr Palmer.

It was **AGREED** to allow a minimum of thirty minutes for discussion and questions.

General comments:

- A larger pavilion is appealing but the higher cost and how this would be financed is concerning

Cllr Taylor re-joined the meeting at 6.12 pm.

- Would like to see a fully costed business plan and investigate the option of keeping Belle Vue Terrace (BVT) to maximise the commercial potential, and a fully costed business plan should be carried out first.
- Concern over how the community would feel about moving the Town Council offices.
- Would like to keep any precept increase at a minimum.
- Rate of borrowing is very low and would stay the same over the period of the loan.
- The smaller project would be preferred, with £300,000 borrowed from the Public Loan Works Board (PLWB) and £300,000 taken from reserves. The current offices are suitable for purpose and have excellent views.
- The current offices are not easy to find, and if moved to Victoria Park would be able to provide better services for the public.
- Victoria Park and Malvern Link have been treated like the poor relation of Great Malvern and deserve more investment. The pavilion has suffered from vandalism in the past and having more people on site over more hours of the day would help to lessen this.
- The long-term future of BVT building should be looked at carefully as it may be possible to use rental income to pay off the interest on the loan and retain an asset with no impact on the precept.
- It was unlikely that rental income for Belle Vue Terrace would be enough to cover the loan repayments and the substantial amount of repairs already required to the building.
- Concern over the increase in the proposed cost when there were other urgent issues in the locality that needed funding. Members of the public should be consulted over whether it was a single storey or two-storey building that was chosen.

A number of questions were put forward and answered.

How was Modulek chosen?

Modulek was chosen after a thorough tender process carried out earlier in the year, six tenders were returned, with four being invited to make a presentation and to answer questions from the Task and Finish Group. Each of the four selected were scored, using individual criteria in the tender document with a unanimous agreement from all members being to select Modulek.

There will be disruption caused to residents living nearby, how long is the construction going to take?

Most of the construction takes place off-site, at the factory and therefore once on site, it is a matter of weeks rather than months for erection.

Would there be a calculation carried out of the effect on the Town Council's carbon footprint by demolishing one building and erecting another?

Yes, this will be part of the business case. The specification for a new building asked for the building to be low-energy with sustainable architecture. The tender received included options such as air-source heating, but other forms of heating and eco-friendly systems will be investigated, and included where cost allows.

Would there be an increase in footprint of a new building?

Yes, the new building will be on a footprint approximately 30% bigger, and two-storey.

Has there been any consultation so far?

Not with the public. There will be a full public consultation in the autumn, at which people will be asked their views on the building, its uses, and the park as a whole.

Proposals

Cllr Hooper proposed that an amendment should be made to the recommendations so that the proposal for a fully costed business case at 2.3 came before the other recommendations.

The Chair ruled that this was a substantial change to the motion, not just the removal or adding of words and therefore would not be tabled.

Cllr Neil Morton proposed that an amendment to recommendations should be made by joining 2.1 and 2.3 with the deletion of part of the first sentence of 2.3. This was seconded by **Cllr Aidan Stitt**.

Cllr Clive Hooper raised a point of order on the acceptance of amendments. The Chair ruled that a vote would be taken on Cllr Morton's seconded amendment, and if that failed, Council would return to a debate on the original motion.

Cllr Lou Lowton proposed that the word 'successful' be replaced with 'preferred' in 2.2. This was seconded by **Cllr Peter Smith**.

Recommendations showing changes as above

- 2.1. That a new two-storey building be built at Victoria Park to replace the existing pavilion. This to include a café, meeting room for community use, public toilets and sports facilities as in the original single-storey proposal agreed by Full Council, but it will also allow the relocation of the Town Council offices to better serve the community. A fully-costed business case should be prepared to agree the funding arrangements for this project including the options of a Public Works Loan Board (PWLB) loan, sale of Belle Vue Terrace and commercial viability of retaining Belle Vue premises as an ongoing investment.
- 2.2. To engage Modulek as the ~~chosen~~ preferred successful contractor for the new building with a maximum budget of £1.5 million.
- 2.3. ~~That subject to Council agreeing 2.1 and 2.2 above, a fully-costed business case should be prepared to agree the funding arrangements for this project including the options of a Public Works Loan Board (PWLB) loan, sale of Belle Vue Terrace and commercial viability of retaining Belle Vue premises as an ongoing investment.~~

The proposed amendments were voted on in turn and Council **RESOLVED** the following:

- 2.1. **That a new two-storey building be built at Victoria Park to replace the existing pavilion. This to include a café, meeting room for community use, public toilets and sports facilities as in the original single-storey proposal agreed by Full Council, but it will also allow the relocation of the Town Council offices to better serve the community. A fully-costed business case should be prepared to agree the funding arrangements for this project including the options of a Public Works Loan Board (PWLB) loan, sale of Belle Vue Terrace and commercial viability of retaining Belle Vue premises as an ongoing investment.**

12 in favour, 2 against

- 2.2. **To engage Modulek as the preferred successful contractor for the new building with a maximum budget of £1.5 million.**

13 in favour, 1 abstention

54. DATE AND TIME OF NEXT MEETING

The Chair thanked the members of the public and councillors for their attendance and input.

It was agreed that the date of the next meeting would be Tuesday 3 August 2021 at the Council Chamber, Malvern Hills District Council, Avenue Road, Malvern at 6.00 pm.

The meeting finished at 7.20 pm.

.....
(Chairman)