

**Minutes of the Extraordinary Council Meeting
held on Wednesday 4th October 2023**

In the Ray Shill Room, Northway Community Hub commencing at 7:00 p.m.

Present: Cllr J Roberts (Chairman) Cllr E Phennah (Vice-Chairman)
Cllr M Barnes Cllr C Blackmore
Cllr P Godwin Cllr E MacTiernan
Cllr S Terry Cllr E Wilson

In Attendance: Mrs C Woodward, Clerk of the Council

C/221/23 **Apologies for Absence**

Apologies for absence had been received from Cllrs Beadle and Mackenzie. No further apologies for absence had been received.

C/222/23 **Declarations of Interest**

Cllrs Blackmore, Godwin and Roberts declared an interest in The Northway Pantry. No further declarations of interest were made as required by the Code of Conduct adopted by the Parish Council on 12th April 2023 (Minute Ref: C/85/23).

C/223/23 **Installation of the Hempstore Mini**

- a) **Installation** – In the first instance, Cllr Roberts provided a background for Cllr Wilson who did not know the history of the proposed Food Pantry in Northway. He also went on to say that there were a few Councillors with an interest in the pantry, so it was important that the matter had been brought to the Full Council for an open and transparent discussion.

The Clerk reminded Members that the building was due to be installed on the 10th and 11th October 2023 but that on Friday 22nd September a contractor had appeared at the Community Hub to assess the suitability of the base for the building resulting in a call from Johnsons (the supplier of the building) stating that the contractor was not happy with the levels of the patio and that an additional base would be required at a cost £635.00.

The Clerk invited two unassociated contractors to inspect the existing base using levels to confirm or disagree with what Johnsons' contractors had stated. Both contractors felt the levels of the existing patio were suitable for a garden building and photos of the levels were taken. The contractors did advise that there was a slight incline which was for the purpose of surface water run-off. One of the contractors also offered to meet with Johnsons' contractors on site to try and understand better why they felt the existing base was not suitable.

The Clerk reported that she had also contacted the Council's insurers who had advised: -

"Provided that you can obtain formal sign off from a professional contractor that there is nothing wrong with proceeding with the site as it is, then I can confirm that we would be satisfied with this, and claims would remain valid. If the other contractor also confirms that they have issues with the site, then we would suggest implementing the additional base suggested.

Members did not want to lose any warranty on the new building but also believed that it was very unfair, particularly so late in the day. When the initial survey had been done the Council were advised that the patio was suitable for the building. Cllr Terry suggested that a salesperson may not have the knowledge

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C/223/23 Installation of the Hempstore Mini (Continued)

to assess the suitability of a base. Cllr MacTiernan was concerned that this could be a way to try and get more money out of the Council. She suggested that Dobbies were complained to as well as Johnsons as they were based in their grounds.

Cllr Blackmore saw a structural timber base in the catalogue and shared it with Members. Cllr Barnes expressed concern that this additional base may make the entry into the building difficult for the less abled and wondered if the base might act as a dam, causing premature rotting.

The only way the installation could still take place the following week was if Johnsons offered the additional base free of charge. It was better to be delayed and installed correctly and if the matter was not resolved by the next day it would need to be included in the following week's Full Council agenda.

Cllr Terry PROPOSED that the Clerk contacted the initial salesperson and raised / mentioned the following issues: -

- The survey undertaken by the salesperson had raised no queries, and the Council were advised the site was suitable for the structure as the existing patio with its hardcore base was very stable.
- The building had been promised for the end of August and yet the Council was still awaiting its installation.
- The Council wanted to see technical drawings of the base that the Johnsons contractors felt were necessary and wanted assurances that it would not act as a dam and rot prematurely as a result. The slight incline on the patio was intended as it allows for surface water run-off.
- To enquire whether the additional base would make the building more difficult to access for those less able and remind them that a free step was to be included in the package (as agreed).
- If the Council decided to proceed without the additional flooring, would it affect warranties and guarantees?
- Offer the opportunity for the Council's contractor to meet Johnsons contractors on site to gain an understanding of why they deemed the existing ground unsuitable.
- The Parish Council had not budgeted for these additional funds as the monies for the building and larder were coming partly from grant and donations and additional funds would be difficult to source.

Cllr MacTiernan SECONDED.

FOR:	Cllr Terry Cllr Barnes	Cllr MacTiernan
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ABSTENSIONS:	Cllr Blackmore Cllr Phennah Cllr Wilson	Cllr Godwin Cllr Roberts
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C/224/23 Correspondence received after 28th September 2023

No items had been received.

As there was no further business the meeting concluded at 7.34 pm.