



1 Pencarrow Place
Fishermead
Milton Keynes
MK6 2AS
Tel: 01908 608559

Clerk: Dominic.warner@campbell-park.gov.uk

Meeting of the

ESTATES COMMITTEE

Will be held at the Springfield Centre,

Springfield Boulevard, Springfield

on

Tuesday 12 November 2024 at

6.30pm

AGENDA

Committee Members:

Cllr L Adura

Cllr J Howard

Cllr B Barton

Cllr K Kavarana

Cllr V Dixon

Cllr K Kent

Cllr R Golding (Chair)

Cllr D Pafford

Cllr B Greenwood

Cllr M Petchey

Cllr J Hearnshaw

AGENDA

1. To Receive:

Apologies for Absence
Declarations of Interest
Members of the Public Present

2. Minutes of the Meeting held on 8 October 2024

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Committee is invited to approve the minutes of the meeting held on 8 October 2024, previously circulated and therefore taken as read.

3. Public Involvement – Deputations, Petitions and Questions

Members of the public may make representations in respect of the business on the agenda.

4. Community Hub, Working Group Update and Recommendations

Committee is invited to receive an update from the Working Group, including any recommendations, Committee is also invited to receive and consider the following:

- Contractors Report no. 9 **Page 7**
- Progress Photos **Page 11**
- Updated Project Programme **Page 15**
- Café Operator Expression of Interest process verbal update

5. Tree Council Grant Funding

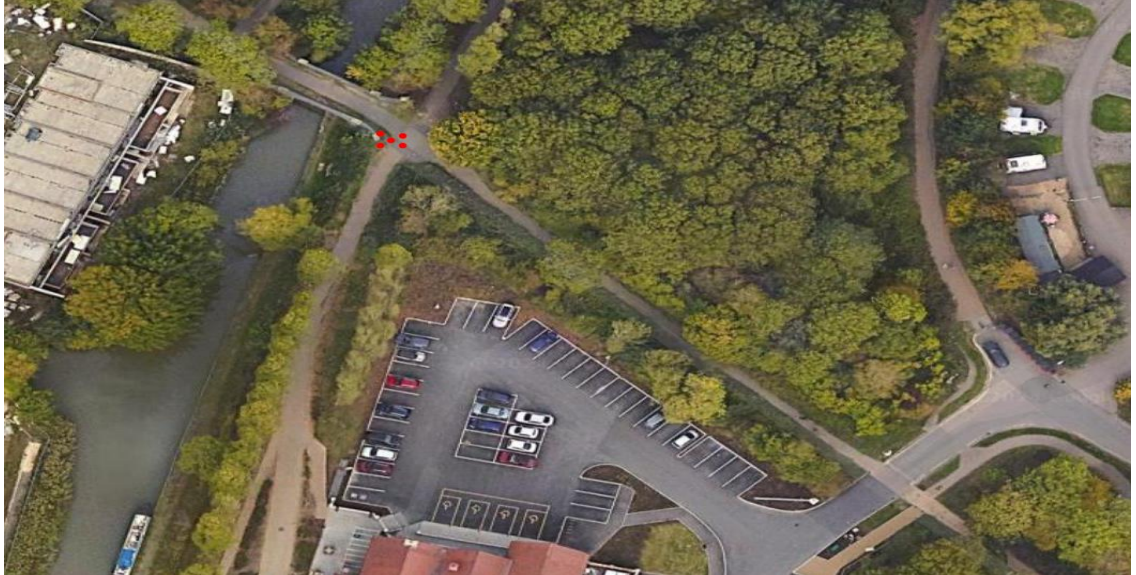
Committee is invited to note that a Tree Council grant of £599 has been awarded towards the cost of tree replanting on Oldbrook Green. The replanting will be completed within the next 6-months.

6. Additional Dog Waste Bin Location Suggestions

- I. Further to feedback from the annual resident consultation for additional provision in Springfield, Committee is invited to consider the officer suggestion that an additional dog waste bin is installed in the vicinity of the Springfield Centre (see location below).



- II. Committee is invited to consider a resident suggestion that a dog waste bin be installed in Newlands adjacent to the Grand Union Canal/the Warbler Public House. If Committee were minded to support the suggestion, further investigation would be required to establish land ownership in the area (see image below), and the practicality of the waste contractor being able to service a bin in the suggested area.



7. **The Terrorism (Protection of Premises) Bill, also known as Martyn’s Law**
The Terrorism (Protection of Premises) Bill, also known as Martyn’s Law, was included in the King’s Speech on 17 July 2024 as part of the programme of legislation in this Parliamentary session and introduced to Parliament on 12 September 2024. A key development of the proposed legislation is that the lower limit for standard tier venues has been increased from 100 to 200. Whilst this development potentially removes the Council from needing to comply with the legislation, Council should be mindful of adopting all best practices to protect the safety of Council venue staff and users – a further update to be made in due course.
8. **Willen Hospice Tree Chipping**
The landscape team have been requested to support the annual Willen Hospice Christmas tree collection and recycling scheme. Support will involve the chipping collected trees at the Well in Willen for up to 1 day in the New Year.
9. **Date of Next Meetings**
Tuesday 10 December 2024 at 6.30pm – only to be convened in the event of any urgent business
Tuesday 14 January 2025 at 6.30pm

BY ORDER OF THE COUNCIL

Dominic Warner
D Warner
Clerk to Council
7 November 2024

**Minutes of the meeting of the Estates Committee
held on Tuesday 8 October 2024 at 6.30pm
at the Springfield Centre, Springfield Boulevard, Springfield**

This meeting was open to the public

Members Present

Cllr R Golding (Chair)
Cllr B Greenwood
Cllr J Howard

Cllr K Kavarana
Cllr D Pafford

In Attendance

D Warner, Clerk to Council

45/24

Apologies for Absence

Cllr V Dixon – personal commitment
Cllr K Kent – personal commitment
Cllr M Petchey – personal commitment

46/24

Declarations of Interest

None

47/24

Members of the Public Present

Cllr J Hearnshaw

48/24

Minutes of the Meeting held on 10 September 2024

The minutes of the meeting, having been previously circulated were approved as a correct record and signed by the Chair.

49/24

Public Involvement – Deputations, Petitions and Questions

None.

50/24

Projects – Committee Budget 2025/26, 2026/27, 2027/28, 2028/29 & 2029/30

Committee reviewed the submitted project proposals, recommending them to Council for progression and inclusion in the future budget**, the proposals were for the following:

- Springfield Centre Solar Panels* - 2025/26
- Woolstone Allotment Toilet Renewal – 2025/26
- Woolstone Allotment Footpath Resurfacing – 2026/27
- Landscape Depot Upgrade – 2026/27

*Project has previously been agreed by Council, submission is to cover future budget allocation only.

** All Committee project proposals to be considered at November Council, with a review of earmarked funding carried out at the same time.

51/24

Community Hub, Working Group Update and Recommendations

Committee received an update from the Working Group. Committee also received and considered the following:

- Contractors Report no. 8
- Progress Photos
- Updated Project Programme

The Clerk confirmed that Currie & Brown’s most recent financial statement (Nr 3) had previously been circulated by email to all Councillors and would be included in the October Council pack for consideration, with financial statement (Nr 4) also being included if available. The Clerk went on to confirm the following increased cost of utility connections at the site: BT Openreach – additional £4,237 + VAT, National Grid – additional c£8,500 - subject to confirmation.

52/24

Potential Shared Prosperity Funding – Fishermead and Oldbrook Public Realm Assets

Committee received a verbal update from the Clerk on the use of Shared Prosperity Fund financial support to improve public realm assets located in Fishermead and Oldbrook. The work will include landscape transformation work at two Milton Keynes City Council play areas in Fishermead and upgrades to their play area located on Oldbrook Green.

53/24

Date of Next Meeting

Tuesday 12 November 2024 at 6.30pm

CONTRACTOR'S REPORT

Site: Campbell Park Community Hub

Date: 07/11/2024

Contract No: 2464

Report No: 9

by: C Spencer

1 Progress for works up to and including the 07/11/2024

Brief outline below: -

- **Construction period –**
- First floor insulated and screeded.
- Ground floor insulation and screed 80% complete.
- Solar installation completed to roof level.
- Stair tower roof coverings complete.
- Stair tower rendering complete.
- Curtain walling installed to the stair tower.
- Insulation and ply installed to the first-floor roof.
- Ceiling joists installed to the first floor
- Council chamber roof insulated, and ply boarding commenced.
- Limited first fix electrical commenced to ground floor.
- External drainage continues with 1st attenuation tank installed.
- External window installation commenced to first floor.

Works due to commence in next reporting period

- Roof structure to undercroft to commence.
- First fix mechanical to commence upon completion of windows.
- First fix partitions to commence.
- Incoming power to commence – onsite works scheduled for w/c 28/11/24.
- Fascia and soffit work due to commence on the 11/11/24

2 Summary

Reporting against the draft construction programme

Works are currently around 7 weeks behind schedule due to previously reported issues and the following events during this reporting period.

As noted in last months report we were anticipating the commencement of the external windows and doors in mid-October, however due to supply issues with the aluminium frames through the summer which left our contractor with a back log of projects to complete the installation didn't commence until the 4th of November, over three weeks later than required. Due to security concerns and the high value elements associated with the fitout, progressing these works without a completed secure building envelope would be counterproductive, for example the air conditioning pipework is copper as is the electrical cabling should we have continued it is highly likely that the site would be broken into and the work stripped out, these would then need to be reordered and refitted.

In this reporting period alone, we have had two break ins with equipment stolen from site, hence the need to have a secure building – Monitored CCTV has also recently been installed as a further deterrent.

The link between the fitout and the completion of the building envelope falls directly onto the critical path of our programme, our contractor has indicated that the windows will be installed by the 8th of November significantly reducing their allocated install duration and the fitout trades advised of this.

In addition to the issue above delays have also been encountered externally, the rendering to the stair tower should have been a 3-day operation a day for each of the three coats. Due to the weather being extremely damp the second layer took 7 days to fully cure to allow the final coat to be applied. Due to the nature of the delay makes it difficult to book other trades. Once the tower is rendered, we would need to remove the scaffold, complete the roofing to either side, adapt the scaffold for fascia and soffits, install the fascia and soffits to allow the scaffold to be removed to then allow the external ground works to commence. Due to the amount of external works these also fall directly onto the critical path of our construction sequence.

The situation is currently under review, and we will advise further at the next progress meeting.

3 Contract completion date and Forecast Completion date

Original completion date – January 2025 as per programme

Forecast Completion date – Early March 2025 is more likely given the overall impact of the delays reported to date.

4 Weather

We have lost the following: -

- 8 days lost due to weather – main impact being the rendering which should have been a 3-day operation but took 11 days due to curing times in the damp weather conditions.

Total to date = 20 days (report compiled to 04/11/24)

5 Architects Instructions and RFI's Logged

AI's. 26 no issued to date

6 Subcontractors Appointed to Date

<i>Groundworks</i>	<i>MBH Construction</i>
<i>Steel Frame</i>	<i>CovCon</i>
<i>Masonry</i>	<i>JDW Brickwork</i>
<i>Block & beam</i>	<i>Floorspan</i>
<i>PC floor & stairs</i>	<i>F P McCann</i>
<i>Lift</i>	<i>Gartec</i>
<i>Scaffolding</i>	<i>Apex</i>
<i>Mechanical</i>	<i>Ambivent</i>
<i>Basement Roller Shutter</i>	<i>HAG</i>
<i>Electrical</i>	<i>P&W</i>
<i>Roller shutter</i>	<i>Roller Shutters UK</i>
<i>Roof Coverings</i>	<i>JAK Roofing</i>
<i>Carpentry</i>	<i>Old Station Joinery</i>
<i>External Windows & Doors</i>	<i>Glass Northampton</i>
<i>Basement Shutter</i>	<i>HAG</i>
<i>Roofline Aluminium</i>	<i>Roweaver</i>
<i>Render</i>	<i>Rendserve</i>
<i>Screed</i>	<i>ALD Group</i>
<i>Plastering & Partitions</i>	<i>Ace Drylining</i>
<i>Movable Partition</i>	<i>Style</i>
<i>Café Roller Shutter</i>	<i>UK Roller Shutters</i>
<i>IPS</i>	<i>Formwise Laminates</i>
<i>Servery Counter</i>	<i>Top Class Designs</i>
<i>Tarmac</i>	<i>Charmac</i>

7 Building Control

Building control have visited site and undertaken the inspection of the roof structure.

8 Quality control

No issues encountered in reporting period

9 Information Required

To be discussed during meeting.

10 Health & Safety

Site inspection by SSUK undertaken – report attached

11 Progress Photos

As attached at end of report.

12 Services

- Electrical services – Date pencilled in by National Grid for November site works anticipated – 28/11/24.
- Water services – Temporary supply installed. This can be converted to permanent later in the project.
- BT Openreach – alternative route agreed.

Render to Stair Tower Complete & Windows Installed.



Window Installation Commenced



Ceiling Joists Installed to 1st Floor.



Ply Installed to Underside of Roof – 1st Floor.



