



NORTHAM TOWN COUNCIL
TOWN HALL
WINDMILL LANE
NORTHAM
DEVON
EX39 1BY

To: All Members of the Westward Ho! Park
Committee
Cc: All Northam Town Councillors

Town Clerk: Mrs Jane Mills MILCM
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**You are hereby summoned to attend a Westward Ho! Park Committee Meeting on Tuesday 15th February 2022 at 6.30pm in the Council Chamber, Windmill Lane Northam.
The agenda for the meeting is set out below.**

Members of the public wishing to attend will be required to wear face masks, which may be removed if addressing the meeting, and to follow sanitising requirements.

M J Mills

Mrs Jane Mills MILCM Fd Community Governance
Town Clerk

Date of issue 9th February 2022

The following are elected Members of the Westward Ho! Park Committee: Councillors Mrs Hodson, Mrs McCarthy, Edwards, Laws, Leather, Newman-McKie, Sargent, Tisdale, and Woodhouse and but all Members of the Council are entitled to attend. Non-councillor members, Mrs C Hutchins, Mrs M Jones and Mr S Makeig-Jones.

AGENDA

- 1 Apologies**
- 2 Chairman's Announcements**
- 3 Declarations of interest:**
Members are reminded that all interests should be declared prior to the item being discussed.
- 4 To agree the agenda between Part A and Part B (*confidential information*)**
- 5 To confirm and sign the minutes of the Westward Ho! Park Meeting 18th January 2022 (*herewith*)**



Lords of the Manor



The local Council for Appledore, Northam, Orchard Hill and Westward Ho!
Twinned with Mondeville, France and Büddenstedt, Germany
Office open: Monday to Friday mornings



Trustees of the Common Right

6 Public Participation

Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than 4 minutes. A question shall not receive a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given. The period of time which is designated for public participation in accordance with standing orders shall not exceed 20 minutes.

7 To consider the Action Points (*herewith*)

8 To receive a report from the Chair of FOTWHOP

9 To receive a draft survey on options for the tennis courts and pavilion usage (*herewith*)

10 To discuss sensory garden fencing/ hedging and surface

11 To receive an update on the working group conclusions re financial implications for the future improvements to the park, (*information herewith*)

Part B

12 To resolve: that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting

13 To confirm and sign the minutes of the Westward Ho! Park Meeting 18th January 2022 (Part B)

14 To resolve to readmit members of the press and public

Northam Town Council – Minutes of the Westward Ho! Park Committee Meeting held on Tuesday 18th January 2022 in the Council Chamber, Windmill Lane, Northam at 6.30 pm.

Present: Cllrs Mrs Hodson (Chairman), Laws, Mrs McCarthy, Sargent and Tisdale
Co-opted Members – Mrs C Hutchins, Mrs M Jones and
Mr S Makeig-Jones

In attendance: Mrs M J Mills – Town Clerk, Mr G Langton - Deputy Town Clerk

2201/1005 Apologies

Apologies were recorded on behalf of Cllrs Edwards, Leather and Newman-McKie.

2201/1006 Chairman's Announcements

Retrospective permission was agreed for the repairs to the wall.

2201/1007 Declarations of interest

Members were reminded that all interests should be declared prior to the item being discussed.

2201/1008 To agree the agenda between Part A and Part B

It was **resolved** to agree the agenda as published
Proposed: Cllr Mrs Hodson, Seconded: Cllr Tisdale (all in favour)

2201/1009 To confirm and sign the minutes of the Westward Ho! Park Meeting 14th December 2021

It was **resolved** to confirm and sign the minutes of the Westward Ho! Park Meeting held on 14th December 2021 as a correct record.
Proposed: Cllr Tisdale, Seconded: Cllr Hodson (majority in favour one abstention not present at the meeting)

2201/1010 Public Participation

Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than 4 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 20 minutes.
No members of the public present.

2201/1011 To consider the Action Points

Action Points were noted.
Cllr Hodson will make enquiries with TDC about some possible sleepers.

2201/1012 To receive a report from the Chair of FOTWHOP

The Chair of FOTWHOP advised that there was not much to update. There are a few tickets remaining for the 200 club, £9.70 has been received from the Amazon smile funds Things will start moving forward in March

**2201/1013 To receive a draft survey on options for the tennis court area
To consider a specification for the tennis court area**

Both agenda items were considered together

It was **resolved** that a simple survey should be produced considering all options for the area, MUGA, tennis courts, Bowling Green for example, with a draft brought to the next meeting
Proposed: Cllr Hodson, Seconded: Cllr Tisdale (all in favour)
A report will be brought to the next meeting encompassing cost benefits and a timeline for refencing and resurfacing.

Action Points – Produce simple survey considering all options for the area, MUGA, tennis courts, bowling green for example and bring draft to next meeting. Report to be brought to next meeting encompassing cost benefits and a timeline for refencing and resurfacing

- 2201/1014 To consider and agree siting of the picnic benches**
After a brief discussion the siting was agreed, Cllr Laws will show the Maintenance Men the sites, the benches will not require concrete bases.
- 2201/1015 To discuss sensory garden fencing.**
It was confirmed the sensory garden fencing has been removed. It is understood that the County Councillor has promised some funding towards improvements towards the sensory garden. It was agreed to explore the issues with the surface there and bring a report to the next meeting
Action Point – Report to next meeting regarding the issues with surface
- 2201/1016 To consider fencing at the entrance to the wildflower meadow area**
It was resolved to erect a temporary fence and gate until the area is established and create notices about recent increased dog fouling and dogs not on leads. Random patrols will take place including early mornings and evenings and offenders may be prosecuted.
Proposed: Cllr Hodson, Seconded: Cllr Tisdale (all in favour)
Action Point – Erect a temporary fence and gate until the area is established and create notices regarding dog fouling and dogs not on leads
- 2201/1017 To consider setting up a working group to consider the financial implications for the future improvements to the Park and report back initially to the committee**
It was resolved Cllr Hodson, Cllr Laws, Cllr Leather, Cllr McCarthy and the Town Clerk will form the working group.
Proposed: Cllr Hodson, Seconded: Cllr Laws (all in favour)
Action Point – Working Group to be set up

Action Points for WESTWARD HO! PARK COMMITTEE Meeting February 2022

<p>To receive a draft survey on options for the tennis court area To consider a specification for the tennis court area</p>	<p>Produced a simple survey considering all options for the area, MUGA, tennis courts, bowling green for example and draft on next meeting agenda . Report to be brought to next meeting encompassing cost benefits and a timeline for refencing and resurfacing This will be done following survey results</p>
<p>Sensory Garden surface</p>	<p>Report to next meeting regarding the issues with surface. Agenda item</p>
<p>To consider fencing at the entrance to the wildflower meadow area</p>	<p>Erect a temporary fence and gate until the area is established and create notices regarding dog fouling and dogs not on leads In progress</p>
<p>To consider setting up a working group to consider the financial implications for the future improvements to the Park and report back initially to the committee</p>	<p>Working Group was set up and had 1st mtg</p>

WHAT DO YOU THINK THE COMMUNITY NEEDS?

Northam Town Council are considering the next phase of the Westward Ho! Park renovation works.

This may take time raising the funds for the work but to support any proposals for preparing bids for monies from Charities and funding bodies we need to provide evidence that we are consulting with our community.

Two major projects need to be progressed:-

1. The Tennis Court area and the replacement of fencing.
2. The re-roofing and refurbishment of the Pavilion .

Please can you answer the following questions?

1. Do you wish to see the tennis courts refurbished?
Would you play regularly? YES/NO
Does the entire area merit only tennis use,i.e. four tennis courts? YES/NO
2. Would you support a project to have two tennis courts and an area for basketball, netball five aside football? YES/NO
3. Do you have any ideas for sports that you would like to see in the fenced tennis court area, other than those mentioned above?
.....
4. Would you support a scheme to introduce a prepaid booking system for the tennis courts to generate funding for continued maintenance and future resurfacing of the courts. **N.B. A MIX OF FREE SESSIONS AND PAID SESSIONS COULD BE AVAILABLE YES/NO Also free tennis lessons for children**

The Pavillion

Please tick all the uses that you consider appropriate for the entire community

Sessions for clubs from cradle to the more mature

Mother and Toddler
After school club
School Holiday Club
Youth drop in coffee and chat
Advice centre – health, well being, financial
Reminiscence group
Making friends addressing loneliness, isolation, bereavement group
Silver surfers tea and coffee am /pm
Birthday parties
Evening film club and social events

Local Museum
Food Bank
Local Radio Station
Gardening
Arts and Crafts
Anything else?.....
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.....

Just a reminder, this will all take time to fund and complete so please be patient. Rest assured your Councillors are working together to achieve the best facilities which will be funded in the most cost effective way for the benefit of all the community. To ensure that we gain responses from all age groups within our community please tick the appropriate box

Under 18 19-25 25-40 41-60 60+

Thank you for completing our survey

**Update from the working group on work at Westward Ho! Park
and the financial implications
February 2022**

The group (Cllr Hodson, Cllr Laws, Cllr Leather, Cllr Mrs McCarthy, and the Town Clerk) met on 1st February 2022

They discussed the pavilion and the issues

We received a quote for removing and disposing of the current roof in the region of £6000.

To replace the roof was £15000 approximately.

However, that did not include solar panels or insulation.

There is no heating, we could consider installing a heat pump (greener alternative)

There have been massive increases in all supplies since that quote was received 6 months ago but we would estimate work on the roof would now be in the region of £45000.

We have no costings at present for internal works required but we would be looking at providing a kitchen and refurbishing the toilets, rewiring and installation of heating.

Also, some form of partitioning when a decision is reached on how it will be used.

Conclusions regarding cost therefore would be roof and related work £45,000

Internal work purely a guesstimate at this stage £35,000

Giving a total spend of £80,000

The group then looked at the options for the tennis courts,

These could be used to provide two tennis courts and a MUGA or other combinations. A survey will go out shortly to obtain the views of the public.

We have had a quote for basic provision in the region of £50,000

In addition, there are many extra items depending on the work on the foundations which might be required, painting the line markings, this could add £14000 to £68000

Fencing dependent on height and gates could be up to just over £40,000

In addition, equipment could be in the region of £6000

The total cost could be in the region of £100,000 to £150,000

The group then discussed funding, due to the pandemic there have been many calls on funding sources and there is very little grant funding available.

They consider the best option would be to apply for a **PUBLIC WORKS LOANS BOARD LOAN** which is expressly for this type of work, producing huge benefits for the community. Rates are very favourable at present, and this seems a sensible option with inflation rising rapidly.

Having looked at the financial health and situation of the council, and our reserves for project provision, we could fund the repayments without any impact on the precept.

The group therefore recommend moving forward with the survey, agreeing on the exact specifications and obtaining quotes and then making an application to the PWLB for a loan over a period of 49.5 years, bearing in mind that what is being provided will last for many years and it would be unfair on current council tax- payers to bear the burden of a short repayment term.