



Tockwith with Wilstrop Parish Council North Yorkshire

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Minutes of the Extraordinary Meeting of Tockwith with Wilstrop Parish Council held at 7.00pm on Monday 14 April 2025 at Tockwith Village Hall, Marston Road, Tockwith, York YO26 7PR.

Present: Cllr Arnold Warneken (Chairman), Cllr Simon Blake, Cllr Alex Marsh, Cllr Ed Harrison, Cllr Stuart McHenery.

Apologies: Cllr Helen Algar.

Absent: Cllr Kriston Wright.

Guests: None.

In attendance: None.

No members of the public were in attendance. Note - Cllr Simon Blake took minutes of the meeting.

MINUTES

220. Apologies

- i) To note any apologies received

Apologies had been received from Cllr Algar.

- ii) To approve any reasons for absence submitted for consideration

RESOLVED: That the reasons for absence submitted by Cllr Algar be accepted.

221. To Note any Declarations of Interest

- i) To note declarations of interests not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests (DPI) in the business to be transacted at this meeting

None declared.

- ii) To approve any dispensation requests received

None received.

222. To consider the increased cost of the village hall extension

A question was asked regarding why the contractor hadn't anticipated some of the increased costs at the initial stages. Cllr Blake stated that the chosen contractor provided costs very late in the tender process. The costs were based on 3D

impression drawings and the specification; both were supplied by another contractor. The costs were estimates at that stage until design drawings had been completed.

It was noted that both sets of costs deliberately excluded heating as discussions were still to take place as to whether to use the existing heat source (boiler) or new more efficient heating. Cllr Warneken wanted to be involved in those discussions, and it was agreed that it would be useful to get an external specialist in to advise, (early in the build process).

The drawings were done and as part of this process, uncovered the need for a courtyard, due to issues with roof drainage, as well as making the hall larger and lowering the meeting room floor. None of the original quotes allowed for this work.

It was noted that the drawings/plans were approved by full council last year.

It was also noted that material costs would have increased in the last 12 months so an increase of 18% wasn't to be unexpected.

Cllr Blake stated that there was currently £253,000 allocated for the Village Hall so these revised costs of £170,000 ex VAT are well within the allocated sums, leaving sufficient contingency. In addition, funds are due from the completion of the Evans estate, which will hopefully leave sufficient funds to completed work on the car park, the perimeter wall and possibly add solar panels to the roof of the village hall.

Cllr Warneken read out an email from a member of the public voicing concerns of the increased costs and suggesting we should use a different contractor, who had originally quoted for the work. However, the original quotes did not include the extra work, including a courtyard and to lower the meeting room floor. Cllr Warneken to email the member of the public.

A request was made to ask the building contractor if there is any possible reduction in the costs in the interests of it being public money. Cllr Blake to email the contractor.

Cllr Blake proposed that the council should accept the increase in costs. This was seconded by Cllr McHenry. All in favour.

RESOLVED: To accept the increase in costs, regardless of a whether a discount can be agreed.

The Chairman closed the meeting at 19:59