

# DEAN BANK PARK REGENERATION PROJECT WORKING GROUP

## MINUTES OF MEETING HELD ON 11<sup>th</sup> DECEMBER 2019

**Present:** Councillor J Makepeace - Ferryhill Town Council (Chair)  
Councillor Z Roddam - Ferryhill Town Council  
Brian Chaplin - Ferryhill Town Band  
Ray Seymour - Ferryhill Town Council  
Karen Younghusband - Ferryhill Town Council

**Apologies:** Councillor G Barker - Ferryhill Town Council  
Gary Emerson - Ferryhill History Society  
Steven King - Ferryhill Town Band  
Geoff Wall - Ferryhill History Society

### 1. Welcome

The Chair, Councillor Makepeace welcomed everyone to the meeting.

### 2. Approve Minutes of Meeting held 2<sup>nd</sup> October 2019

The Minutes were approved as a true and accurate record.

### 3. Matters Arising from the Minutes of Meeting held 2<sup>nd</sup> October 2019

There were no matters arising from the Minutes

### 4. Project Update

#### 4.1 Bungalow Project

Karen reported that the Project Manager had provided up to date estimates for the capital works relating to the bungalow project. Initial estimates had come in at £213,000.

Despite additional s106 monies having been secured, available funds for the capital works only amounted to £185,000, with an additional £20,000 being available for revenue costs. It was expected that negotiations with contractors submitting tenders would enable the project to be brought in on budget.

Names of all appropriate Companies on the Town Council's approved list together with other larger scale contractors had been contacted to gauge interest in undertaking the work. Six Companies had submitted an Expression of Interest and would accordingly be issued with official Tender documents on 18<sup>th</sup> December. The date for submitting tenders to the Town Hall would be 30th January. On Friday, 31st January tenders would be officially opened by the Town Clerk and the Mayor, in the presence of the Project Officer. After this time the Project Manager would analyse the submissions and in due course a contractor would be appointed. Tenders would be brought to Town Council for consideration in February 2020.

It was expected that works would commence on site in February/March 2020, with a view to completing on site by the beginning of July 2020.

#### 4.2 Dog Walking Area

Karen reported that works to install the fence around the dog walking area was now complete. Kissing gates would be installed next year.

#### 4.3 Miners Wheel Feature

Karen reported that the Planning Department at DCC had confirmed that no planning permission was required for the Miners Wheel project however, the feature needed to be structurally sound and meet current Building Regulations.. Drawings and costings as well as a structural report had been sought for the project, and on the back of that a funding application submitted to the Heritage Lottery Fund. Karen circulated an estimate of costs and design concept around the group.

### 5. Any Other Business

Councillor Makepeace queried if there had been any progress with the proposal to develop a path to the dog walking area from the main entrance to the Park. Ray reported that costs for the path alone had come in at around £16k but that no prices had as yet been sought for fencing and or additional lighting. Karen suggested that in order to apply for external funding for the project going forward, it would be worthwhile collating evidence of need from local dog walkers, so that it could be shown in any funding application that the project was a desire of residents. Because part of the path would fall outside of Ferryhill Town Council ownership, land owner consent would also need to be secured before proceeding.

### 6. Date and Time of Next Meeting

The next meeting of the Working Group was scheduled to take place at:

**6.00pm Wednesday, 5<sup>th</sup> February 2020.**