

# DEAN BANK PARK REGENERATION PROJECT WORKING GROUP

## MINUTES OF MEETING HELD ON 2<sup>nd</sup> OCTOBER 2019

**Present:** Councillor J Makepeace - Ferryhill Town Council (Chair)  
Councillor C Atkinson - Ferryhill Town Council  
Councillor Z Roddam - Ferryhill Town Council  
Councillor G Barker - Ferryhill Town Council  
Gary Emerson - Ferryhill History Society  
Steven King - Ferryhill Town Band  
Brian Chaplin - Ferryhill Town Band  
Ray Seymour - Ferryhill Town Council  
Karen Younghusband - Ferryhill Town Council

**Apologies:** Geoff Wall - Ferryhill History Society

**1. Welcome**

The Chair, Councillor Makepeace welcomed everyone to the meeting.

**2. Approve Minutes of Meeting held 30<sup>th</sup> May 2019**

The Minutes were approved as a true and accurate record.

**3. Matters Arising from the Minutes of Meeting held 30<sup>th</sup> May 2019**

There were no matters arising from the Minutes

**4. Approve Minutes of Meeting held 14<sup>th</sup> November 2018**

The Minutes had been deferred from a previous Meeting due to low attendance. They were approved as a true and accurate record.

**5. Matters Arising from the Minutes of Meeting held 14<sup>th</sup> November 2018**

There were no matters arising from the Minutes

**6. Project Update**

**6.1 Bungalow Project**

Karen reported that all monies had now been secured to deliver the capital works to complete the renovation and extension of the bungalow at Dean Bank Recreation Park, to convert it into a Heritage Centre with a base for Ferryhill Town Band. Total monies secured was £190,776.50, which included a £100,000 loan that Ferryhill Town Council had taken on through the PWLB, and also a contribution of £20,000 from the Town Council's Unallocated Reserves, to cover Revenue Costs associated with the Architects/Project Management fees to run the project. This included a range of professional services such as a quantity surveyor and structural engineer etc. Monies also comprised a cocktail of external funding including monies secured from Lafarge-Tarmac Ltd., Area Budget Monies and Neighbourhood Budget Monies of Councillors Joe Makepeace and Peter Atkinson.

The official Tender process for the capital works would be commencing November 2019 with all suitable companies on the Council's Approved Contractors List being

invited to submit tenders. The Town Council's Tender Process for Contracts over £50,000 would be followed and managed by the Project Manager in accordance with these. Strict checks would be carried out by the Project Manager to ensure that Companies submitting tenders for the work, were in a position to take on the project and were suitably qualified with sound experience of delivering similar projects and were obviously financially solvent.

Karen would continue to liaise with the architect, Project Manager and their team to deliver the project, which was expected to be complete by end June/beginning July 2020. This would obviously be dependent upon weather conditions and any unforeseen issues occurring on site.

#### 6.2 Dog Walking Area

Karen reported that works to install the fence around the dog walking area would be commencing within the next couple of weeks. The fence and kissing gates had been funded by Councillor Avery through his Neighbourhood Budget Monies. The kissing gates would not be installed until next year however, after improvement works had been carried out to the footpath leading to the A167, which Councillor Avery had also agreed to fund.

#### 6.3 Miners Wheel Feature

Members discussed options for installing the Miners Half Wheel at the Park, making it into a feature. It was agreed that Ray should measure the wheel, and investigate prices associated with restoring it, transporting it to the Park, and installing it as a feature, along with other mining exhibits such as a pit tub and davy lamp, and along with an interpretation panel explaining its significance. Steven suggested that he may be able to assist in transporting the wheel to the site if that would help save on costs. It was thought that the work would be classed as permitted development, but Karen would contact the Planning Department to double check this. Similar projects had taken place across the County such as at Coxhoe, Fishburn, Trimdon and West Cornforth etc. which had varied greatly in price depending upon size and materials used.

Councillor Roddam queried where funding would be coming from to progress the project. Karen suggested that the Heritage Lottery Fund might be the best option. Councillor Makepeace suggested that it might be possible to take some monies out of the Town Council's Unallocated Reserves if external funding could not be secured. Karen would investigate funding options, and if appropriate submit a bid once it was known how much the project was going to cost. It was agreed that Karen and Ray report back on progress at the next meeting of the group in December.

#### 7. Any Other Business

There was no further business to discuss.

#### 8. Date and Time of Next Meeting

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

**6.00pm Wednesday, 11<sup>th</sup> December 2019**