

Tintwistle Parish Council

Comments and Enquiries relating to the proposed New Community Centre

Version 5 Updated 29/09/2023



Please note: This is a working document which logs all communications received regarding the proposed building of a new community centre. All enquiries and comments will be received by Tintwistle Parish Council and will be answered/addressed in a final report, which will be made available to the public. The document will be maintained and updated by the Clerk. Please send any further comments to: tpcounciloffices@aol.com. Thank you.

Tuesday 11th July 2023 – Enquiries received (via email)

12 Questions were received regarding the planning, construction, and transparency of the project:

1. You state in 2021 you conducted a survey – I did not know about this and how did you inform residents?
 - a. Was it in a newsletter?
 - b. I can't see it on the web site!
2. You state that a loan will be used to fund this, and you give some random examples of what it may cost someone in Band D.
 - a. What is the cost to residents not in band D?
 - b. To be transparent you should be publicising what it will cost people across all bands.
 - c. I really don't understand the table and I am sure others will have the same issue – are you stating there will be a 189% increase (15-year example) on what we pay for the parish element of our council tax?
3. How much is this going to cost? I can see you state a loan of £500K and that you have £90K of reserves (in your annual accounts you have £90,254.66 so I assume this is an estimate).
 - a. So, is it going to cost £590K?
 - b. If so, how is this going to be managed to ensure it does not run over and end up costing more?
 - c. If it does over run, who pays?
 - d. How do you plan to maintain constant transparency about cost throughout the build? – I would suggest the web site should be the perfect place for this so can you please raise this at the council meeting and let me know the answers to these questions.
 - e. What is the estimated maintenance and running cost and have these been factored into the council tax payment?
 - f. If energy prices continue to rise – will this be passed in future council tax increases?
 - g. Will all events in the centre use volunteers or will there be a staffing cost? If so, have you planned for this?
 - h. Events will have to comply to Fire/ Health and Safety regulations. How are you going to manage this and has the associated costs been planned for?
4. In the flyer you state, “A brand new state of the art, “green”, community centre. But there is nothing in this flyer that describes what the “green” elements of the centre will be.
 - a. Will it have solar power, ground source heat pumps, aim to be carbon neutral?
 - b. We need more information on this as I would personally oppose any new build of a public building that did not fully embrace the latest green technologies and future proof the investment.
 - c. Can you both let me know what you intend to do regarding its green features, and can you publish this so everyone in the community is aware (again I would suggest the web site)
5. I can see no mention of this on your Web site.
 - a. Why?
 - b. Are there plans to use the website to give transparency throughout this project? (which would address my suggestions). You state there will be a special Community Centre Newsletter. Will this be a one off or a regular thing. I personally feel it would have to be regular as there are multiple ongoing communication requirements.
 - c. How will you fund the communications that are required to maintain transparency throughout this project (paper or web site)?
 - d. Have you included communication costs as part of your budgeting (which we can not see and again I suggest you publicise)?
6. How do you plan to measure the impact /outcomes value of this new community centre?
 - a. I would like to see this published and regularly updated.
 - b. I think you need to demonstrate to the community that we are getting value for money and not simply state the cost in our council tax.

- c. What are you planning in terms of diversity and inclusion?
 - d. Is the building being built with full disabled access and if so, how will you measure the impact of this on the community?
 - e. Have you documented how you will maximise value from this new building in the future business plan and will you publish if you did meet what you set out to do?
7. Do you have plans for a governing document (and if not why?) that details the rules around the use of the building and what it can and cannot be used for?
 - a. If yes where will this be published?
 - b. If yes, how will you communicate request for use that have been rejected. I specifically ask this because the building can not become a “competitor” to established village businesses and I feel they must be informed if people are trying to use the building in direct competition (for example if they wanted to sell cakes from the building and be in competition to Pixie Bakes” or sell beer and be in competition with the Clubs / Pubs in the area.
8. I know very little about PWLB other than what I have read here [https://www.dmo.gov.uk/responsibilities/local-authority-lending/about-pwlb-lending/#:~:text=Major%20local%20authorities%20\(e.g.%20metropolitan,their%20own%20financial%20decision%20making](https://www.dmo.gov.uk/responsibilities/local-authority-lending/about-pwlb-lending/#:~:text=Major%20local%20authorities%20(e.g.%20metropolitan,their%20own%20financial%20decision%20making).
 - a. I can't see if interest rates are fixed or can be increased. If they can be increased by national government then you need to publicise this as the amount people would pay in council tax could increase / decrease due to government decisions
9. What standards will the building adhere to and what guidance has been considered?
 - a. I assume you will have taken into consideration <https://www.gov.uk/guidance/design>
 - b. What other standards and guidance have you considered, and will you publish this so everyone in the community is aware?
10. I am aware that the Government regard Open Tendering as the default for procurement, but I have also read that some authorities have managed to maintain openness whilst also supporting local businesses / contractors.
 - a. Has this been considered and is it possible to support local construction companies whilst maintaining open procurement?
 - b. Have you considered the cost of increased external auditing with regards to any awarded contracts?
 - c. Do you plan to publish how you will award contracts and how this is Audited?
11. Are you looking at ways of reducing the cost to the community of Tintwistle?
 - a. Are there community fundraising events planned?
 - b. If yes where are these publicised and when are they happening (and why are they not on your web site)?
 - c. You stated in the flyer that PWL is the quickest way of funding but is this the cheapest? I am sure many people will have a view on this and if it means less council tax, I am sure many will not simply opt for the quickest. Do you plan to publicise the other options and discuss at the public consultation?
12. Are you planning local signage for the Centre?
 - a. If yes, have you built in the cost for this? I specifically ask this as new members to our community have no idea where the existing green building is as I found out when talking to people last weekend who did not know the event outside the “green hut” last weekend was outside the parish building (they thought it was a shed).

Thursday 27th July 2023 – Public Consultation Session at the Council Offices, Sexton Street

Comments:

- The location would be ideal in centre of the village and would need to be accessible
- There needs to be more Digital / Face to Face engagement
- 500k is a lot of money and more facts are needed.
- More research needed to establish the need and advantages of this building, including the costs of demolition
- Need to really take village "with you"
- Need more info re: other alternatives and timescales
- There needs to be transparency re: costs of surveys, planning etc.
- A changing place is needed in the village
- The building is needed, but not by the increase to council tax funding option
- September meeting needs to present data/research

- Credible views of village needed
- There is a cost of living crisis to be considered
- Review the methods of building / materials used for a cheaper option.
- There should be an options appraisal re: sources of funding and it is the burden of TPC to prove the benefits.

Enquiries:

- We have 2 new buildings in the village currently - do we need 3?
- How much is the current building used?
- Is the school used more?
- Bowling Club need new building - could they get their own funds?
- Can TPC support a different proposal with regards to the current Bowling Club arrangement?
- Is there opportunity to use existing buildings that also need funding, e.g. URC building?
- Can the functions of new/proposed building be met by hiring other local venues?
- Is 500k too high a cost?
- Can the cost be reduced?
- Was the survey supported / accessed by everybody and when is the end date?
- What options are the council trying to solve and have we moved to a solution too soon?
- Do we need a new plan as the decisions were made in 2019 may not be relevant now?
- Can we extend the consultation period, as there are questions that need answering? – Formally requested to be noted by Tony Price
- Can we do village engagement again re: need?
- Who owns the building when it's done?
- How sustainable is the building eg heating, light?
- How viable is this project?
- Can we make a decision for our future generations?
- What other options are available and why is an increase to the council tax the only current option?
- How realistic is it that there are volunteers to ensure the building will be used to a maximum?
- Need a contingency plan - if the current building fails to function, how will the Parish Council & The Bowling Club function?
- What would happen to the Public Works Loan debt if TPC failed to exist?
- Why is the cricket club, funded by HPBC, not used as a community centre?
- Will it have a changing places facility and be wheelchair accessible?
- Who owns the building once built?
- The Parish Council should re-think survey, for example:
How to get the feedback from those digitally excluded +/- or unable to walk down to the ballot drop off?
Will there be door knocking/ face to face consultations?

Friday 28th July 2023 – Request from a resident (via email)

Request for a copy of the survey and outcomes conducted in 2021

Friday 28th July 2023 – Comment from a resident (via email)

Comments expressing an opposition to the proposed new community centre

Sunday 30th July 2023 – Requests from a resident (via email)

Request for a complete breakdown of the costs spent on the community centre project for FY 21/22 and 22/23.

Request for the details of the tendering process used to contract architects/planning agents with copies of tenders received.

Tuesday 1st August 2023 – Request from a resident (via email)

A reminder that questions from the 11th July are still awaiting answers.

Tuesday 1st August 2023 – Request from a resident (via email)

Request to clarify the Public Works Loan Repayment Interest rate used for the newsletter.

Wednesday 2nd August 2023 – Requests from a resident (via email)

Request for minutes noting the decision to approve applying for planning permission.

Request for minutes noting the decision to approving spends for bat survey and ground report.

Wednesday 2nd August 2023 – Comment from a resident (via email)

Comments expressing an opposition to the proposed new community centre

Thursday 3rd August 2023 – Enquiries and comment received (via email)

1. Why have you spent taxpayers money without establishing a need?
2. Why haven't you published the business plan for the Community Centre?
3. Why cant you publish estimates of the build / running costs yet you have published the increases in our council tax payments (precept)?
4. Why have you not published the results of the Survey from 2021? Where can we get a copy of the survey results?
5. Did you have Council meetings during covid and where they face to face or Virtual?
6. Was the performance of the council impacted during Covid and if so, why wasn't it documented in the council minutes?
7. Has the green hut been condemned or is it repairable? If condemned where is the report to prove this?
8. Have the council got estimates for the dismantle / removal / disposal of the Green hut and if so what are they? Has there been an asbestos survey performed given the age of the Green Hut?
9. What are the timescales for the Geen Hut demolishment?
10. At the first consultation meeting the Chair stated that the conservation area runs through the middle of the site and none of the other councillors corrected her. The planning documentation clearly shows that the conservation area does not go through the middle of the site. Will the council issue an apology and correct this on both the Newsletter and the Parish Council Facebook site and if so, when?
11. When the green hut is demolished and the Community Centre is being built, where do the Council plan to hold their meetings?
12. At the first consultation meeting I formally asked for the consultation process to be extended as I had sent through (on email to the council – 12 working days before the first consultation meeting) multiple questions that would allow me to prepare my questions. I have not had a response regarding this extension. When will I get it?

Comment that they demand the consultation period be extended.

Thursday 3rd August 2023 – Comment from a resident (via email)

Comments expressing an opposition to the proposed new community centre

Thursday 3rd August 2023 – Public Consultation Sessions at the Council Offices, Sexton Street

Afternoon OPEN 13:00 - CLOSED 14:30

Comments:

- Distribution of information sheets were not fully delivered. (Matthew Close)

Enquiries:

- Can extra car parking be provided?
- Will the centre go ahead even if the resident vote against it?
- Can we have further consultation meetings?
- Why is it £500k?
- Who will pay for the monthly running costs and maintenance?

- Do we need the new, facility given that there are now multiple facilities in football, Cricket & Church buildings as well as the Con Club & Lib Club?
- Costs to rate payers who are struggling?
- What about public WC's, Car parks, Highways 628?
- Does the new build take away from existing facilitators?
- Do the markets' profits go to the CC funds?
- Is the size of the new build too big?

Evening OPEN 18:00 ~ CLOSED 20:00

Comments:

- The different costs for different bands should be explained.

Enquiries:

- Why can't we use the existing football or Cricket facilities?
- Is it right to ask the ratepayers to provide more money for this new facility?
- Is it right that taxpayers should foot the bill?
- Who will pay for maintaining the new building?
- Who can afford to pay towards a new build?
- Why was the old Council building sold off?
- Why does the precept rate have to go up?
- If successful, when would work start?

Friday 4th August 2023 – Comment from a resident (via email)

Comments expressing an opposition to the proposed new community centre

Friday 4th August 2023 – Comment and requests from a resident (via email)

Request for clarification on the use of the paper survey and online survey

Request to restart to survey process

Request for justification in increases in Council tax precept, when you have openly told people at the Consultation meeting that you do not have costings for the proposed building.

Comment expressing that two locations for returning the survey are inappropriate due to being owned by Councillors.

Monday 7th August 2023 – Enquiries from a resident (via letter)

1. Are there going to be solar panels?
2. Can anything be salvaged and sold from the old green hut?
3. Will the repayments be at a fixed rate over the 15/25/50 year period?
4. Why do we need a clock tower?
5. Is a public works loan the only way of financing the new centre?

Wednesday 9th August 2023 – Public Consultation Sessions at the Council Offices, Sexton Street

Afternoon OPEN 13:00

Comments:

- Should have told people how much money right at the beginning
- People in Tintwistle won't use it
- The full payback is £1m
- Access for disabled people important

- There are enough facilities in the village already
- Not in the conservation area
- Temporary building has maximum of three years
- Number of people think that the existing building is not in the centre
- If it involves more tax, it would not be agreeable
- Many people appear not to have received the voting form
- The higher the council tax (e.g., Bands A & B) the less people will get for their houses
- The voting form is felt to be fundamentally flawed and some didn't receive it
- If the new building did go ahead, we would be potentially in breach of planning approval
- It seems that the existing building is not listed as an asset of community value
- To stay in its league, the bowling club has to have facilities
- We live with the legacy of previous councils – scrap the decisions
- Does the PC have to have a massive building like that
- Social media should be part of our communications policy

Enquiries:

- How much is this really going to cost?
- Will people be prepared to pay the additional cost?
- Bowling Club situation?
- Could the existing building be made “fit for purpose”?
- Could this building be repaired?
- Can, e.g., Zoom or Teams be used for meetings?
- Can other facilities be rented to accommodate council business?
- Is the building beyond economic repair?
- Has the consultation period been extended?
- Can there be a vote?
- When do we explore other options?
- Should we ignore existing plans and start all over again?
- Could the Bowling Club have a building and the Council rent from them?
- Why are the questions in the survey misleading?
- When does the survey finish?
- Is the existing building an ACV (Asset of community value)?
- How much has been spent already on planning etc?

Evening OPEN 18:00

Comments:

- Only 1 voting slip per household
- Only asking for one email address
- Some plans were done by Andrew Hitchcock
- Full check on existing building to ensure it is fit for purpose
- We are adjacent to the conservation area
- Concern that this is being driven without agreement

Enquiries:

- How will the fact sheets be distributed and advised to people?
- How can the PC mitigate future changes that may occur?
- If the public isn't behind it, can it be downsized?
- What is the square footage of the proposed building v the existing building?
- What will the cost be to prepare new drawings?
- Will it have to go out to tender for the next stage?
- How will the costs be covered and how will they be calculated?

- What will the building be used for?
- What types of flooring will be used?
- Does the land have Village Green Status?
- Are we in the PDNP – yes or no?
- Will we be limiting the number of car parking spaces, once agreed?
- Plans for external lighting?
- Will the precept increase each year afterwards?
- Is a new facility required?
- Do they want to pay for it?
- Can we “doorstep” to follow up the voting forms?
- What % of voting forms have been returned?
- Could it be one vote per council taxpayer?
- What happens if £500k is granted and then its insufficient. Is there a contingency?
- Could the £90k in reserves be the contingency?
- Have we considered discounts for local community hiring?
- Need to work out the real cost and then other options for funding?
- There ought to be one mass meeting:
 - What are we doing?
 - What are the options / different buildings?
 - These are the costs / funding options
 - Benefits to villagers
 - Why it's important to the village
 - Why it's a great thing for Tintwistle

Wednesday 9th August 2023 – Enquiries and comment received (via email)

1. Why haven't my questions which I asked before the consultation period been answered? I wanted these answering so I could be prepared to ask deeper questions based on your response. You have had 19 working days to answer these questions. Your new communications policy states you aim to respond in 5 working days. And why have you decided to combine all the questions asked into a report, without consultation, and when will this report be available with the questioned answered (for this to have any validity it must be before the end of the consultation period)
2. Does the council accept that they have created confusion (which may result in less responses) by running 2 questionnaires in parallel? One which asks how you will use the new Community Centre (available online) and the other which asks if we want it (available on paper only). Both of which have no rules on their use i.e., one per person or one per household, start and end dates etc.
3. Why did the council decide to have a “paper only” questionnaire for the most important of the two questionnaires? And how does this fit in with the council's inclusion policy i.e., it can only be posted at designated locations and hence anyone with restricted mobility may be excluded as an online version would have been far more appropriate for them?
4. Have the council planned for ongoing running cost and if so, what will they be and how much will this impact council tax payment?
5. The council have asked how people want to use the building. Can the council confirm that they do plan to have various members of our community utilising the building at various times of the day?
 - a. Based on this response how do the council plan to adhere to the planning statement i.e., there will be no increased traffic.
 - b. Is the council planning to fund traffic measures to support the additional traffic that will be trying to enter and exit an already over congested New Road?
 - c. Will there be sufficient parking spaces for all the people who will be using this new facility?
 - d. We have already seen people parking on the grass for things like bowling events. If this persists because of the increased usage of the community centre have the council planned for the additional cost of either repairing the grass areas or putting in parking restriction measures?
 - e. Have the council considered the staffing implications and cleaning implications if the building is used for various events and will the cost of the above be passed on as further increases in council tax?
6. Why is/ has the Basketball court:
 - a. Been left in such a poor state of repair?
 - b. Not been advertised as a facility for the people of Tintwistle (especially given its school holidays)

- c. Not been used for fund raising activities at a time when many children would want to engage (i.e., school holidays). These funds could be used to offset cost of the planned new building.
7. In the planning statement it is stated that “the proposal will provide for the replacement for a building which is not fit for purpose”
 - a. Why is the building not fit for purpose?
 - b. Has the building either been?
 - i. Condemned?
 - ii. Reported as beyond economic repair?
8. In the planning statement it is stated that “the development will provide economic, social and environmental benefits in the area and constitutes much needed developments”. Please can you detail what these benefits were that you considered when submitting the planning application?
9. In the planning application it states that “the local plan was adopted on 14th April 2016 and sets out the council’s vision and strategy for the borough up to 2031.
 - a. Can the council make this document publicly available?
 - b. Can the council state where this proposed new building is featured in the plans?
10. You have used Survey Monkey for one of your questionnaires however you failed to provide a GDPR statement. Survey Monkey is based in the USA and data on any of their Surveys is stored there. Given the lack of a GDPR statement how do we know if our data is going to be used in a way we do not consent too?
 - a. How long have you planned to store the retained data?
 - b. If I request deletion of my data that was inputted, how do you plan to do this?
11. In your communications policy adopted at the meeting of the Parish Council on 07/08/2023 you do not mention anything about social media. It was stated at the first consultation meeting that many people are commenting on social media as it is now a excepted mode of communication. Why have you chosen not to mention anything in your Communications policy regarding social media?
 - a. You post things on FaceBook under Tintwistle Parish Council
 - b. You do not respond to any questions raised under your posts. Why? This shows a total lack of engagement with the community as your approach is to broadcast.
12. In the Tintwistle Parish Council “Comments and Enquiries relating to the proposed new Community Centre” document the notes/ minutes from the meeting on Thursday 27th July are inaccurate / incomplete. As an examples
 - a. I personally asked it to be formally recorded that I made the request to extend the consultation period. This is not noted.
 - b. Someone asked why cheaper options could not be considered (documented) but the response was not documented i.e., the conservation area runs through the site. This is particularly important because it does not and none of the councillors attending corrected this statement.
13. Have the Parish Council considered the consequential financial impacts on the community of Tintwistle as opposed to the direct financial impact i.e., the increase in precept? For example:
 - a. Increased levels of council tax have a direct impact on the saleability of a property and it material value. This is particularly felt in the lower band council tax properties. In other words, you are hitting the people who can least afford this the most and their properties may be worth less and harder to sell because of the increase.
 - b. Local businesses can no longer absorb increased costs because they are being hit on every angle and consequently increased cost is passed on to the consumers i.e., members of the parish. So, the cost of shopping local will increase.
 - c. Because the cost of shopping local will increase it is inevitable that people increase the amount of shopping outside of the parish where they can get better prices. So, you are directly impacting local businesses in a negative way who may ultimately be forced out of business. This also contravenes your policy for local economic growth.
14. The council have stated they intend to fund the new building with a Public Works Loan. Can the council confirm which type of loan they intend to take out i.e., Annuity or EIP (or other if there is something that I have not seen on the web site)?

Thursday 10th August 2023 – Public Consultation Sessions at the Council Offices, Sexton Street

Comments:

- It’s a lot of money to pay back and it’s going to be difficult to pay it back
- When Conduit Street Park was created, HPBC was of great assistance
- Pooling of Village resources (Cricket and Football Clubs, Con Club, Lib Club, URC, School)

Enquiries:

- When the consultation ends, what happens then?
- Will the 10 Councillors decide?
- Who decided how much to spend?
- Who agreed that the costs so far could be spent?
- What can the building offer that the other facilities in the village cannot offer?
- Is the building going ahead irrespective of village response?
- When the football and cricket clubs were built, did the council tax go up?
- Is it ill-timed to propose this project now?
- Is there any life left in the existing building and is it fit for purpose?
- Could the building be replaced with something similar?
- Is there anything in reserves?
- Do people who don't pay council tax still have to pay if it goes ahead?
- How can younger people pay this loan – it's a saddle for them?
- How much is the precept now?
- What is the on-line survey?
- Would a vote be allowed?
- Can council meetings be held on licensed premises?
- Will the responses be independently validated?
- If the project doesn't go through, what will happen to the reserve?
- Why such a poor turnout of councillors?
- Is there a possibility of others joining the committee?
- Will it be a white elephant?
- Who's going to pay for the upkeep of the new building?
- Did the Youth Club cease because no one used it anymore?
- How do TPC link in with HPBC?
- Are the TPC Reports on the website?
- Can the interest rates change?
- How will volunteers be recruited and used?
- Is there a Procurement person in HPBC who could assist?

Thursday 10th August 2023 – Comment from a resident (via email)

Comments expressing an opposition to the proposed new community centre and suggesting an alternative option.

Thursday 10th August 2023 - Request from a resident (via email)

Request for copies of Community Centre reports.

Tuesday 15th August 2023 - Request from a resident (via email)

Request for information on the formation of the Community Centre Committee

Tuesday 15th August 2023 - Request from a resident (via email)

Request for a complete breakdown of the costs spent on the community centre project to date.

Friday 18th August 2023 – Enquiries and comment received (via email)

1. Why haven't my questions which I asked before the consultation period been answered? I wanted these answered so I could be prepared to ask deeper questions based on your response. You have had 28 working days to answer these questions. Your new communications policy states you aim to respond in 5 working days. And why have you decided to combine all the questions asked into a report, without consultation, and when will this report be available with the questions answered (for this to have any validity it must be before the end of the consultation period).
2. In the Parish Council Business plan under the heading 9. Tintwistle Community Centre under objectives it states that Ensure the Community Building Centre Project is well managed, is accountable and results in a new build by 2025 yet at the consultation meeting it has been repeatedly stated that a new build is just one of the possible options and there are no dates yet because this is the

early stage of the process. This objective directly conflicts with what has been stated at the consultation meetings – why? Please explain in the interest of transparency why you have not disclosed this at the consultation meeting as it clearly is your objective to push a new build on the community.

3. In the Parish Council Business plan under the heading 9. Tintwistle Community Centre under outcomes it states that: A fundraising campaign is underway for 2022/23. Over £1485.92 has been raised to date. What is the actual figure and where can we see details of this fundraising campaign?
4. In the TINTWISTLE PARISH COUNCIL COMMUNITY CENTRE BUILDING PROJECT COMMITTEE: Terms of Reference it states : Purpose: To act on behalf of the Parish Council and with the Clerk of the Council for the first stage of the strategy for the new build, submitting regular written reports to full Council as required. Yet again this demonstrates you are not considering other options and are intending the outcome to be a new build. Can you elaborate further as this is not what has been discussed at the consultation meetings?

So, despite what you have said at the consultation meetings you can see why people have come to the conclusion that you have one end result in mind – a new build as defined in points 1, 2, 3 from your official documents.

5. In the Report to Tintwistle Parish Council dated 23 May 2022 it was stated that -Tintwistle Parish Council (TPC) has informed the Tintwistle Bowling Club that the current Council Office building is due for demolition. How could the council make such a statement without a plan for a replacement office and why did they fail to state when the demolition would take place?
6. In the REPORT TO TINTWISTLE PARISH COUNCIL dated 21 March 2022 it states: The Parish Council has approved the Community Centre Project progress to date. The Council has approved the securing of a Public Works Loan to fund the new build at a maximum cost of £800,000 with a completion date of 2025. The TPC has the support of the MP Robert Lorgan and Becki Woods, DCC County Councillor for Etherow. Liz Ward has taken on the role of Community Centre Fundraising Campaign Coordinator. JDA has received a positive report on the HPBC Pre Planning Application. At the 21 February Council meeting it was agreed to make the 30 September a 'provisional' date for the closure of the building. The Project Group is actively seeking alternative accommodation during the period of the build. TPC formally approved the payment of the planning application for the Bowling Club and funds to support the promotion of the fundraising events.

At all the consultation meetings the figure of £500,000 has been discussed. However, you approved £800,000. You have also said you have no end dates for the project – but it appears that you do, and you even discussed a close date for the green hut. Would someone care to elaborate as this totally conflicts with everything discussed at the consultation meetings?

7. In the council minutes dated 15th March 2021 it states:

Cllr Stevenson gave an update on the recent progress on the Community Centre project. Explaining the timescale of elements of the project. The Parish Councillors were asked to approve the following:
a) The cost of the topographical survey. Proposed by Cllr Crossland, seconded by Cllr Dyer, all agreed. b) The virement of funds from the TPC current account to the savings account which is ringfenced for project expenditure.

Significant funds will be required for the building project and considering that the current a/c balance exceeds expenditure for the year it was agreed to make a one off transfer of funds of £20,000 from the current a/c to the savings a/c. It was also agreed, in principle, to review virement of funds every couple of months or other specified time. To consider further transfers of funds between the current and savings accounts.

c) The progress of the consultation. An update was given on the surveys held. d) The project timeline to date. e) The way forward for the demolition of the old building. A report to be compiled to set out the options for a decision. f) The extension of the membership of the Project Group until December 2021.

Yet again you can see why this feels like you have already decided on the new build. Can you explain why

- £20,000 of taxpayers money was allocated to be spent without any consultation with the taxpayers?
- The timeline that you have obviously been working too yet have not disclosed at the consultation meetings
- Why the report that set out the options has not been shared?

8. In the council minutes dated 15th February 2021 it states:
In relation to the MUGA, Cllr Crossland explained a condition survey of the tennis courts area was carried out by Surfacing Standards, with recommendations and costs. Cllr Crossland mentioned that there are four possible options available regarding resurfacing the tennis courts area.
The sub-committee members are hopeful that a grant can be obtained for 80% of the costs from the Football Foundation, it was noted that this is one of their priority projects.
Cllr Stevenson thanked Cllr Crossland on behalf of the sub-committee for progressing with the MUGA plans. Cllr Stevenson mentioned applying to the National Lottery Reaching Communities Funding to seek to secure £500,000 for the Community Centre project. A consultation strategy is required for the funding application. The consultation survey will be launched on 1st March for five weeks.
This will include the following – A digital online survey, paper based multi choice questionnaires, telephone survey, survey tools.
The Parish Council was asked to approve the following: a) The plans for a MUGA b) The consultation strategy c) Progress to date
Proposed by Cllr Wynne and seconded by Cllr Grace, all agreed

Can someone explain why at the consultation meeting and in questions sent to the council regarding the lack of a time period around a consultation period, none of the councillors chose to mention they had discussed this in 2021. Can we also be presented with the results of this consultation showing the results per approach e.g., the Telephone survey?

9. In the council minutes dated 14th December 2020 it states:
Planning consultation expenses - £2,600 plus VAT
This is in relation to the formal planning application to HPBC for the Community Centre project. The above expenses were all agreed, proposed by Cllr Owens and seconded by Cllr Grace.
Can the council please provide full details and a breakdown of all the cost to date associated with obtaining the planning as it is becoming increasingly difficult to establish what the amount is (£18k, £20K, £22K or maybe even more)?
10. In the minutes of the meeting held with the Bowling club and dated 26th April 2022 it states i) The Bowling Club must contribute funding towards the creation of the new build. This needs to be discussed further.

No mention of this has been made by the council at the consultation meetings. Why? How much will the contribution be?

11. In the council minutes dated February 2022 it states
The latest Report was discussed by all Councillors and approval agreed for - Progress on securing a Public Works Loan - Payment of the Bowling Club Planning Application costs. Proposed by Cllr Naz, seconded by Cllr Grace - Provisional closure date of the existing Community Centre of 30 September 2022. Proposed by Cllr Jenner, seconded by Cllr Crossland - Provision of £200 to fund the costs of events promotion and certificates for event organisers. Proposed by Cllr Owens, seconded by Cllr Scriven

Can someone explain?

- What the payment of the Bowling Club Planning application was for and how much was it?
 - Why, yet again, a close date for the community centre was documented but not communicated to anyone other than the councillors.
 - What exactly is the £200 for? It states the fee is to fund the cost of events promotions and certificates for event organisers, but I do not understand why this is needed and what we are getting for this money.
12. Who is running the consultation process and meetings? The Council or the sub committee responsible for the proposed Community Centre?
13. I attended the consultation meeting on Wednesday 9th August, and I feel the records for the meeting do not capture accurately what I asked i.e.,
- what an ideal world would be if the new centre was built, and it was discussed that a full utilised facility would be ideal. I then pointed out that in your planning statement the council have stated:
With regard to the access to the site off New Road and from Sexton Street this is an existing access, and it is not anticipated that the traffic movements to the new building will increase.
 - How can this be the case if people are coming to the building (many of whom will be in cars)? When building the structure contractors will increase traffic. Then when completed visitors will increase traffic. A very important part of your planning statement is incorrect and hence this

impacts the decision to approve the planning. Can the council explain and provided details of who in High Peak Borough Council should be informed about this change in planning application.

- I also specifically asked if the planned loan with PWL is either an annuity is or a EIP loan. I asked this because the repayments are very different depending on which type of loan is taken out. Can the council please answer this question? Can it also be noted that this was not captured in the official log (now on your web site)
- We discussed the number of households in Tintwistle that pay council tax and total number of households. Accurate data could not be provided, and it was even discussed that the figures from HPBC may be inaccurate (not reflecting the new estate). The councillors said they would need to investigate further and would provide accurate data when they have it. Can this be noted, and can the council provide this information?

14. The planning approval has conditions on it. I have specific questions about some of these.

a. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to Page 5 ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness

Have the council planned for the additional costs of ensuring the highway is swept during the construction of the building?

b. The applicant is advised to consider appropriate signage to control the speed of motorists accessing the site.

Have the council planned for the cost of this signage?

15. At one of the consultation (Weds 9th August lunch time session) meetings I asked why the council do not engage in Social Media and why it is not defined in your communications policy. Both councillors present stated that Parish Councils are not allowed use social media.

a. This has to be incorrect as you do post (broadcast style posts) on Facebook, so you are using social media

b. Looking at this information I can see no reason why you would not be able to use social media more effectively <https://www.local.gov.uk/our-support/leadership-workforce-and-communications/comms-hub-communications-support/social-media-1>

Can the council either provide information on where it states they can not use social media or revise the communication policy so it covers social media and start using it in a more engaging manner.

16. Why did the council decide to run a consultation process during school holidays? Inevitably people will not be able to attend these meetings as the will be busy with their run up to holidays or actually on Holiday. Have the council looked at the advice from the Local Government Association on running consultations? <https://www.local.gov.uk/our-support/communications-and-community-engagement/resident-communications/understanding-views-2#:~:text=Councils%20sometimes%20have%20a%20statutory,how%20they%20should%20be%20conducted.>

17. I mentioned at the consultation meeting on the 9th August that your surveys using Survey Monkey had not confidentiality / GDPR statements. Have you used the Local Government Association advice and if so, why have you missed this point? <https://www.local.gov.uk/our-support/communications-and-community-engagement/resident-communications/understanding-views-0>

18. How many times in the last 12 months has the existing green hut been used by anyone other than the council and what revenue did it generate?

19. Why and when was a decision made to make this a Community Centre? I ask this question very specifically as it confuses the requirements for the building. The council need a location to meet for their regular Parish County Duties. This is a very different requirement compared with a Community Centre. I also realise the council want to support the Bowling club. But again, this is a separate requirement and very different than a full community centre.

20. Why have the council not had any questionnaires, asking if people want the Community Centre, at any of the consultation meetings (especially after it was called out at the first consultation meeting that not everyone in the village had received the questionnaire? This would have been a perfect

opportunity (now missed) to capture responses. Also, why have the council not had a show of hands at the meeting to give rough estimates of those in support / opposition of the proposed new building?

21. When will the results of this consultation process be published and where will people be able to find the results? I would suggest the newsletter should be one of the places. Very specifically when will the questionnaire, regarding if people support or not the proposed building, be closed and when/ where will the results be published?

Sunday 20th August 2023 – Public Consultation Session at the Council Offices, Sexton Street

Comments:

- The rumour is that it will cost more than £500k
- Currently the Bowling Club has daily use of the Green Hut facilities and a room
- Issue of the Bowling Club being subsidised by the Council but not the Cricket Club or Football Club
- Need to cater for the young, middle aged and the old
- There needs to be a dedicated space for the Bowling Club for leaving coats and bags
- Lots of comments on social media suggestion that it will cost the Council £1.2m
- The Bowling Club needs to be involved in decisions
- What does the Parish Council do?
- The Council needs to take a more determined stand on the new build
- Need a timeline on the history of the new build
- Establish what is wrong with the old building
- We need to get all the venues together
- The Parish Council needs to promote the use of their facilities
- There is a fund-raising group that has raised funds for equipping the new build – the Council needs to work with this group
- The Parish Council is not helping itself by not using the current facilities
- I'm hoping for a new centre, and I am willing to pay

Enquiries:

- Who is catering for the over 50's and young people?
- Will the Bowling Club have use of the new building?
- What are the planning issues re conservation status?
- Is there an historical overview of previous plans?
- What were the previous groups who used the Green Hut?
- What happens if we suddenly have to close the building because it is unsafe?
- Can you set out what the use of the building will be for a year?
- What does the Public Works Loan involve?
- Prior to the Council buying the land off Sexton Street, United Utilities, who owned the land, would only give a 49-year lease
- Where is the money from the sale of the old Church Hall and that ringfenced for 'the children of Tintwistle'?
- Has the old Youth Club got money in the bank?
- How will groups using the new space pay for their use?
- Has the Sexton Street field got Village Green status?
- How will the building pay for itself?
- Why should people pay for a building that they are not going to use?
- The Markets – why are the profits not going back to raising funds for the Community Centre?
- Why can't a local builder estimate what it will cost to patch up the Green Hut?

Tuesday 22nd August 2023 - Request from a resident (via email)

Request for annual returns for 2019/20 and 2020/21.

Tuesday 22nd August 2023 - Enquiries from a resident (via email)

1. Why do the councillors keep stating that decisions in the past are not relevant when they still pursue a course of action based on those decisions?

2. Why did the council spend £490.00 on the 28th June 2023 if they had not decided on this as the option to pursue?
3. Why have the council deliberately misled attendees at the consultation meetings?
4. When will the council minute the fact that the new building is not the only option and document what other options they are looking at?
5. Can the council please stop (immediately) all spending on the proposed new building until the consultation period is finished and the results are shared with the community?
6. What is the process to initiate a vote of no confidence in the council and to effectively disband the parish council?

Tuesday 22nd August 2023 – Public Consultation Session at the Council Offices, Sexton Street

Comments:

- If renovated it needs to be used
- The village is expanding and we need to future proof facilities is an issue
- The TPC needs a dedicated space for meetings, not on licensed premises
- Working is on an old story from 4 years ago
- There is local talk on past TPC minutes
- Timetabling and usage in the hands of the TPC only
- There is an option that the Parish Council can do what other venues can't or won't have
- NALC advises that the website needs to be updated to be more inclusive as a listening device for the community – social media needs to be part of the Council policy document
- More consultation/'surgery' opportunities needed after the formal consultation ends
- The old building needs to be replaced
- People can develop an affection for a new building in the same way they have for the old building
- The new building must have green credentials

Enquiries:

- Is it financially viable to restructure the Green Hut?
- Will or has the Green Hut been inspected impartially?
- Is doing nothing an option?
- Where is the centre of the village?
- Has there been engagement with the Tintwistle Athletics, Tintwistle Cricket Club, Liberal Club etc?
- Is the Bowling Club financially supported by the Parish Council?
- A structural audit of the Green Hut – what are the costs, what is being planned?
- What decisions have been made on the criteria for developments?
- Do we need a Clock Tower?
- How can those who are 'digitally excluded' find out what questions the Council is receiving?
- What is the demand for use of a new building?
- Can you BYO on Council premises?
- What about using the new building for 'pop up' services eg Post Office, Clinics, Tourist Centre?
- Range of activities for a new build – Drama Club, Book Club, Sewing Classes, Dog Training Classes, Music nights, Literary Group, Forest School, After School Clubs, Proloco Painting?

Thursday 7th September 2023 - Enquiries from a resident (via email)

1. Why haven't my questions which I asked before the consultation period been answered? I asked these questions on the 11th July. I wanted these answering so I could be prepared to ask deeper questions based on your response. You have had **42** working days to answer these questions. Your new communications policy states you aim to respond in **5** working days. And why have you decided to combine all the questions asked into a report, without consultation, and when will this report be available with the questioned answered (for this to have any validity it must be before the end of the consultation period).

Base on the draft Minutes of meeting held on Wednesday 30th August 2023 I have the following questions:
In your minutes you state:

"TCC/2348 CONSULTATION PROCESS AND PLANNING FORWARD

Cllr Stevenson referred Councillors to the report and appendix which had been circulated and the 14 pages of resident questions received by the Clerk. It was noted that altogether 76 people had attended the 9 consultation events. Voting forms are being collected. Some have been identified as photocopied. Cllr Boyd felt that the voting process was therefore flawed, and the forms could not be used.”

2. From the outset of your consultation process, I have repeatedly stated concerns around the paper-based survey. One of my comments is documented in your consultation log when I stated that it was fundamentally flawed. I have repeated this at the other consultation meetings I attended. I pointed out that you had no rules around this paper-based survey and consequently it was open to abuse. As a council you have chosen not to take actions to address the shortfalls discussed and to publish rules around the survey. So, are you now saying that you plan to scrap the entire paper-based survey? If so, why? There were no rules published stating people could only use a form from the council. I pointed out, and many others have pointed out, that they did not receive this paper-based survey. You have also failed to have blank copies of these forms at any of the consultation meetings. It is understandable why some of these forms may have been photocopied and shared with neighbours and friends.
3. If you do plan to continue with the paper-based survey and plan not to use the alleged photocopied forms, can you please publish:
 - a. How and when you concluded that these were photocopied?
 - b. Are you suggesting that someone has just made multiple copies of a completed form?
 - c. How many responses did you decide were photocopied?
 - d. The details of what was on these forms i.e., how many supported the new build and the duration of the loan they were happy with and the amount of people who were against the proposed community centre and associated loan durations.
 - e. Why did you not publish any rules around this paper based form despite this being called out as an issue at the consultation meetings?
 - f. Why you chose not to do this as an electronic form (survey monkey)?
 - g. Why you chose to run two surveys in parallel i.e. the one on survey monkey that asks what you want to use the facility for?

In your minutes you state:

RESOLVED: To issue newsletters in September/October with outcomes from the consultation process. Proposed by Cllr Owens, seconded by Cllr Boyd.

4. How can you publish results in September now you have extended the consultation period until 22 October?

In your minutes you state:

“RESOLVED: The Clerk to seek advice from DALC as to best next steps on the voting process.”

5. Are you ignoring the information and the guidance I sent through to you that was copied from the Local Government Association? i.e. <https://www.local.gov.uk/our-support/communications-and-community-engagement/resident-communications/understanding-views-2#:~:text=Councils%20sometimes%20have%20a%20statutory,how%20they%20should%20be%20conducted>

In your minutes you state:

“RESOLVED: To extend the consultation period to 22 October to enable Councillors to reach residents who are digitally and otherwise excluded from the consultation process. To arrange for drop-in consultation sessions at other venues and explore the possibility of house to house. Proposed by Cllr Owens, seconded by Cllr Vanterpool.”

6. Why have you chosen to extend this consultation period?
 - a. I personally pointed out that this would not be a good idea when I attended the last consultation period because:
 - i. It would take it to a longer period than recommended as a best practice by the Local Government Association
 - ii. Extended consultation periods create “fatigue” and result in lower engagement.
 - iii. Would increase, the term used by councillors during the consultation period, apathy in the community.
 - iv. Would actually allow the council to force this new community centre on the community because of the apathy the council is creating.

In the minutes you state:

RESOLVED: To adopt the practice of providing Fact Sheets to be included in future Parish Council newsletters to include in the first instance i) The role of the Parish Council and Councillors ii) FWLB requirements, costs to date, why £500k iii) Timeline and records of decisions made regarding a new Community Centre from 2005/6 iv) The Bowling Club Story and requirements v) The new build – HPBC Planning requirements, what the building will be used for and why.”

7. I have very publicly stated that I think these fact sheets are a good idea and will help to guide people and their opinions / questions. So, will these be available before the end of the consultation period? If not, then what is the point?

In your minutes you state:

“RESOLVED: To arrange a structural audit of the current building to establish it is fit for purpose and draw up contingency plans in the case of a negative report, seeking costings for the audit and the demolition of the current building. Proposed by Cllr Owens, seconded by Cllr Buddell.”

8. I was at a consultation meeting when this subject was discussed at length. A gentleman raised an important point that seems to have been lost. He suggested you should get a quote(s) to fix the building. This was a very important contextual point. If you ask someone to survey the building with a context of demolishing it and creating a new building, they will come up with completely different results than someone who is being asked to fix it.
- Why are you not getting “free” quotes from builders to give a repair estimate?
 - How much will this cost the taxpayers to get such a survey?
 - Will you consult with the taxpayers before spending any money on this?

In your minutes you state:

“It was agreed to promote the temporary use of the current building with a poster on the Parish Council noticeboard to contact the Clerk if required, but no fees to be charged.”

9. Why is it that you have only just decided to prompt the use of the building? Why have you not done this before? Are you trying to establish long term commitments to justify your actions?

In your minutes you state

“At this point Cllr Stevenson drew Councillors’ attention to the Tintwistle Community Hub Proposal submitted by Stuart Rose, Cricket Club and Cllr Rob Baker.

RESOLVED: To request that Stuart Rose and Cllr Rob Baker make a presentation to full Council to enable Councillors to consider the proposal in detail and ask questions of clarification. Proposed by Cllr Owens, seconded by Cllr Dyer.

It was noted by Councillors that adoption of the proposal, as it is, would not enable the option of smaller sports groups; a substantial building would still be required for the development of MUGA and there is the danger of the TPC building being too small.”

10. Can the council please provide an up to date MUGA development plan? At the consultation meetings I was told that earlier MUGA plans were out of date because funding had not been successful, and that the council had focused on the community centre. So, given the note in your minutes, I assume you have rapidly created new MUGA plans which you should be able to provide immediately!

In your minutes you state:

“Cllr Stevenson then asked Councillors to consider a new funding route open to Parish Councils - the Community Ownership Fund, details of which had been circulated to Councillors earlier. The first step would be for the Council to register an Expression of Interest (EoI). It was proposed by Cllr Buddell and seconded by Cllr Owens to seek approval from full Council to submit an EoI.

RESOLVED: The Community Ownership Fund EoI to be put on the agenda for 18 September Council meeting. Proposed by Cllr Buddell, seconded by Cllr Owens”

11. If the EoI is put on the agenda for the 18th September and if this becomes a viable alternative funding:
- When will the council publish this and how?
 - Will this be part of the consultation process now extended to 22nd October?
 - When will the council document the ongoing costs of the chosen option ie the cost outside the funding that would have to be paid by the taxpayer?

In your minutes you state:

“RESOLVED: Cllrs Dyer and Stevenson to revise Action Plan and circulate to all Committee Members for comments and amendments. Proposed by Cllr Scriven, seconded by Cllr Vanterpool.”

12. Is this action plan a publicly available document and if so how do we get a copy?

In your minutes you state:

“TCC/2349 BOWLING CLUB – LEASE AGREEMENT AND INVOLVEMENT

Cllr Stevenson drew attention to the 14 Feb 2023 letter from the Bowling Club. Currently no financial arrangements or dates are included in the proposed licence agreement. W.

Coulthard proposed that the licence should be for 30 years and reviewed every 5 years with an annual peppercorn rent of £1.00. This document is required by the Bowling Club when applying for grant funding.”

RESOLVED: The Parish Council/Bowling Club Licence is finalised at the next Tintwistle Community Centre Committee meeting. Proposed By Cllr Stevenson, seconded by Cllr

Owens.”

13. Why have you chosen now to do this and create an ongoing commitment?
14. How can you make such a commitment when you have no idea of the future of this building (given you have publicly stated you are considering all options)?

In your minutes you state:

TCC/2350 PLANNING PERMISSION OUTCOMES AND NEXT STEPS

Linda Wright, JDA, had sent a letter to TPC describing the conditions of planning permission granted in March 2023. A response needs to be sent to JDA. Following discussion, it was agreed to:

1. Inform JDA of current finance arrangements
2. Recognise the 3-year timeframe
3. Recognise all conditions as one
4. Request additional drawings once finances approved

RESOLVED: The Clerk to reply to JDA as agreed. Proposed by Cllr Owens, seconded by Cllr”

15. Can the council please expand on the points before finalising the minutes so that people who did not attend the meeting can understand what is being said.
16. Why haven't you chosen to make a very clear statement such as "inform JDA and any other involved parties that everything is on hold until the end of the consultation period"?
17. Are you still planning to go ahead with this application despite what you have been saying at the consultation meetings i.e. all other options are being considered?

Other questions

18. As of today (7th September) the council have not publicised the fact that the consultation meeting has been extended other than in the minutes from the meeting dated 30th August (6 working days).
 - a. Why is this taking so long to publicise?
 - b. Where are you going to publicise this?

Social Media

19. In previous questions and at consultation meetings I have repeatedly raised the issue of social media. There are multiple important points being made on facebook (the Parish council posts) but I see no record of these in any of the minutes or in the consultation log. It was stated at the consultation meetings that you do “listen” to these comments though you don't engage in responses. So where and when will you document these comments.
20. I again wish to point out that your communications policy has no mention of social media. Despite that you are posting on the parish council facebook site. Just by the fact that you are doing this ie communication, highlights that you must update your communications policy
21. Why do we keep getting post on the Tintwistle Parish Council Facebook page regarding the Tintwistle Climate Emergency Campaign that have no relevance to Tintwistle? I understand the need to highlight wider issues and activities, but we see no post relation to Tintwistle.
 - a. What are the councils plans regarding Tintwistle Climate Emergency Campaign and where are they documented?

No confidence vote:

In my questions sent to you on **22nd August** I asked

22. What is the process to initiate a vote of no confidence in the council and to effectively disband the parish council? I still do not have a response. This is now becoming urgent as the council seem to be ignoring question, pursuing your preferred approach, ignoring public opinions, and demonstrating a total disconnect from the people of the Parish that you are supposed to represent. When will we get this? I did get a response (which I appreciated) from the Clerk on the 29th August stating “I have contacted the monitoring officer who will advise on where you can direct your request”. Can I have an update on this as a matter of urgency.

September 16th September 2023 - Request from a resident (via email)

Request for results of postal survey.