



**DRAFT minutes of the Extraordinary Meeting of the Council
held on TUESDAY 28TH JULY 2026
at Lawley Community Centre starting at 6:00pm**

PRESENT

Cllr Erin Aston	Cllr Mark Boylan	Cllr Corrine Chikandamina
Cllr Zona Hannington	Cllr Luke Lewis	Cllr Mike Povall

IN ATTENDANCE

Jill Holland, Clerk to the Council
Simon Bailey, Deputy Clerk to the Council
Fiona Gibbs, Senior Project Manager, biT

2026/045	CHAIR'S WELCOME Cllr Mark Boylan welcomed everyone to the meeting and explained that several decisions needed to be made to progress the development of the new community centre
2026/046	APOLOGIES Cllr Emma Holding – Council commitments Cllr Cathy Salter – Work commitments
2026/047	DECLARATIONS OF INTEREST Noted on the attendance register and can be raised during the meeting.
2026/048	PUBLIC SESSION No residents in attendance.
2026/049	NEW COMMUNITY CENTRE – VALUE ENGINEERING AND DESIGN COSTS The Clerk referred to the documents from biT and Read Construction, specifically those containing potential cost savings for the design and layout. At present the current review of the build produced an increase of costs and that the Council needed to discuss the various options to identify where savings could be made. Fiona Gibbs explained it was not uncommon to see increased costs at this stage as the finer detail was being examined and that there would be further opportunity for additional reductions. Cllr Boylan referred to each item outlining the potential savings. These included but were not limited to installation of a platform lift which would remove the need for a lift pit, changes to the parapet wall and the removal of the backstair case to allow for the bin store to be installed (and to prevent the removal of three parking spaces). Members discussed the proposal to reduce the height of the hall and were happy with the reduction of the ceiling especially given the difference in cost, which Read Construction will provide further information on. In addition, biT and/or Read Construction would be liaising with the Planning Team at Telford & Wrekin Council to determine if an amendment to the original application would be required should the height of the hall change. Should this be the case, then funds from a different budget could be used.

	The Clerk read out the comments from Cllr Holding, which included the installation of a bulkhead in the hall would limit space and a query regarding the need for two plants rooms, which again would take up space. Whilst the centre would not be a sports facility, Cllr Holding believed consideration of the height of the hall was needed to allow for group activities such as the youth club. Cllr Povall referred to the two plant rooms and believed that only one was necessary, which was agreed by all Cllrs. Fiona Gibbs and the Clerk were asked to seek clarification on this and report back to the Council. To free up space, Cllr Lewis asked if the battery storage for the solar panels could be placed on the roof of the building but was advised this was not recommended as they could be subject to theft. It was recommended that the Council seek grant funding for the panels as this could assist with cost saving. Cllr Chikandamina queried the carpeting for the building and asked what could be saved there. It was explained that a range of options and quality would be presented to the Council for them to decide. Similarly, this would be the case for the fittings, such as lights and other (soft) furnishings. Cllrs would await further details on other potential savings. Cllr Erin Aston asked if an additional resident consultation was required and was advised that one was not at this moment as the Council would continue to identify potential savings to bring the build into line with the original budget. The Clerk had also received a response from the National Lottery funding and was required to provide further information, which herself and Simon Bailey would collate this week. Cllr Boylan added that the potential income from the café had also not been included yet and that Cllrs may wish to view over eateries such as in Oakengates to determine what model they use. Cllr Povall departed the meeting at 7:00pm. Members asked when the next working group was to meet and were advised that it would depend on the next meeting with biT and Read Construction. To allow for more timely decisions/approval the Clerk recommended that the working group be made into a committee to allow for delegation of power. Cllr Zona Hannington thought this would be beneficial. The Clerk will draft a Terms of Reference for the committee and bring to the next Full Council meeting. Cllr Chikandamina PROPOSED to approve the current recommended savings supplied by biT and Read Construction. Cllr Hannington SECONDED. All Members IN FAVOUR.
2026/050	DATE OF NEXT MEETING The date of the next Parish Council meeting is due to take place on TUESDAY 15TH SEPTEMBER 2026 at Dawley Baptist Church commencing at 6:00pm

Meeting closed at 19:20pm

Signed:

Date:

Chair: