



Parish Council Extraordinary Meeting – Minutes

Date:	2 May 2025		
Place:	Barrow Village Hall – 23-25 Old Row		
Present:	Councillors L Street (Chair), L Crook, D Chiappi, E Kinder		
In attendance:	Clerk to the Council S Dent		
Meeting started:	15:45	Meeting closed:	17:00

1. APOLOGIES FOR ABSENCE.

Apologies received from Cllr K Hayward.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS.

A declaration of non-pecuniary interest was stated in relation to agenda item 3 by Councillor Lucy Crook, specifically: RHS Developments North Limited, 31 Manor Court, Salesbury Hall, Ribchester, PR3 3XR

The above company holding the public contract advertised under the Public Contracts Regulations 2015 for the refurbishment of 22, 23-25 Old Row, Barrow BB7 9AZ.

A dispensation was granted for Councillor L Crook to participate in discussions on item 3 of the Agenda for the meeting of Barrow Parish Council held on the 2 May 2025 at 15:45.

Councillor Lucy Crook remained in the meeting and participated in the discussion but did not vote on the related agenda item 3. Dispensation was granted in accordance with Barrow Parish Council Standing Orders 13 (d), (f) and (h).

PART II – EXCLUSION OF THE PRESS AND PUBLIC (due to commercial sensitivity)

3. PHASES 2 AND 3 – VILLAGE HALL DEVELOPMENT

Councillors discussed scope, price, risk and programme for Phases 2 and 3 of the Village Hall development and whether the Council believes continuation with the current contract with RHS is likely to provide value for money for Ribble Valley Borough Council's funding award. An additional key consideration included the risk of moving to a separate contract and contractor and how this would likely introduce significant risks. These include programme delay (incurring lengthy ongoing operational costs with no revenue coming in). It may also introduce not insignificant costs of retendering and professional services. Further, a switch to alternative providers may introduce great uncertainty regarding liabilities and lack of accountability relating to work carried out by RHS and therefore extra costs and delay). Finally, the existing contract allowed for continuation assuming all costs could be agreed. Prices for phases 2 and 3 (and the approach) as presented by RHS to Council were considered to offer very good value for money, provide significant programme assurance and provide full compliance with the specification.

RESOLVED THAT COUNCIL:

Unanimously agreed continuing with the RHS (current contractor) and Read Consulting (design architect and JCT contract administrator) as both providers offered the best value for money.