



There was significant discussion around the Halls Development Project: commercial property demands; the location of the new community hub; the history of the development of the project; the future use of the library; and the impact of the pandemic on future development plans.

It was noted that any development of the Buckhurst Hill tube station car park had previously been objected to as part of the Local Plan Inspectorate representations.

The Chair urged everyone to get behind the project, as it had been worked on for considerable time, with particular strives forward over the past year, and he referred to the next stages of the project that had been agreed at the last meeting.

Members noted concerns relating to the future use of the community hub should be raised within the next stage of the Feasibility Study (business case) with the consultant.

The Clerk referenced the Forward Plan and the items of the project contained therein which may be managed, as raised, alongside the development of feasibility.

Members noted they had responsibility to ensure any future expenditure is made soundly as this will be a one-off opportunity to 'get it right' for the community.

***The committee moved into private session for the remainder of the items to be discussed (Public Bodies [Admission to Meetings] Act 1960).***

- b) The fee proposal for the preferred architect was received. Having previously been AGREED, the Design development, the preparation and development of outline designs and costings to RIBA stage 2 (architect) to enable the detailed business case and business plan to be prepared (feasibility consultant) was noted.

Members agreed to hold a meeting with the Architect, Consultant Members and the Clerk as soon as could be arranged, so that the project may proceed to revised timescale.

**19/20     ACCOMMODATION ITEMS OR CONCERN**

- a) No items of concern were noted
- b) No items were provided for the next agenda

Thanks were given to Cllr Williamson for his negotiations with the selected architect and involvement with the Halls Development Project to date.

There being no further business the Chairman thanked those present for attending and closed the meeting at 20:57PM

Chairman .....

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