

Marden Parish Council

Community Facilities Working Group (CFWG) Meeting
on 21 September 2021 by Zoom

Notes of the Meeting

Present: David Bennett (Chairman and PC), Dave Tidball and Dave Lloyd (Marden Church), Angela Sasso (Parishioner), Kate Ryan (PC), Paula Barrett and Jess Tidball (MVT).

In attendance: Alison Sutton, Parish Clerk.

1. **Apologies** – Steve Miles (MRGT), Chris Wathen (Parishioner).

2. Update re architects and revised plan

- Cost estimate, plan and elevations and briefing paper discussed
- Need to talk to developers as soon as planning approval given
- Will be fixed contract for work, to protect PC and parish
- Economic view of CBW on current construction issues – increased material and labour costs in last 18 months; labour costs unlikely to go back down, material costs may level out
- Options from briefing paper –
 - 1. Give project up – but only chance to obtain land, recognised and documented issues with current facilities exist and will only get worse, pandemic demonstrated that share facilities no longer fit for purpose
 - 2. Stop at appropriate point and put on shelf – but same issues apply and need to determine what required to retain planning approval
 - 3. Continue – need approval of parish, volunteer input leading to buy in of project, donation of materials not just labour
- Budget £630k, current costs £670k
- Plus extra ?£20k for folding soundproofed partition – may have to leave for future
- Need £60-70k volunteer, donations of materials, fundraising etc

Details to feed into tender design specification and also into planning:

1. Change of legend from triple glazed to double glazed - as in the costings
2. Change of cladding on plan and legend from vertical timber cladding to profiled metal cladding with inner skin of plasterboard - as in costings
3. Change the entrance door and window in the lobby around - as in the previous version plan - entrance does not want to be in front of toilets
4. Take out the dry store from the kitchen so more units etc can be put in and add an external door - solid if possible - into the corner instead to give access outside for bins etc without having to come through the lobby
5. Extend the store in the lobby so the wall is in alignment with the kitchen wall and move the door to the store onto the wall facing the kitchen
6. Normal size window in kitchen for decent light
7. High level windows in toilets for light, men's and women's sides - can be fixed as area vented anyway
8. Elevation D on hall end, take out middle window - hall with have lots of windows anyway
9. Men's toilet change to 2 urinals and 1 cubicle - not other way round
10. Bigger hatch into community room 1 - as big as hatch into lobby (presuming that's what it is)
11. ? Take out ceiling in toilets and lobby - provided this is possible and a cost saving - if not leave alone

There are then costs needed as follows, which may or may not need to go in plan for Kelly:

12. Rain water recovery to feed toilets
13. Underfloor heating with ground/air source heat pump
14. Estimate for soundproofed partition - as infrastructure to support it will need to be in plan
15. Line of a visual screen (freestanding lattice or similar) shown on the plan in front of toilets and at level of kitchen door with 3-4ft either side open for people to go into toilets, kitchen and store - we'll get a lot of comments about entrance to toilets being too visible otherwise

Finally, 2 more things:

16. Once an amended plan is agreed by us, please can we have it as a jpeg file for ease of putting into the Business Plan to go to the community

17. You agreed previously to give an idea of running costs in terms of utilities etc - we need these for the Business plan as well please.

3. Community consultation – Unanimously agreed option to continue and recommend to Parish Council that we move forward by holding a community consultation in December working with the architect to resolve a number of specific issues listed above.

- Date for event – Saturday 11 December; ?Monday 13 December – if MVT decide can have hall 6-9pm; Zoom 16 December 6-9pm – if further Covid issues, have all events by Zoom as Business Plan will go to every house
- Arrangements – firm up at next meeting
- Draft document – will be updated once all information available.

4. Next steps –

- Alison send items to CBW
- Get plan in to Kelly for decision on whether non-material amendment or not

5. Next meeting – Tuesday 12 October at 7.00pm by Zoom.

Alison Sutton – Parish Clerk
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