



NEW PARISH HALL PROJECT – NEWSLETTER

NO. 16

June 2026



Project Progress and Financials

- **Construction Progress:** Progress on the internals continues at pace with the plasterboard and skim now complete. Externally, the initial groundwork has been completed for the car park. The initial subbase has been completed and now awaits the tarmac from Tarmac, the exact amount, and hence cost saving, is currently under discussion.
- **Council Approvals:** There remains a need to submit a further planning application associated with minor changes to the original approved application. The new application will also cover the final requirements for external lighting. The Parish Council has received the external solar lighting study (LUX) and is currently reviewing the proposed design prior to approval.
- **Payments:** The (7th) payment to SJR at the end of May brings the total paid under the design and build contract to £441,266, (£464,491 less retention of £23,225), 62% complete. All payments quoted exclude VAT.
- **Project Meetings:** An SJR site meeting was held on 11th June with discussion continuing around key internal design decisions :
 - **The Site meeting concentrated on the following:**



NO. 16

NEW PARISH HALL PROJECT – NEWSLETTER

June 2026

- Progress to date and confirmation that completion and handover to the Parish Council will be on 20th August 2026.
 - Development and approval of project variations – main items this month being the finalisation of the doors and associated ironmongery as well as floor coverings.
 - External LUX lighting summary and associated solar lighting design.
 - **The Transition Group did not meet in June but has been working on the following:**
 - Final floor coverings have been approved.
 - Developed a funding plan for the purchase of a complete set of furniture (100 stackable chairs and 10 round tables)
 - Finalised the internal door specification and associated ironmongery.
 - Requirement and funding associated with audio / visual equipment as well as mobile bar options.
 - Further detailed planning of the Opening Day community celebration on the 30th August 2026.
 - **Parish Hall Management Lease:**
 - Solicitors acting for the Marden Parish Trust and Parish Council initially issued an incorrect draft, this is now being corrected. The revised draft will be subject to an independent review process by both the Marden Parish Trust and the Parish Council.
 - **Funding:**

All anticipated funding has now been received other than the final Tarmac offer, currently being finalised.
 - **Online Systems:** A dedicated website and Facebook page continues to be developed and will be made available once we have internal pictures of the Parish Hall. The online booking and invoicing system can be viewed on the Marden-Links website now but will also be available on the Parish Hall website.
-



NEW PARISH HALL PROJECT – NEWSLETTER

NO. 16

June 2026



Current Project Milestones

Task	Completed By
Foundations incl. holding bolt for frame	19 Nov - complete
Steel frame erected	19 Dec - complete
Install roof cladding	16 Jan - complete
Install wall cladding and blockwork	12 April - complete
Fix windows and doors	21 April - complete
1st fix mechanical and electrical	12 May - complete
Drylining and plaster to walls	27 May - complete
Install suspended ceiling grid	03 June - complete
2 nd fix mechanical and electrical	17 June - in progress
Hard Landscaping	26 June - in progress
Floor Finishes	01 July - in progress
Fit out toilets and kitchen	15 July
Decoration	29 July
Fixtures and fittings	05 August
Soft Landscaping	13 August
Handover	20 August

Next Steps and Funding

- **Car Park Materials:** Tarmac Southwest and Wales Director sign-off has been received and SJR and Tarmac are arranging an appropriate delivery date.
- **Management Lease review and approval:** Ongoing



NEW PARISH HALL PROJECT – NEWSLETTER

NO. 16

June 2026

- **Transition Planning:** Ongoing meetings will continue that will ensure the seamless transition and opening of the new facility. While most of the key build decisions have been made the focus is moving to the requirements necessary in order to make the building fully operational by the beginning of September and that the Marden Parish Trust is in a position to manage and operate the new hall.

Budget Status

Summary of costs to 31st May 2026. (net of VAT)

PROJECT COSTS (All costs exclude VAT)	2025/26 Budget	Revised Budget	Actual Cost to date
Architect Fees RIBA stages 1 to 4 - Analysis design	116914	116914	116914
RIBA stages 5 to 7 - Tender & Project management	35906	35950	35950
Fees for retendering contract		12100	12100
Fees for negotiation with Citizen	3130	9388	9388
Fees associated with planning re temp entrance		16551	16551
Fees associated with contract additions		6000	
Design & Build Contract – S J Roberts	750000	746425	441266
Land survey fee	4870	5270	5270
Solicitors Fees Land transfer and Licence for S J Roberts to occupy	2000	4484	4483
Solicitors fees associated with management lease		2000	
Estimated interest payments for parishioner loans		6375	
Opening day celebrations		3000	
Marden Village Trust Donation towards Kitchen		-4000	
Citizen Housing contribution		-5930	-5930
National Lottery Grant		-17870	-17870
Contingency	63640	39803	
TOTAL	976460	976460	618122

Contingency Rundown		
Approved budget contingency		63640
- Additional land survey cost prior to tender	-400	
- Re-tender costs	-12100	
- Improved final tender value	3575	
- Minor increase in RIBA stage 5 to 7 fees	-44	
- Increased solicitor fees for licence to use	-2484	
- Additional fees for Citizen liaison	-6258	
- Temporary entrance fees and 2 x planning applications (first application rejected)	-16551	
- Additional Architects fees on contract additions 12% estimate	-6000	
- Estimated Interest Payments on Parishioner loans	-6375	
- Solicitor review of draft lease	-2000	
- Opening day celebrations	-3000	-51637
- Citizen contribution to temporary entrance	5930	
- Marden Village Trust donation	4000	
- Lottery Grant for external solar lighting	17870	27800
Contingency Remaining		39803



NEW PARISH HALL PROJECT – NEWSLETTER

NO. 16

June 2026

Additional notes

1. Retention on design and build contract (5%), to date £23,225
2. Actual costs are those incurred to the 31st May 2026
3. The final design and build contract value is dependent upon agreement of all reductions and additions and the value of material gifted by Tarmac.

