

Marden Parish Council

New Community Facilities Working Group (NCFWG) Meeting
for the New Community Centre
on Monday 15 February at 19.00 in the Community Centre

Notes of the Meeting

Present: David Bennett (Chairman), Arthur Fraser, Geoff Nash, Jess Tidball, Sandra Gladwyn, Robin Brook, Chris Wathen, Paula Barratt, Dave Lloyd and Stefka Glavcheva

In attendance: Alison Sutton, Parish Clerk. 2 members of public

1. **Apologies – None**
2. **Open Forum –** Footprint going to be important in relation to costs, is it worth considering mezzanine on non-hall area, though would need a lift? Agreed something to be discussed at design stage.
3. **Discussion with Architype – Paul Neep and Jonathan Hines**
Passivhaus achieved by using 2 basic forms wrapped round each other, to give lot of natural light. Passivhaus about taking out complicated things from the building by design and use of very good insulation.
Working on £2,000/m² cost, total build for 500 m² is £1mill – include landscaping and contingency. Happy to do non-Passivhaus design if needed but aim to achieve best standard possible within budget. Regular working meetings with NCF group, particularly at design stage, much better to spend time and get things right at start rather than want to change design later.
Fees – charge monthly in proportion to work stage. £27,000 to Stage 2 bid. Construction about 1 year.
4. **Discussion with OKX – Lorraine Whistance and Colin Goldsworthy**
Possibility of using BREEAM (Building Research Establishment Environmental Assessment Method) standard rather than Passivhaus but still about same build cost of £2,000/m². Includes landscaping. Would come to NCF meetings (and PC if required), be involved in process.
PC have to employ consultants direct – Quantity Surveyor, project manager etc – 12% fees include these. BREEAM consultant be employed by OKX, until last energy assessment stage.
Fees – either at set stages or monthly. Up to planning application approx £20,000 + consultant fees. Need to be aware of noise issue with closeness of houses to site.
Suggested possibility of selling gifted site for housing to fund build elsewhere, agreed not possible as gifted land in S106 specifically for community centre and would be against NDP.
5. **Next steps –**
Alison had phone call from contact at lottery – should hear Tuesday 23 February whether chance of £850k application possible.
Agreed open vote at next meeting to decide which architect, each member give reasons for choice. Agreed that if unable to attend meeting can give choice and reasons to Alison for proxy vote.
6. **Next meetings – Monday 29 February at 7.30 pm.**