

## Marden Parish Council

New Community Facilities Working Group (NCFWG) Meeting  
for the New Community Centre  
on Thursday 18 August at 19.00 in the Community Centre

### Notes of the Meeting

**Present:** David Bennett (Chairman), Sandra Gladwyn, Dave Lloyd, Geoff Nash, Arthur Fraser, Angela Sasso, Robin Brook and Chris Wathen.

**In attendance:** Alison Sutton, Parish Clerk and Paul Neep from Architype

1. **Apologies** – Paula Barratt, Jess Tidball and Stefka Glavcheva.

2. **Open Forum** – None.

3. **Feedback from meeting with Academy**

Discussed issues of safeguarding with head teacher, Maggie. Issues will be addressed by MVT for continuing use short term.

Options for staying put and updating the current community centre, issues are: school roll is staying as is, so no space to move pre-school into academy building; pre-school will expand from Sept 2017 or before, will need full day 5 days a week; relocating pre-school at academy, significant cost of temporary classroom outside, £80-90k; academy and pre-school have no access to funding – therefore staying put not an option.

Option of just asking the pre-school to leave and taking the centre back – will lead to reduction/loss of academy and severe knock on effect on parish. Even if took this option, still safeguarding issues – would mean no access before 6.00 pm on school days, until safeguarding measures in place and could cost £150k to do.

Clawback on leases only works after 10 years, leases have run for 22 years but not signed till 2014 with academy, waiting for confirmation from Herefordshire Council that 22 yr timing will be used.

Noted that hall will be available for hire by user groups directly from academy, if MVT vacates centre.

4. **Results analysis of event and questionnaire** –

Results and analysis were considered. Unanimously agreed to accept 34% response rate as basis for discussions to move forward. Noted that Dave Tristram considers this acceptable response rate for grant/lottery applications.

Alison to amend document and circulate to group, then send to PC and put on website.

5. **Options from Architype for PC/Community discussion**

RIBA 0-1 stage work.

Paul brought results and data on 2 options:

Option 3 – 212 m<sup>2</sup> footprint, community hall (possible to split into 2 rooms) + lobby + kitchen/toilets/storage, total project cost around £504k, could come down to approx. £430k

Option 4 – 185 m<sup>2</sup> footprint, community room + lobby + kitchen/toilets/storage, total project cost around £467k, could also come down.

Both options include landscaping of gravel to parking area and grass, may include external lighting.

Costings for build to Building Regulations level.

All options have some degree of cost flexibility in that the overall budget costs could be reduced further by some parts of the project being handled by locals e.g site levelling and landscaping.

Option 3 is the best of the two options presented by Paul and it was agreed that this was the preferred option.

Further consideration – if take Option 3 hall up to 10m x 16m size, same ceiling height, rough calculation cost around £579k, could come down but Paul needs to work up figures more.

6. **Agree designs to take forward to PC**

After discussion agreed to take 4 options to PC/Community:

1. Do nothing option – No access to centre before 6.00 pm

2. End community room hire to the pre-school– If relocate cost around £80-90k for temporary unit; safeguarding work required if to use centre all day, cost around £150k
3. Option 3 new build – as above; would not accommodate some of current and many of possible users
4. Option 3A new build – as above; would accommodate majority of current and possible users but couldn't have badminton/possibly other sports

Option 3A – agreed as preferred option to recommend by all of group attending apart from Arthur, who would prefer a hall with ceiling high enough for badminton etc.

As part of the presentation to the PC the additional capital cost of adding height to the hall will be compared with the potential revenue loss, added heating costs and loss of community feel.

**7. Display for consultation –**

Not time to consider. David and Alison draft and circulate for next meeting.

**8. Date for PC consultation–**

Ideally Monday 17 October – Alison to check Rob Bartup's availability.

**9. News and Views copy for September copy date (20.9.16) –**

No time to consider.

**10. Next meeting – Monday 5 September at 7.00 pm in Community Centre.**

Alison Sutton – Parish Clerk

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