

## REPORT TO PICKMERE PARISH COUNCIL

5<sup>th</sup> March 2019

### PRIVATE AND CONFIDENTIAL

#### AGENDA ITEM 12 Report on survey of Village Hall and Pavilion

#### 1. Background

1.1 Following discussion at your October and November 2019 meetings, your council commissioned a survey on the physical condition of the Village Hall and Pavilion, also to include recommendations and suggestions as to how the buildings might be repaired/refurbished so as to provide satisfactory and attractive accommodation for parish activities into the future, together with indications of required costs. The brief sought enhancement of the buildings rather than simply repair and make do.

#### 2. Report

2.1 The report of Pennington Choices has now been received and is attached. It identifies physical problems relating to the Village Hall and proposes ways to ameliorate those problems, such that the hall becomes a building attractive to potential users, as well as more economical and efficient in terms of maintenance and running costs. To carry out a comprehensive programme of such works might cost as described below in Table 1. This would include removing the stage, adding a small extension to provide a storage area, and acquiring and laying out a car park for approximately 20 car parking spaces. A possible future layout is attached to the surveyors' report, but does not represent a final solution – much greater consideration would be required if such a project were to proceed. A breakdown of the above projected costs is as follows:

**Table 1**

<b>Base cost</b>	<b>Fees element</b>	<b>Contingency</b>	<b>Total</b>	
Full refurbishment: £57430	plus 12 % fees £6891	+8% Contingency £5145	£69466	Say £69500
Extension: £17000	plus 12 % fees £2040	+8% Contingency £1523	£20563	Say £20500
Acquisition of land/ construction of car park: £55,000	plus 12% fees £6600		£61600	Say £61500
External wall insulation: £12000-£15000				£12000-£15000
<b>Potential total</b>				<b>£163,500 - £166,500</b>

2.2 In total one might broadly say that the expenditure to refurbish totally the Village Hall might be in the order of £160k- £170k.

Jack Steel  
Clerk to Parish Council

2.3 The report also looks at the Pavilion, where current issues relate to the absence of heating and the inconvenient layout of the building even for its current restricted function of providing Sunday afternoon teas. The costs involved in providing a small extension so as to enlarge the meeting room and kitchen, and to re-order the internal layout to reduce the uneconomic use of space, and to provide heating, is noted below in Table 2. Again, a possible future layout is attached to the surveyors' report, but does not represent a final solution – much greater consideration would be required if such a project were to proceed.

**Table 2**

<b>Base cost</b>	<b>Fees element</b>	<b>Contingency</b>	<b>Total</b>	
Schedule refurbishment: £5010		+8% Contingency £400	£5410	Say £5500
Internal remodel: £17150	plus 12 % fees £2058	+8% Contingency £1536	£20744	Say £20500
Extension to the Pavilion £19600	plus 12% fees £2352	+8% contingency £1756	£23708	Say £23500
Install heating £4450				£4500
<b>Potential total</b>				<b>£54,000</b>

2.4 In total therefore a refurbishment of the Pavilion including extension and remodelling might total in the region of £54000.

2.5 It is emphasised that at this stage this report is confidential to members of the Parish Council. Council will have to decide whether and if so when it would be appropriate to open it to public inspection.

### **3. Recommendation**

3.1 That the report be noted and that Council decides how to proceed.