



NEW ROMNEY TOWN COUNCIL

FULL COUNCIL MEETING 14TH APRIL 2021

CAPITAL PROJECTS REPORT – Proposed Community Hall and Sports Pavilion

Community Hall & Sports Pavilion Progress Report

Significant progress has been made these past few weeks in relation to the development of the new Community Hall and Sports Pavilion ('CHSP') which I can summarise as follows:

Section 106 and Legal matters

Following several months of applied and complex negotiations involving ourselves, the developer and the Planning authority, we have reached a satisfactory solution to the issue of debate. Our solicitor has now been issued with detailed instructions regarding the content of the Section 106 deed and the drafting of a Deed of Variation to our original Conditional Contract to take into account a number of issues that have arisen since it was agreed. The documents will need to be informally agreed between all parties and, once the District Council's solicitor has approved the content of the Section 106, an Especial meeting of Full Council will be convened to seek formal approval for the documents to be agreed, signed and sealed. It is hoped this will take place within the next few weeks so that the contract for the sale of land can be completed.

The Way Forward

Members of the PSG met with our Project Management Team - Synergy LLP ('PMT') to discuss the next steps that will be required to take this long awaited project forward. *Attached to this report is a detailed spreadsheet outlining all relevant stages through to completion of the project.* We are now likely to go out to Tender at RIBA Stage 3 + (so slightly earlier in the development process than originally anticipated). The Town Clerk has instructed the PMT to progress the project and re-engage key project consultants who are required to undertake further work to develop the plans for the new building. It is anticipated that the Design Team will reconvene again soon.

For the avoidance of doubt, whilst the PMT have been instructed to proceed to develop tender documents. Formal approval for the publication and issue of those documents (and the contents of the same) will be sought via an Especial Meeting of Full Council at an appropriate stage in the process.

The previous version of our Cost Plan was dated December 2018 (prior to the submission of our Planning application). A new Cost Plan 8 was requested and has now been provided and, following analysis of the detail, further information will be made available in due course.

Funding

I am delighted to report that we have received a cheque from the Roger De Haan Charitable Trust in the sum of £25,000.00 with an offer that further funding is available should we require it in the future. I have been advised that the Board was keen to support the project. Having received the support of one funder, it helps to unlock other funding sources on the basis that there is evidence that the project is viable.

Other funding sources continue to be researched.

Other meetings

Members of the PSG had a socially distanced meeting with the Developer to discuss drainage and other matters relating to the project. Various potential engineering solutions were discussed with the underlying premise that any scheme that is to be implemented must not affect the 'reasonable use and enjoyment' of the Sports Field.

Councillor Patricia Rolfe
Chair of CHSP Project Steering Group
1st April 2021
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