



NEW ROMNEY TOWN COUNCIL

FULL COUNCIL MEETING 11th AUGUST 2021

CAPITAL PROJECTS REPORT – Proposed Community Hall and Sports Pavilion

Community Hall & Sports Pavilion Progress Report

Since my last report to Council there has been progress across a number of areas relating to the development of the new Community Hall and Sports Pavilion ('CHSP') which I can summarise as follows:

Section 106 and Legal matters

A significant amount of detailed, complex, and time-consuming work has been involved in progressing this key area. In relation to the Section 106 we are hopefully approaching a stage whereby the contents of the Deed can be finalised between all parties involved – FHDC/Akehurst Homes/NRTC. Our solicitors are working to resolve the final issues to the satisfaction of all parties. In tandem with this, work has been undertaken to finalise the legal documentation that will enable NRTC and the developer to complete the sale of the old allotment land.

Once the contents of all the documents being 'negotiated' have been informally agreed, the deed of Transfer and associated Contract together with a draft Section 106 Agreement will be presented to Full Council at an Especial Meeting for formal approval to enable the documents to be agreed, signed and sealed. This will hopefully take place within the next few weeks.

Progressing the Project

The PSG has met to discuss the next steps and other issues and members have attended one of the ongoing Design Meetings led by our Project Manager and involving the various consultants – architect, structural engineers etc tasked with developing the Employer's Requirements Pack which forms the basis of the documentation required to issue an Invitation to Tender. The project is being scoped to RIBA Stage 3+ and contractors will be asked to provide Tenders on that basis

breaking the project down into its two distinct elements which may need to be reviewed in light of the Tender responses

- A) The Construction of a Community Hall and Sports Pavilion and associated works and
- B) Improvements to the adjacent Nursery School building

In my report dated 1st April 2021, Councillors were provided with a 'Pathway to Construction' programme and we are currently in sync with that indicative timeline. A copy of that report is attached.

Members of the PSG have discussed the detailed requirement for issuing ITTs – particularly in relation to publication on the government's 'Contract Finder' portal. The FHDC procurement Team and KALC have been very helpful in providing some guidance in this area.

Whilst legal negotiations are still ongoing, it should be noted that in order to continue to meet the aforementioned timescale – it is planned to publish and issue the Invitation to Tender on 9th July and approval for so doing is being sought at this meeting. The Town Clerk has prepared an explanatory background report to assist Councillors when making the formal decision to proceed.

Design Evaluation

In line with the Town Council's commitment to tackling the Climate Emergency and its declaration of the same, it was felt appropriate to request that the Design Team re-evaluate the heating system with a view to including a more environmentally friendly solution to the gas heating system proposed within the original design. To that end, PSG members received a presentation by the ME consultants which provided an overview of the alternative solutions and associated costs. As a result, it is proposed that a Ground Source Heating solution or similar will be included as part of the Design and this will be included in the Employer's Requirement Pack.

Funding

An application for funding has been submitted to the Collyer Fergusson Trust seeking financial support for the development of the new Community Hall and Sports Pavilion project. The Charity's Trustees were made aware of the project prior to the onset of the pandemic and were minded to consider an application. It has taken some time to

prepare the application to the 'Investing in Families' grant stream and I am grateful to the Town Clerk and Finance Clerk for their assistance in helping me to prepare the application for submission. As Councillors are aware, a lot of background detail and information is required. We will await feedback from the Trust.

In light of Cost Plan 8 which sets the project cost at £4,238,000.00, the current shortfall is in the region of £261,000. This assumes the take up of a £500,000 Public Works Loan and leaves scope for the second loan tranche up to a maximum of £500,000. Fundraising will continue throughout the development of the project to minimise the actual drawdown amount of the second tranche.

The PSG discussed further fundraising options which include but are not limited to:

Magnox Funding – for specified Fixtures, Fittings and Equipment

KCC Funding

Local Residents and Business contributions

Private Sponsorship

Section 106 and CIL funding opportunities

It is to be noted that I have been liaising with the Head of Investments at Sport England who advised that there are no grant schemes available at this time for 'new' projects in light of the diversion of funds to support and maintain existing projects post-Covid.

Thank you

I must proffer my thanks to the Town Clerk (in particular) as well as other PSG members for their support and commitment to progressing this initiative for the benefit of local residents. Onward and onward ...

Recommendation:

- **That the latest Indicative Next Steps Programme entitled Pathway to Construction dated March 2021 be received and approved noting that there may be changes to the detail and timescales as the project goes forward**

Further recommendation(s) to be noted within Town Clerk's report under Private & Confidential matters

Councillor Patricia Rolfe - Chair of CHSP Project Steering Group
30th June 2021

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