



NEW ROMNEY TOWN COUNCIL

COMMUNITY HALL, SPORTS PAVILION AND NURSERY PROJECT REVISED DESIGN BRIEF – APPROVED 10TH MAY 2022

The project consists of a two-storey new-build community facility and refurbishment of the adjacent old community hall fronting Station Road Sports Field, New Romney.

Provision to be arranged as follows:

New-build first floor: Community Hall (To be named Imbert Community Hall)

New-build ground floor: Nursery Provision

Refurbished Building: Sports Pavilion (To be named New Maude Pavilion)

Community Hall Provision to Include:

Large main function hall on first floor (adequate dimensions to incorporate such activities as larger private functions (150 seats), including larger-scale wedding receptions and parties and larger audiences for amateur theatre productions / concerts or similar - with ability to sub-divide into two or three sections to increase hire potential)

Kitchen

Un-stocked Bar

Adequate storage space (for tables, chairs, equipment)

Toilet facilities – including Gender Neutral DDA toilet facility with baby changing facilities incorporated

Facility to be fully disabled accessible - including provision of hearing loop or modern equivalent such as Bluetooth, dementia-friendly and accessible to those with other visual impairments

Good lighting / adequate windows

Ample Parking and provision for cycle racks

Adequate sound-proofing

Wi-Fi access

Ability to display local art

External security lighting / CCTV

Budget permitting:

Outdoor veranda / covered area for spectators of outdoor sports

Outdoor Amenity Seating

Large entrance porch to accommodate visitors waiting for entry in inclement weather

Nursery Provision (all to meet OFSTED requirements) to Include:

Designated pre-school area to OFSTED requirements (3.5 SQM per child)

Designated 2-3yrs area to OFSTED requirements (2.5 SQM per child)

Designated baby area to OFSTED requirements (2.3 SQM per child)

(As a minimum to cater for currently permitted numbers, as follows:

18 babies, 22 two-three year olds and 34 pre-school (3-4 yrs) children)

Designated sensory area

Adequate child specific toilet and hand-washing provision

Adequate storage within each designated area

Staff room inc adult toilet facilities / office

Kitchen

Reception area

Secure entry

Outdoor secure play area

*NB: One designated nursery area to be a 'pack-away' facility to provide shared use for community hire (replacing first floor meeting room) when nursery not operating (will require separate alternative access?)

The new building must meet at least BREEAM 'Very Good' standard – noting that the Town Council has declared a climate emergency, so all possible opportunities to work towards becoming nett carbon neutral must be explored subject to the limitations of the overall project budget (eg combination of air source heat pumps and solar panels; grey-water systems/ rainwater harvesting for toilet flushing, use of LED lighting, for instance)

Sports Pavilion Provision to Include:

To be accommodated in the separate 'Old Community Hall' (to be refurbished)

4x changing rooms complete with showers and toilets (to Sport England / FA / NCB requirements)

2x Officials' Changing Rooms complete with shower and toilet (Sport England / FA / NCB compatible)

Club room area

Un-stocked bar and Kitchen

Medical Treatment Area (could be accommodated within clubroom space)

Fully Disabled Accessible

Embedded memorial stones to exterior walls to be retained

Budget Permitting:

Outdoor sports viewing area (eg paved patio area?)

NB: Sports Pavilion building refurbishment should also take account of the Town Council Climate Emergency declaration. Therefore, all possible opportunities to work towards becoming nett carbon neutral must be explored subject to the limitations of the overall project budget (eg air source heat pumps and solar panels; grey-water systems/ rainwater harvesting for toilet flushing, use of LED lighting, for instance)

Overall Project Budget

Sum	Description
£2,800,000.00	Design & Build Contract Value
£280,000.00	10% recommended contingency
£420,000.00*	15% consultancy et al fees
£62,500.00	Allocation for fixtures, fittings and equipment
£10,000.00	Allocation for legal fees
£3,572,500.00	Total Project Cost
£588,134.32	Project Funds held by NRTC
£2,001,308.00*	Capital receipt from sale of land
£1,000,000.00	PWLB Loan
£3,589,442.32	Total available funds
£22,250.00	Additional funds allocated to the project
£407.00	Additional funds vired into the project via F&GP Committee
£3,612,099.32	Total available funds going forward
-£29,135.00	Deduction of grant funding and donations received (until such time as donors confirm their use for the next phase of the project)
£3,582,964.32	Remaining balance of available funds
£10,464.32	Balance of funds (Available funds minus total project cost)
£14,180.88	Outstanding project invoices at current date
-£3,716.56	Project Balance

The illustration above, based on setting a maximum Design & Build Contract Value of **£2,800,000.00 NET** (and a total project value, therefore, of £3,572,500.00 NET) would leave a very small negative project balance of -£3,716.56 which can be very easily absorbed within the Town Council annual budget. Thus, the D&B Contract Value and total project cost was approved as per the above illustration on 16th March 2022 (Minute Ref 569/2021-22(b) refers).

(NB: All VAT on the construction project to be re-claimed)