

BROMHAM SOCIAL CENTRE REBUIL COMMITTEE

Notes of a Meeting held on Tuesday 27th Jul at Bromham House Farm

Meeting Opened by Cllr Peter Paget, Chairman of Bromham Parish Council

1. Appointment of Chairman and Secretary

Chairman Jonathon Seed

Proposed by Peter Paget

Seconded by Peter Hindle

Elected unanimously

Secretary

Sam Paget

Proposed by Jonathon Seed

Seconded by Jim Butler

Elected unanimously

2. Acceptance of Terms of Reference

Agreed by Parish Council, number of members adjusted by Joint Meeting Document, agreed to hold over document to next meeting whilst Social Centre Committee reorganises.

3. Update so far – J Seed

a. INSURANCE

£742k building insurance (includes site clearance and rebuild and professional fees)

£53k contents insurance

Defibrillator £5k insurance

We are c£500k underinsured - to rebuild like for like at recognised footage rate would be £1.147million

We have a legal fees policy of £100k which we have opened a claim as our interests may not match AVIVA

However AVIVA instructing their solicitors to action claim against roofers for whole cost of rebuild (Fire Report)RPC Solicitors, Bristol acting for AVIVA.

4. Provision of temporary Parish Space

No insurance cover therefore paid by roofer WHEN THEY HAVE ACCEPTED LIABILITY

Pavilion option running into difficulty with management, FA and needs builders.

Negotiated a surplus classroom FOC

JS Looked at it in situ - see photos circulated

Moving next week, 2 August could be ready to use mid August

Place on grass area (facilities and rebuild access)

Space 7m x 7.5 m in one room with sink and kitchen

Additional entrance hall and toilets (need adult pans, Rigg will fit)

Riggs will move, sort block foundations and connect services

Planners consulted (Mike Wilmott) technically needs planning permission but OK to include in rebuild permission

Cost c£5k to move in three pieces, reconstruct and connect services agreed that the Social Centre will fund the temporary building and also fund decoration and new floor covering.

Decoration may need to be self help.

Afternote : P Dyke has obtained paint FOC from Travis Perkins

5. Demolition Plan

Insurers will cover and pay on account

Asbestos survey completed Sunday morning and report by the end of this week.

Advice was 8-10% of cover, £74k

We need to recruit and instruct a qualified and indemnified demolition contractor to include floor slab removal and grubbing up foundations and lay stone over the site.

Options:

We have three quotes for demolition, the insurers require one quote. All quotes plus VAT

- a. Local firm £38900 demolition plus £7800 stoning site, **total £46700** start next week.
- b. Local firm £93427 demolition plus £5692 stoning site, **total £99119** start tbc
- c. Somerset firm, demolition and stoning site total **£76600**, start tbc

Agreed to accept Option A, Kevan Haynes, with following to be checked by JS:

- a. Site to be properly secured
- b. Check on services capping and non interference with Pavilion, Phil Dyke to assist
- c. Access control needed during demolition
- d. Timescale required
- e. Contract required.

Afternote: Kevan Haynes has accepted above. Contract to be issued asap. Keith Conway informed by e mail and request for funds on account made.

6. Steps to new build

Need to look at other hall as and centres and see which designs work

Need to establish what we want to build - cost should be covered by roofers

Need to consult widely throughout the village.

Leaflet?

Facebook Page?

Communications – the following was agreed:

- a. A leaflet to be produced updating the village on progress to date. PH to draft, Social Centre to Fund, Hoot plus helpers to deliver within 10 days
- b. Social Centre Facebook Page to be used by Rebuild Committee
- c. A new noticeboard to be provided at the site, PD and KD to action
- d.

Need to locate and instruct an Architect

Consultation with Melksham Without PC being very helpful as they are building Berryfirelds Village Hall

Appointment of a Project Manager/Surveyor?

Dolmans (Drewett?) Arthur Davis(?)

7. AOB

- a. Grants to be sought for all aspects.
- b. JS met with WC Cabinet Member for Communities, Cllr Simon Jacobs who agreed to set up a meeting re grants for temporary building and rebuild..

- c. AD to set up a Just Giving Page to allow donations from well wishers for the new hall
- d. Cheques can be received by the Parish Council

Date of next meeting – Tuesday 10th August, either at Bromham House Farm at 7pm or in the temporary social centre.