

## **LITIGATION IN CONFIDENCE**

**SOCIAL CENTRE REBUILD COMMITTEE MEETING 08/02/2023 at 6:00pm, held at the Clubhouse.**

### AGENDA

Chairman's Motion to the Committee on Public Participation

### PUBLIC PARTICIPATION

15 minutes is allocated for non Committee members of the public to raise issues

**Present** - Jim Butler, Peter Hindle, Keith Mahoney, Adam S, Mel W, Den F, Ross Phillips, Adam Dempsey, Sue Wilkinson, Neil Davison,

**Apologies** - Malcolm Turner, Phil Dyke, Peter Paget, Graham Prichard.

4 members of the public present

### **1.Minutes of last meeting** (18/01/23)

Proposed: AD

Seconded: DF

### **2. Chairman's Update - JS**

Aim to have the rebuild complete by carnival 2024, we are now in a busy/exciting time. We now know what we have to work with. We now have guidance from parish council, thanks to PH for all his work in The Hoot.

#### Consultation Process

Has been completed the village overwhelmingly decided for option 1, and was voted for by parish council. We must now proceed without a PWL, approx £750k in bank account, in order to go to tender we are legally required to have the sum of money available for what we plan to build. We will also need a contingency sum of approx 10% which will be included in the tender of this size. Guarantor could be found to underwrite the money, to achieve what most villagers want we believe we will need in the region of £1.1 million. There are a few substantial grants available to us, including the CIO (as previously discussed), lottery funding, and a few other smaller grants. Plus village fundraising. Architect has produced drawings for a 470m<sup>2</sup> building at around £1.3 million.

Discussions with Andy Turner, with regards to a self build project, (see attached letter on AT proposal).

If we are to be considered for the Jubilee grant we will have to change the management/ownership structure of the hall into a CIO. This would limit the liability of the trustees.

ND - feel the market is levelling off even dropping in some places. Seconded by 2 professional members of the public. AT and AB.

What is stopping us putting out our design brief, and budget based on approx £1.1million, we feel this would mean contractors will price in risk, and it will be impossible to compare like for like.

Wiltshire council have been asked to send us a list of approved contractors, for a contract of this size, who they have previously done due diligence on.

Suggested getting an architect involved/employed early on to firm up some designs before we go out to tender, this will allow contractors to price things more accurately and allow.

Next stage - design brief needs to be ready to give to an architect, therefore it does need some work. Aim is to produce brief at next Parish Council meeting which is on the 24th Feb. Design brief to be firmed up by **Friday 17th, 6pm.** The brief will be sent out to architects suggested to get some suggestions back, list of architects to be discussed next Friday.

### **3. Rebuild Process and Timetable - SW**

Draft timetable to be circulated separately, including decision to adopt a design and build procurement process.

#### Parish Council Meeting actions and plan

At the end of each meeting we will now agree what we are taking to the Parish council and what decisions we need to be made.

### **4. Finances - MW / SP**

A large single donation from The Millers of £1500.00, thank you very much for this, to be written to by the Parish Clerk.

#### Cafe - DF

Paid in Jan £1165.00 (£14,400 in total) well done to the cafe. Thanks to all volunteers and customers.

### **5. Any Other Business**

- Results of the survey and the Design Brief are to be included in the next edition of The Hoot.

### **6. Date of next meeting**

Friday 17th, 6pm.