

Meopham Parish Council

The Windmill, Meopham Green

All correspondence to:

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28th January 2016

Dear Sir/Madam,

AGENDA FOR JUDSON'S PAVILION REBUILD SUB-COMMITTEE

There will be a meeting of the Judson's Pavilion Rebuild sub-committee on Thursday 4th February 2016 at 7:00 pm in the Windmill, Meopham Green, Wrotham Road, Meopham.

Yours faithfully,

Clerk.

AGENDA

1. Apologies for Absence
2. Approve the Minutes of the previous meeting (29/09/15) (*)
3. To note the building report for Judson's Pavilion and make any recommendations to be put forward to the Environment and Amenities Committee. (*)
4. To consider the options resulting from the investigations agreed at the last meeting and decide on any recommendations to be put forward to the Environment and Amenities Committee.

Distribution:

Council Members:

Cllrs. Buchanan, Hasler, Ogden, Powell and Wade

Meopham Colts – Neal Henderson, Gordon Lorkin and Keith Waters

1.

MEETING OF THE MEOPHAM PARISH COUNCIL

JUDSON'S PAVILION REBUILD SUB-COMMITTEE

HELD ON MONDAY 29TH SEPTEMBER 2015 AT 7.00PM

IN THE WINDMILL, MEOPHAM GREEN

Present: Cllrs Powell, Buchanan, Hasler, Ogden, Wade, and Messrs, Waters, and Lorkin from Meopham Colts

1. Apologies for absence:

Neil Henderson (prior commitment)

2. Approve the minutes of the previous meeting on Wednesday 1st July 2015

Subject to correcting of one minor grammatical error in item 3 and a change of name in the Terms of Reference by removing the word Rebuild in the Sub-committee name, the previous minutes were approved, and will be subject to ratification by the next E & A Committee.

3. To discuss the way forward with the rebuild of Judson's Pavilion

It was agreed that as the planning permission 20110940 for the rebuild and refurbishment of Judson's Pavilion had now lapsed, that there should be a reappraisal of the project. It was also accepted that there was still a genuine need for refurbished and extended premises to be provided at the Pavilion, if adequate provision was to be made for the needs of the youth in the village.

Before another planning application was submitted, there would need to be a number of initial investigations to be carried out, and agreed and the findings accepted by the E & A Committee. These would involve, inter alia:

- a. A further review of the minimum specifications already made, for the design and content of the interior of the premises, involving representatives of the Meopham Colts, the Helen Alison School, the Youth Club, and any other sporting body who might wish to make use of the new facilities;
- b. A professional evaluation of alternative building methods and materials and structures to ascertain if a cheaper method of construction could meet the needs of the project;
- c. A review of alternative roof designs and roof safety and acceptable methods of preventing unauthorised access to the roof, including appropriate deterrent measures with warning notices etc;
- d. A professional overview of all these requirements by involving initially the views of professional architects to look at the existing plans and presenting alternative and hopefully cheaper options for consideration by the full Council before any planning application is considered and finalised.
- e. The President of the Meopham Colts reassured the Sub-Committee that the funds deposited with them were safe and would be returned in full and with interest to the Parish Council. The Chairman added that provided the funds were not used for "matched funding" before April 2016 as agreed with the Council.

4. These recommendations will be submitted to the next meeting of the E & A Committee before ratification by the Full Council.

The meeting closed at 8.15pm.

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15TH January 2016

C/o Peter Howard

Ref – Judson Rec

Meopham

DA13

Building report – RE EXISTING SPORTS CHANGING ROOM AT ABOVE ADDRESS

Dear Sir,

After my site visit and inspection of the sports changing room our opinion is the facility is structurally sound. There is no evidence of any major structural defects. The building did not have any working heating system and the electrical system would need replacing based on a visual inspection although the most recent Test and Inspect was not available for examination. Would recommend that this document is referred to before any work commenced.

As the precise build date was not available and the probability that works were done in the 60s and 70s an Asbestos survey would be highly recommended as a priority.

The domestic shower units are isolated but should be removed as they would contain pressurisation units and are aged.

Wall mounted heaters to be checked for safety.

There appears to be no Gas on site and the Water is mains fed.

The flat roof covering was still reasonable order (no obvious leaks) but would probably need replacing to bring the life expectancy in line with new refurbishment. No guttering to roof resulting in moss and damp on the East side.

The floors have some cracking within but this is probably settlement not structural defect and represents no risk.

All exterior and internal walls are sound and suitable for re-use and refurbishment and represent no risk in there current condition.

Our opinion of the building is it is in need of refurbishment project and is structurally sound and is suitable for a refurbishment project.

We estimate that a refurbishment project would be in the region of **£90,000 to £100,000 + vat**

New Construction – re community hall and facilities

After visiting the site and viewing the proposed plans. We would estimate that the construction of the new structure and installation of all interior finishing's including heating electrical installation to a standard issue. Basic exterior landscaping as indicated as on plans.

Full internal decoration and installation of industrial floor finishes.

The estimated project would be in the region of £ 200,000 to £220,000 + vat

The specification would dictate the variation in estimated cost.

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Yours sincerely

Sean Gollop