



# MELTON PARISH COUNCIL

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**MPC(20)102**

## **FURTHER REPORT ON THE PAVILION PROJECT**

### **Report**

The link below gives access to the Pavilion project page on the Council's website.

<https://melton-suffolk-pc.gov.uk/recreation/pavilion-project/>

This has been updated to now include:

- 3D sketches of the building constructed in brick *and* artificial weatherboarding
- Revised internal layout as requested by Councillors at the Full Council meeting on 18 November.

In terms of the cost, architects Mullins Dowse are of the view that there would be a minimal cost difference as between brick and weatherboarding (note from the sketches that the weatherboarded version will have a brick base and foundations will be the same). They accept that the cost estimate of over £200k is higher than anticipated (by them as well as the Council). However it was based only on an estimate provided by a builder who they have used in the past. I asked whether they had considered using a Quantity Surveyor (which is the usual practice certainly in larger projects). The reasonable response was that they sought an informal estimate to avoid the additional expense to Melton as client of engaging a Quantity Surveyor. It is quite possible that when the project is tendered, competitive pricing will achieve a reduction, although the cost of building materials is rising, some are sourced from Europe, and Brexit may be an issue here.

In relation to access, although this was considered in the pre-planning enquiry made to East Suffolk Council, and in the response, no provision in terms of cost or design is included in the commission given to Mullins Dowse. This is now being approached as a separate project. It will include widening the existing pathway from the car park to the pavilion for it to be used occasionally by light vehicles, together with a small parking and turning area adjacent to the new building. The intention is for the necessary groundworks and hardcore foundation to be undertaken by the Council's Maintenance Officer (who undertook all the groundworks and backfilling for the laying of the electricity supply along the same route). Specialist tarmac companies have been

approached for quotes. It is anticipated that 3 should be available by the date of the meeting, and these will be reported verbally. The intention would be to resurface the existing main car park at the same time and the cost of that will be included in the quotes. There will of course be a cost in hiring plant and machinery for the groundworks, and for the necessary hardcore backfilling. However the labour element of all that will already be covered by existing budgets. The access and resurfacing work will not be undertaken until after the main build is complete.

## **Recommendations**

Councillors are requested to:

1. Confirm that the internal layout and facilities as represented in the latest revised drawing are to be agreed as the final version for the purposes of community consultation
2. Decide whether to go with the brick version or weatherboarded version of the design
3. Receive the available quotations for tarmac work, discuss further the access arrangements and come to some agreement in principle. [If the access route is to be confirmed then it will need to be shown in the planning application. Otherwise no decision is needed at the moment and the quotes can be used as indicative prices only at this stage.]
4. Agree arrangements for a final round of community consultation.

William Grosvenor

Clerk and Executive Officer to the Council

9 December 2020