

MINUTES OF A VIRTUAL MEETING OF COMMUNITY CENTRE
WORKING PARTY Via Zoom
Wednesday 30th September at 6 PM

PRESENT: Cllr Williams, in the Chair,
Cllrs Ridger, Moon, Hamilton & Sargison
Mr J Thompson, Mr R Wakling, Mr A Mackie, Mrs H Fenner
Mrs N Reay (PWTC Clerk)
Mr J White (Project Manager)
Mr G Tuthill (Baxalls)

APOLOGIES: Mr F Lemont

WP51 MINUTES OF THE PREVIOUS MINUTES

The minutes of the previous meeting held on 16th September 2020 were agreed. A copy of the presentation and the updated slides has previously been circulated to all members.

Information boards – sites still needed to be agreed.

A copy of the updated governance & communication strategies would be circulated.

WP52 PROJECT UPDATE

(a) Design meeting – the first meeting will take place on 1st October 2020. The Town Clerk, Cllr Ridger and Fred Lemont will represent the working party. The representatives would need to ensure that the needs of all user groups were put forward.

Graham Tuthill from Baxalls outlined the design meeting process.

The first meeting was to agree the overall floor area to ensure it met the needs of the community but was also on budget. Once that is agreed then subsequent meetings will move onto other elements of the project, such as heating, lighting ventilation, car parking outside space etc.

Each week a presentation will be made to the design team, with minutes being issued along with the conclusions of the meeting. Any decisions which need to be made will be reported back to the Working Party.

JW reminded the group that the reason for the two-stage design and build was to try to bring the project in on budget, whilst still meeting the needs of the community. Areas which would be looked at would be the separate energy centre, parking, toilets & the pre-school.

AM was concerned that the project was over budget due to the presence of the pre-school and wondered if it could have dual use. The community space was reduced.

JW advised that it was in the business plan as an anchor tenant. Will not sacrifice community space.

RM need to work through issues to deliver project.
GT gave a presentation on the possible options which is attached for information.

Baxalls had taken the original design and had looked at ways to improve on the design and keep it within budget. The proposals shown would form the basis of the design team meeting the following day.

GT suggested that the group seriously considered whether a 300-seat hall was needed. Storage of that number of seats would also be significant.

The group agreed that it was required.

NR queried whether that number of seats needed to be stored or whether they could be hired in if required.

Members had conflicting views on whether this would be practical.

The proposals amendments would still allow for the main hall to have 300 seats with the option to split it into three smaller ones. The doors would slide into the storage rooms maximising the hall space & site lines. A total of 30 m had been taken out of the hall.

The nursery moved to the north side of the building and was compliant with DfE guidelines. The separate play areas were generous and needed to be considered for the future. There would be a covered outdoor play area.

Modern Method of Construction will be used which means the panels are made in a factory and brought to site, which is allowed for an 8-week construction period. Which is about half the timescale for a traditional construction. The finished building was well insulated which kept it cool in summer and warm in the winter and would be constructed using sustainable methods.

As much natural ventilation as possible would be used, this is better for the environment and cheaper. Air conditioning would not be installed. The aim would be to install systems which are sustainable and not costly to run in the future.

The amount of glass would be reduced due to cost and solar gain.

CW asked about rainwater harvesting – the water table is high. This had been looked at to service the toilets.

GT advised that there can be problems with the system and there could be maintenance issues. But advise would be sought.

RW asked where the memorial plaque could be located. This needed to be considered early on.
It was agreed that the front elevation as people approached the building would be a good location.

MR asked if the building could be extended in the future – it was advised that another frame could be added in future to extend the building

HF as the building is south facing it will be very hot. This would be considered to ensure the building will not overheat.

JT was concerned that the final design will not be what the community needed. Also wanted to know how the members for the design team were chosen. He also pointed out that Mascalls School had a 300-seater hall

CW confirmed that the Town Clerk & Cllr Ridger had been approved by the council and the third member had been chosen by a ballot.

With regards to Mascalls School Hall, it was not easily available for the community.

JW – reminded everyone that the town council had signed off a 2-stage design and build.

CW asked that everyone in the group was consulted on the designs going forward. Feed back will be given at a weekly meeting during the 8-week design period.

A discussion was had as to why only three members could be on the design team.

It was agreed AM should also be included in the group.

WP53 PUBLICITY

JW has confirmed that the library would be willing to allow a display in the windows even though the library is currently closed. It is recommended that once the leaflet is agreed then A1 size copies should be made to be displayed in the windows. Other information would also be posted as it became available, on community boards in the town.

WP54 FUTURE DATES

The groups would meet weekly until the designs are finalised.
Meeting dates would be 14th & 28th October 2020, 11th & 25th November 2020

Meetings will start at 6 pm

NICHOLA REAY
Clerk to the Council