



Paddock Wood Community Centre Newsletter

February | 2021



Update from the chairman

The planning application was submitted by Baxall Construction before Christmas and is now available on the Tunbridge Wells Borough Council planning portal. You can access this on the Borough website www.tunbridgewells.gov.uk and logging onto the planning pages.

Insert the reference number: **20/03848** into the search box.

Please submit your comments to the Borough **by 19th February 2021** even if you are in support of this project.

The Borough has up to 13 weeks from validation to make a decision. Over the next few weeks, we will be looking at the interior and agreeing fixtures and fittings to be used.

The expected timeline is:

- Planning decision towards the end of March 2021
- RIBA stage 4 technical design January - April 2021
- Construction contract award April-May 2021
- RIBA stage 5 Construction Design May June 2021
- Commence building June 2021
- Completion of build February 2022

CLLr Carol Williams, Chairman, Community Centre Working Party (CCWP)

Get involved

Information about the Community Centre plans and work to date can be found on Paddock Wood Town Council website at:

www.paddockwood-tc.gov.uk/community-centre/

If you would like to get more involved, you can ask to join the Working Party or attend the Community Centre Working Group Meetings, which are open to the public and usually held between 18.00 and 19.30 hours on the last Wednesday of the month via Zoom.

Members of the public can request access information to the meeting from the Town Council office on: clerk@paddockwoodtc.co.uk.

Artists impression

Images to show possible interior of the Community Centre.

Main hall interior—this area can be divided in to three smaller rooms, but will hold around 300 with theatre seating. Ideal for parties, charity

events, film nights, music and drama events.

The final interior will depend on the fixtures and fittings agreed in the next phase of the project.





Image of the café area in reception, with access onto the Memorial Field and external seating.



Image of the inside of a nursery classroom.



There will be two classrooms with up to 20 children in each.

Working party membership includes nursery managers who have contributed to the design.

Heart of our community

What would you like to see there?

Public feedback wanted a facility for use by people of all ages to hold meetings, charity events, drama, young people's groups, social and musical events. We have had many more suggestions: advice services, exhibitions, health provision, mother & baby groups, parties, presentations, pop up shops, U3A events and a youth hub.

Paddock Wood Town Council and the Community Centre Working Party would like to see the Community Centre as the heart of the community, providing facilities and activities for all ages.

The Memorial Field is close to the centre of town, and is easily accessible from all parts of the town on foot, bicycle, car or bus.

Whether it is time out for a cup of coffee with friends in the café or

attending an event in one of the halls, this should be a place for all, bringing the community together for social activities and formal events.

We would like to attract people to use the Memorial Field for recreation and other activities.

Dog walkers and users of the playground will once again have access to a café and toilets. Groups such as uniformed groups & U3A will be able to provide a wider range of activities with both indoor and outdoor space.

Comments/Suggestions

Please email or write in to the office your suggestions during February 2021 to inform the next Working Party newsletter.

The Podmore Building
 St. Andrews Field
 St. Andrews Road
 Paddock Wood
 Kent
 TN12 6HT
 clerk@paddockwoodtc.co.uk

Frequently asked questions

How will it be paid for?

In 2015 the Town Council agreed that it would be prudent to set aside funds for a new community centre. This was to avoid a sudden increase in the council tax and to allow for money to pay towards the design and planning costs. Starting with £30,000 it gradually increased the amount it set aside until it reached £60,000 per annum in 2020. It is not therefore necessary to increase the town council element of the council tax further to repay the loan.

The money set aside over the last five years has been used to pay for the design and planning stage of the project.

The anticipated overall cost will be in the region of **£3 – 3.4 million**. This includes the design stage (above) and fit out as well as the actual build costs.

The Town Council has to date set aside £310,000 and has received a grant of £75,000'

The three developers currently building in and around Paddock Wood must all pay a contribution to provide community facilities. With the assistance of Tunbridge Wells Borough Council your Town Council has secured the following amounts from these developers:

Mascalls Court Farm £394,459, Mascalls Farm £317,034, additional phase at Mascalls Farm £125,000 (TBC), Church Farm £307,800.00 making a total contribution of £1,529,293.

The Town Council passed a resolution on the 21st December 2020 to take out a 50-year loan for £1.9 m from the Public Works Loan Board. The annual repayments will be £59,408 at current interest rates (1.88% Jan 2021) which will be fixed at the time of drawing down the loan. The £60,000 (allowed for in the ongoing budget) will cover these repayments with no further increase on the council tax.

The Town Council is also exploring the availability of grant funding to help reduce the borrowing requirement to complete the project.

Further FAQs can be found at:

www.paddockwood-tc.gov.uk/wp-content/uploads/2020/12/FAQdec.pdf



Will the Pavilion be knocked down?

The Pavilion will be unaffected by the development and will continue to provide changing facilities for football. PWTC is looking at improving this building in 2021.

Is an environmentally friendly design planned?

The centre will include:

- Good thermal and acoustic insulation with mechanical ventilation to avoid need for air conditioning
- Solar panels will be included on the roof
- Electrical charging points in the car park
- Grasscrete instead of tarmac in areas of the car park.



How much of the field will be built on?

Initial designs showed **15%** of the field being used for the community centre. However, reconfiguration of both the building footprint and relocation of the tennis courts has reduced this to **11%**, leaving most of the green space untouched.

The football pitch will remain in place and there is space for a cricket wicket to be reinstated if Paddock Wood has a cricket team in the future.