

MEETING OF COMMUNITY CENTRE WORKING PARTY
TUESDAY 12th December 3 pm in the Podmore Building

PRESENT: Mr Jonathan White (KCC/TWBC), Mr Andre Clarke(Frankhams)
Mr Mark Cook, (Frankhams), Mrs N Reay (Clerk PWTC)
Cllr E Thomas, Eileen Wilson (PWTC) Andy Mackie (local
resident) Mr Mike Ridger (Local resident)

WP45 The notes of the last meeting were agreed.

WP46 PROJECT UP DATE

The Board have signed off the Riba stage 1 of the project. A copy of the board minutes were attached for information. The report will be put to members of the Town Council at their meeting on the 18th December 2017.

The load tests for the tennis courts needed to be carried out. NR reported that the town council had discussed looking at an alternative location for the tennis courts. The existing courts needed upgrading and re-configuring. This exercise needed to be carried out as quickly as possible as it would have implications on the parking situation at the Memorial.

EW would have discussions with the LTA about alternative locations. NR would get advice on any restrictions on the fields owned by the town council.

NR & JW had met with Scallywags; they were still quite keen to relocate to the site. They felt that with improved facilities and more space they would be able to open for longer offering breakfast clubs etc. They had been advised of the possible costs & service charges.

A valuation on the space available will be carried out and a further discussion will be had once it had been received.

JW advised members on the advantages & disadvantages on leasing the nursery or letting it on a licence. If it was leased to a nursery provider they would have sole use of that part of the building, and the lease would be for about 25 years.

If the space was let on a licence the rooms could be potentially used in the evenings by other groups. The licence can be terminated at any time and the income will be lower as they do not have sole use of the building.

Once the valuation has been received further discussions will need to be had on this matter.

The specification for the Quantity Surveyor & Technical Project Manager had been sent to KCC procurement team for action. It is hoped to have the QS in place by the beginning of January. (JW)

JW had spoken to Paul Shipley at TWBC regarding the sports pitches. He had suggested moving the cricket wicket space towards the football pitch and creating two mini pitches. AC to speak to PS.

WP47

ARCHITECT'S UPDATE

AC had brought revised diagrams which had taken into account the comments from the community engagement event.

The group considered the following issues and suggested the following amendments:

- Too much circulation space in the building – can it be reduced
- Reduce the roadway – turning circle and drop off zone create too much tarmac
- Hall will seat 300 theatre style
- Café terrace is on the north side of the building – can the kitchen be re-aligned to allow for the terrace to be on the south side
- Reconsider the amount of space allowed for TC – ICT/reprographic rooms are too big
- Put door between the main office and storage room
- Can some of the space create small offices/therapy rooms that can be let
- Concerns about the nursery can the entrance be moved to come of the main reception rather than a dedicated entrance
- Need a catering kitchen
- Move the plant room into roof space if possible
- If nursery is open in evenings for others to use will need to fit full size toilets
- Switch staff room and office in nursery space

WP48

FUND RAISING/CONSULTATION

Cllr Eileen Wilson advised on fund raising and the consultation needed to support grant applications.

EW advised that in order to obtain grant strong evidence will be required of consultation with user groups.

Now that layouts and draft plans were available they can be taken to groups and views sought. It was particularly important that all types of groups were contacted.

It was agreed that members would advise EW of the contact for local groups and she would draw up a schedule of visits in consultation with the groups.

It was hoped to start meeting with groups in mid January.

WP49

FINANCE

Members noted the expenditure to date.

WP50

PUBLICITY

MR advised the press release regarding the recent public engagement event on the 27th November 2017.

WP51

ANY OTHER BUSINESS

The next meeting would take place on Tuesday 23rd January 2018.