

BOVEY TRACEY COMMUNITY CENTRE STEERING GROUP MEETING
HELD IN THE COUNCIL CHAMBER ON THURSDAY 22ND NOVEMBER 2018 AT 10.00AM

Present:

Cllr Ms Jan Blair (Town Mayor)
Cllr Tony Allen
Cllr Robert Ashby
Cllr Rob Bray
Miss Erica Steer – Bovey Tracey Information Centre Trust
Mr Mark Wells – Town Clerk
Mr Paul Cooper – Peregrine Mears Architects
Julie White – Randall Simmonds
Jason Sharp – Devon Contractors

Cllr Tony Allen chaired the meeting in the absence of Cllr Eoghan Kelly.

1. Apologies for absence:

Mr Peter Hall
Cllr Eoghan Kelly
Mrs Jackie Paxman – Bovey Tracey Library

2. Minutes of Previous Meeting

Minutes were agreed as an accurate record.

3. Archaeological Survey

The Archaeologists appointment has been confirmed. Work on site will be commencing on Tuesday 27th or Wednesday 28th November. On site work to be 1-week maximum, then any finds are to be catalogued, recorded and a report of information prepared. An agreed brief and ongoing dialogue has taken place with Bill Horner (County Archaeologist).

4. Stage 2 Tender report.

Following discussions around the preliminary changes discussed at the last meeting, various amendments have been undertaken to identify £83,500 which include:

- simplified roof to monopitch (single ply membrane). Paul to discuss roof form with Planning Officers. Roof materials proposed equate to £40-£43 per sqm. Jason explained that the proposed roof materials have a 25-year marine life and have been used on the Ice arena in Cardiff. This material is more robust than slate and in the event of any replacements required, this would not be anymore costly.
- 1m (length) and width 350mm reduced footprint of main hall. The remaining space is still over 10% larger than current facilities.
- Boundary wall requires underpinning and thought it would be more cost effective to retain. Jason suggested building a cavity wall within the site adjacent to boundary wall however the existing boundary wall may still require some stabilisation? Jason suggested as a cost saving exercise to demolish boundary wall (if deemed appropriate) and rebuild with a good

quality, close boarded fence if the neighbours were in agreement? Other strategies could be considered (eg offering part of the boundary land?).

- Jason explained that approximately 70 sqm was required to accommodate the attenuation tanks if it was possible to pull the building to the back of the site, locating the tanks in the green areas as required on site? These would require slight raising due to the invert levels that are being connected into.

The estimate at present is a conservative estimate and based on experience only. If progressed, then there will be a need to issue revised detailed plans to undertake thorough costings. The proposals however still leave a £147k difference from the budget.

Following discussion around the proposals, the SG agreed to the revisions in principle.

Paul, Jason and Julie asked the SG to consider and feedback on further suggested areas of saving. **Action: The SG to review the current floor plan and identify if any areas have crept up over time and if any further constraints can be made on the circulation areas? Other options include reducing the kitchen space/cleaners cupboard/ additional accessible toilets etc. SG to also consider a target sum to achieve.** Jason suggested £2,500 as a per sqm cost to assist with identifying savings.

Paul explained that the detailed design, once revisions are finalised, will enable the contractor to flush out any issues and obtain accurate costings.

5. Use of Materials

A lengthy discussion took place regarding reverting to the initial proposal of using brick instead of stone. Paul explained that a comprehensive report was issued to Teignbridge to identify to the Conservation Officer the justification for brick, highlighting numerous locations throughout the town where this is already in use. The argument to use stone was that stone is used on the current Town Hall building, the Church and the Devon Guild (all key community buildings). Therefore, as the Community Centre building will also be a key community building, this should also feature stone. Steering Group members suggested the use of mixed render and stone as Planning/Conservation Officers would appear to accept render.

Jason discussed the potential stone that could be used (Lantoom and Yennadon - mixed stone). In principal it has been agreed to date with the Planners the use of stone to the main hall elevations and option to render the other. Paul to discuss further with planners. Paul confirmed that it would be a fruitless exercise for Peregrine Mears Architects to contest this further with Teignbridge and advised that the Steering Group could progress if they so wish.

6. Car Park Transfer

Mark reported that the Interim Head of Commercial Services for Teignbridge confirmed that the part car park transfer will proceed under a Portfolio Holder approval process. However, it was highlighted that this decision, if approved, was conditioned that the Town Council take over the future running costs of the public toilets. Mark explained that this was being challenged at present.

7. **Agenda items for next meeting**

None raised.

8. **AOB**

Erica explained that the new temporary Information Centre facility now has electric and the service will move over into the new portacabin over Christmas.

Date of next meeting – TBC.

Mtg closed: 11.30am.