

## **Community Centre Development – Progress Update (September 2018)**

### **Budget**

- i) During the summer recess we have had some success in grant applications being confirmed (GDLeaf - £82,880) and some grant application rejections (Almshouse Trust £45,000 and DCC £20,000).
- ii) Teignbridge DC has confirmed the use of S106 towards the public toilet costs of £45,000.
- iii) Written approval has been received from the Secretary of Housing, Communities & Local Government for Council borrowing up to £500,000.
- iv) We are currently awaiting the final Stage 2 tender figure from the Main Building Contractors, which will be scrutinised by the Community Centre Steering Group before being put forward to Council for consideration.
- v) One further Expression of Interest has been submitted for a large grant to the Big Lotteries Reaching Communities Fund, of which a decision to proceed or not to the next round is due this month.

### **Information Centre**

- i) New temporary cabin facilities have now been delivered and located near to the temporary toilets. The Information Centre Trust are connecting utilities in order to move premises towards the end of this month.

### **Build**

- i) The County Archaeologist and Teignbridge Planners require a further Archaeological Survey to be undertaken which we are currently obtaining quotes for consultants to undertake. A quote has been received from AC Archaeology, with further quotes requested from Cotswold Archaeology and South West Archaeology Ltd.
- ii) Teignbridge Estates Team initially gave verbal approval to encroach into Station Road car park, subject to the development required it, on the understanding that incubation/office space was provided. Teignbridge has recently valued the area affected by the development and we are awaiting a decision as to our request to transfer part of the car park. Queries have been raised regarding the drainage by the Economy and Assets team at TDC which PMA and KB2 are addressing.

### **Timescales**

- i) The original programme was for Devon Contractors second stage tender costs to be prepared by start of September for review by Randall Simmonds. This process has been delayed to address complex issues and cost concerns, including the below ground drainage (attenuation storage), stone detailing, party wall and foundation details and roof design. Devon Contractors expect to have their second stage tender price confirmed by Friday 5<sup>th</sup> October, with Randall Simmonds liaising throughout the process.

- ii) The design team will be meeting in the next two weeks to review initial costs received by Devon Contractors to date, to address the issues noted above. KB2 are currently reviewing the below ground drainage to identify further options for investigation.

**Risks to Timescales**

- i) While the second stage tender submission is behind the proposed programme, there are other factors which are going to affect the start on site date, as follows:
  - Carrying out of the additional archaeological investigations
  - Reaching agreement with TDC regarding the land transfer and maintenance building
  - Getting discharge of pre-commencement planning conditions
  
- ii) Regarding the discharge of planning conditions, PMA have kept a dialogue going with the planning officer regarding information requirements to assist with a timely approval of the conditions. However, the application to discharge conditions is in abeyance until we have workshop/ land issue agreed with TDC and the archaeological works agreed with DCC.