

## Village Hall Working Group

### Report to Parish Council May 2022

#### 1. Introduction

At the last meeting of the Council the Working Group indicated that it intended to enable the Council to progress the various elements of the scheme concurrently rather than consecutively wherever possible, certainly up to the stage at which the Council has a firm tendered cost. This was so that we could counter the effects of inflation to the extent possible. This report to the Council identifies those elements which it is proposed should now proceed concurrently.

#### 2. Planning application

The Council approved the expenditure of the planning fee at the last meeting. As soon as it is clear that a new application needs to be submitted the necessary documentation will be completed and forwarded to the Clerk in whose name the application will need to be submitted on behalf of the Council.

#### 3. Business Plan

The Business Plan will require updating and will be submitted to the Council as soon as that work is completed.

#### 4. Tendering

The Working Group report commented last month that it was not recommending that the Council obtain a further detailed costing and that the affordability of the scheme should be established through the tendering process. It is proposed that tendering should now commence as soon as possible, running alongside the planning application process. Tendering in the public sector, especially for large schemes is a specialist process and was part of the Project Management scope of work proposed to the Council last year by Inform Surveying. That company has previous experience of public sector tendering. The Clerk has confirmed that it is open to the Council to contract with Inform Surveying without the need to enter a competitive tendering process for that work.

It is therefore **recommended** Inform Surveying be asked to review and resubmit their price taking into account that the scheme now proposed is significantly smaller than the earlier scheme. They have confirmed that this

will result in a price reduction. Hopefully this could be available to the Council at the next meeting so that a decision can be made.

#### 5. Land Transfer

To date, the Council has not responded to a request from Persimmon for contact details of its solicitors as it was not thought sensible to progress the land transfer until the Eastern Public Open Space flood risk issue was resolved to the satisfaction of the District Council. The Council will be aware that these legal land transfer processes can be protracted, and it is therefore **recommended** that the Council's solicitors' contact details be provided to Persimmon at this stage so that those processes can commence. The Council will be aware that if the flood risk issue remains outstanding by the time the legal land transfer process is nearing completion, it will be open to the Council to consider whether it would wish to stall the completion. The section 106 agreement provides that the reasonable legal costs of the Council should be met by the landowner so the Council will wish to note that should the Council later fail to complete the transfer there might be an issue arising with Persimmon as to whether they would be prepared to cover the legal costs.

#### 6. Summary of Recommendations

**Inform Surveying be asked to review and resubmit their price (4)**

**The Council's solicitors' contact details be provided to Persimmon at this stage so that the legal processes for land transfer can commence (5)**