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Title

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# Feasibility Report

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Whitnash Community Hub

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Client

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Whitnash Town Council  
(Warwickshire District Council)

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Date

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13 July 2015

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Prepared by

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## Executive Summary

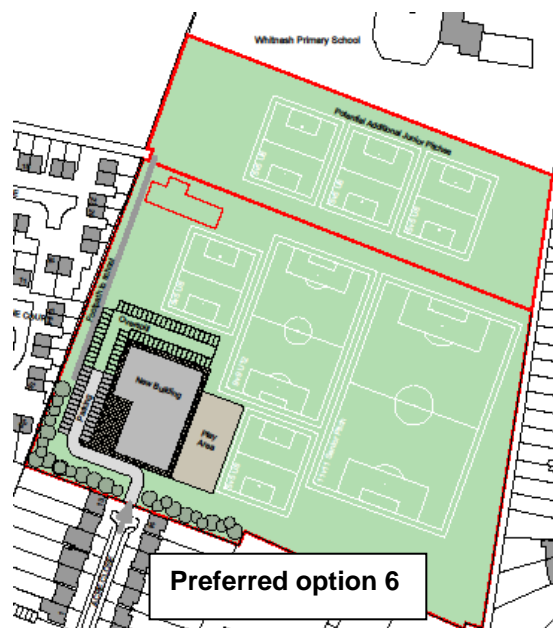
A site analysis and an overall site appraisal along with the production of zoning diagrams enabled a total of seven option proposals to be identified as potential site orientation and layouts. These provided a wide range of possible building positions and the possible facilities that could be incorporated within the grounds. The review also included investigating the potential for extending the overall site and offering by collaborating with either or both of the adjacent primary school and sports and social club. An areas schedule and adjacency diagrams were produced to indicate spatial requirements and how the options and facilities could integrate.

The successful community centre at Chase Meadow was reviewed, which enabled facilities and services as well as operational issues and lessons learnt to be considered.

Consultation with the key stake holders enabled a wish list of preferred services and facilities that the hub would ideally provide to be identified. Discussion with the adjacent sports and social club identified that the club would prefer to remain independent and it was noted that they had reservations in respect of the impact of any proposed hub on their operations. However discussion with the Primary school proved fruitful and the potential for integration of the service with the school is extremely likely. In consideration of these some of the proposals presented incorporated a potential tie with the school.

A detailed review of the possible layouts subsequently identified option 6 as the preferred formation and layout as this was seen as being the configuration that would best serve the requirements of the local community and also enabled the school to participate closely. The layout within this option was considered to incorporate the most sensible location for the new hub building which would be located near to the Acre Close access road. The proposal as seen as providing the following key benefits:

1. The new building would be closer to the community.
2. The building proximity reduced the amount of wasted space. (Reduced access road provision).
3. Building proximity provides improved building security.
4. Car park location improved safety, limiting pedestrian and vehicular interface.
5. Best use of green space would be achieved.
6. Maximise number of football pitches provided.
7. Primary school land could be incorporated easily.
8. Inclusion of primary school would enable mile route to be achieved.
9. Define playground space separated from car parking.



Investigation has identified that there are a wide range of potential additional funding/grant opportunities that exist that would be compatible with this particular scheme. These principally can be obtained from Sport England and it is feasible that multiple grants could be obtained. All the funding streams are subject to specific criteria being met however initial indications suggest that this scheme would, subject to final form, meet the required criteria.

## 1.0 Introduction & Scope of Report

### Instructions

We have acted upon the instruction of Susan Simmonds, Procurement Manager, Warwick District Council, to carry out a monthly feasibility study relating to the potential development of a community hub in Whitnash, Warwickshire as confirmed by Warwick District Council's appointment letter which was received on 8<sup>th</sup> September 2014 and in accordance with Tuffin Ferraby Taylor's terms of engagement.

### Client

The report is for the benefit of Warwick District Council only; Tuffin Ferraby Taylor LLP cannot accept any liability to any third party for the whole or any part of its contents. Our appointment specifically excludes the provisions set out in the Contracts (Rights of Third Parties) Act 1999.

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Budget costs are included in the appendices of the report but by their nature, must be regarded as very approximate at this stage. A detailed cost estimate/plan can be developed further, if/when the further investigations have been undertaken and the design developed.

## 2.0 Client Brief / Scope of Works

### Background

Following production of a draft Neighbourhood Plan Whitnash Town Council requested a feasibility study into the development of a community hub for the parish of Whitnash.

A potential site was identified for a community hub and a feasibility study was requested to advise on what changes could be made to the current land uses to enable investment and provide more of a "town centre" focus for the parish.

The study should consider what facilities can be provided, the investment requirements and funding possibilities.

The type of facilities that the Town Council would like to see provided in the community building was noted as follows:

- Meeting space for the Town Council;
- Library/Information/One Stop Shop centre;
- Community Hall;
- Sports Hall e.g. badminton, indoor short mat bowls, Pilates etc.
- Drop in space for Police Safer Neighbourhood team;
- Meeting rooms including those for hire;
- Café-type area
- Sufficient parking

The following documents were provided by the client as part of the brief:

- Whitnash Draft Neighbourhood Plan v1
- Planning Obligation by Deed of Agreement under Section 106 dated 21 November 2013 relating to the development of land at Woodside Farm Harbury Lane Bishops Tachbrook.

- Planning Obligation by Deed of Agreement under Section 106 dated 24 September 2013 relating to the development on the east side of Golf Lane Whitnash.

#### Outputs

The client brief required the following outputs to be achieved as part of the feasibility study:

- a. A masterplan of the Acre Close site covering the provision of a community hub, open and amenity space, access, egress and parking arrangements;
- b. A masterplan of the Acre Close site covering a. above but also opportunities for the development of a town shopping area/focal point;
- c. A financial appraisal of the cost of a. and b. and opportunities for financing the necessary investment.

#### Feasibility Study Objectives

The feasibility of the Acre Close site for a community hub should consider the facilities that can be provided, the investment requirements and funding possibilities.

The type of facilities the Town Council would like to see provided in a community building were identified as follows:

- Meeting space for the Town Council;
- Library/Information/One Stop Shop centre;
- Community Hall;
- Sports Hall e.g. badminton, indoor short mat bowls, Pilates etc.
- Drop in space for Police Safer Neighbourhood team;
- Meeting rooms including those for hire;
- Café-type area
- Sufficient parking due to problems with parking at main shopping area at Acre Close / Heathcote Lane

#### Additional Items/clarifications

- Town council – 2 office rooms.
- Meeting Room for sub-committee 6-8 persons.
- Public meeting room up-to 100 persons.
- Flexible space for district council.
- Community Library
- Computers for public use.
- Toilets facilities.
- Changing rooms, showers and toilets.
- Police room
- District nurse
- Retain two football pitches
- Café taking advantage of parents picking up dropping off children
- indoor short mat bowls
- Position of play area bring closer to building and away from road
- Access road in middle move to the edge?
- Basket ball court like a prison! Change perimeter fencing

- Security issues in positioning of the building
- Existing services?
- Kitchen reasonable but not catering
- New skateboard facility?
- Access road running straight through middle, reposition?
- Measured mile being created to the perimeter.
- Extensive asbestos in existing building. Copy of the asbestos report?
- Sport England/FA Contributions
- Integration with Sports and social Club.
- Access road issues, essentially residential road.

The Acre Close site has been identified as predominantly green space with amenities including a playground, basketball area and open space.

The site also abuts a Sports & Social Club and local businesses and the study should consider whether land assembly of other sites will help deliver an overall masterplan.

### 3.0 Considerations for the Scope of the Works

A summary client brief/wish list for the proposed building and facilities provided was discussed and agreed with the project group and is as detailed as below:

- Essential - Must have - the project will not work without
- Important - Significant and would have an major negative impact on the project
- Desired - Not essential but can be considered as a 'nice to have'

Ref	Item	Essential	Important	Desired
	<b>New Community Hub Building</b>			
1.	Meeting space for the Town Council/Flexible space for district council, doubles up for public use.	✓		
2.	Two offices for the Town Council (2 persons each)	✓		
3.	Meeting Room for sub-committee 8-15 persons (6-8 to small)	✓		
4.	Tea Making Facilities/Small (Not needed if there is a catering kitchen)			
5.	Drop in space for Police Safer Neighbourhood Team (Can use flexible space)			
6.	Space for District Nurse (visiting or permanent?) (Not needed)			
7.	Community hall/public meeting room up to 100 persons	✓		
8.	Multi-function Sports Hall e.g. badminton, indoor short mat bowls, etc (basketball could be relocated indoors)	✓		

Ref	Item	Essential	Important	Desired
9.	Stage area			✓
10.	Information/One Stop Shop Centre	✓		
11.	Community Library	✓		
12.	Computers for public use. (normally in Library space)	✓		
13.	Cafe-type area		✓	
14.	Tea Making Facilities (Not needed if below available)			
15.	Suitable Catering Kitchen	✓		
16.	Secure storage space (rentable) (As much storage as possible as never enough!)	✓		
17.	Sufficient parking due to problems with parking at main shopping area at Acre Close/Heathcote Lane	✓		
	<b>Welfare Facilities</b>			
19.	Separate staff toilets	✓		
20.	Separate staff shower facilities (not needed)			
21.	Toilets for general public/café to include accessible facilities, hearing loops etc.	✓		
22.	Changing rooms, showers and toilets for sports use (only needed if Sports and Social Club or W.D.C. are interested in being part of the hub)	✓		
	<b>External Areas</b>			
23.	Retain two football pitches? (only needed if Sports and Social club or W.D.C. are interested in being part of the hub). Currently only one being used.			
24.	Cafe taking advantage of parents picking up dropping off children		✓	
25.	Indoor short mat bowls ( not needed if hall is big enough)			
26.	Position of play area being closer to building and away from road		✓	
27.	Access road in middle move to the edge?			✓
28.	Basketball court like a prison! Change perimeter fencing or relocate indoors into sports hall Funded by Wren, we have to keep or replace with like, though should be able to replace fencing			
29.	Bike parking and securing area.	✓		



Ref	Item	Essential	Important	Desired
30.	New skateboard facility (not essential as funding can be sort elsewhere)			✓
31.	Measured mile being created to the perimeter (Not essential as could be funded elsewhere, though if in place parts may need to be moved)			✓
32.	Consider location and positioning as the security of the staff and users as current position makes the building isolated.	✓		
33.	Consider retaining the original building to be offered to others. Mixed views on this and would have to be cost neutral as W.T.C money would be needed for new hub. No classification			
34.	Building to be as 'green and sustainable' as possible.	✓		

## 4.0 Programme

Subsequent to the dates outlined within the brief a series of key dates and key tasks were identified:

Ref	Action	Who
1.	Councillors to review budget costs and scheme to identify any cost savings/efficiencies. This is to be done by populating Paul's (Corstorphine Wrights) Adjacency Diagram as appended with head counts and names etc...	JF
2.	Identify the local groups and possible users.	JF
3.	Progress chosen scheme design to next level. (Option 3)	PH
4.	Hold meeting with Whitnash Sports & Social Club & provide feedback.	AA
5.	Hold meeting with Whitnash Primary School Headmistress & provide feedback.	AA
6.	Drainage options for the pitches to be investigated together with some 'ball park' costs.	PH
7.	Link to be included in Adjacencies between community hall and kitchen.	PH
8.	Combine information centre and community library into one area.	PH
9.	Update the layout plan to show security line for the school.	PH
10.	Identify and schedule out possible avenues for funding.	AA
11.	Issue completed Feasibility Report	ALL

## 5.0 Stakeholder Engagement

Contact was made with the organisations listed below and following agreement of the brief for the building outline plans were produced and meetings were held with both organisations.

- Whitnash Primary School
- Whitnash Sports & Social club

## Meeting Summary

### Whitnash Primary School

Attendees:-

Deborah Fulford Headmistress Whitnash Primary School

Anthony Alldritt TFT

Following initial introduction I explained our role and that we together with an architect had been appointed to prepare a feasibility study to provide a new Community Hub on the Acre Close site. We went through the latest scheme design and explained the decisions and discussions that had gone into their preparation.

### **General**

In summary, Deborah was very positive at the meeting and very much in favour of a new hub that she felt was very much needed by the local community. It is immediately clear that she has a passion for improving the school and facilities for the local community and we recommend that she be involved in any future meetings.

We understand that the school has struggled in the past but is very much heading in the right direction, so much so that they are struggling for space even with proposed extensions due later this year. The school is expecting a significant increase in pupil numbers and currently have 75 applications for 45 spaces. Deborah feels that the hub would be a great asset to the school and could provide benefits in a number of ways. She was also very positive with the proposal on sharing the school playing fields as indicated on the proposed plan (appended).

The meeting was based on an open discussion and we have listed the main points/outcomes as below:-

### **Existing Site**

- The school is located to the north of the Acre Close Site and is separated by fencing at the boundary of its playing field.
- The main entrance to the school is from the north via Langley Road, however there are major traffic problems especially at peak times. They have made their own internal assessment and upwards of 90 children currently come to school via the bottom gate connected to the alleyway and the adjoining Acre Close site. Ideally Deborah said that she would like this to be the main school entrance due to the traffic issues from Langley Road (plan appended for your information).
- They currently allow the Sports & Social Club to use the sports pitches free of charge.
- She was unhappy that the Community Gardens as indicated on the plan was in use as a cemetery. Children could essentially watch people buried from the school. Appropriate screening trees etc.... should be considered at the very least.
- Deborah felt that the children and parents need better sporting/leisure facilities in the area.

### **Specific Opportunities/Community Needs**

- Deborah felt that there would be an opportunity to use the community hub building for a number beneficial activities these included:-
- Life Long Learning – There is a big training need for young mums that they would like to put on at the school if only they had the space and facilities. To included access training and local education initiatives.
- Outreach – A lot of the young mothers would benefit greatly by access to services;
- Possible offer of 'wrap around' childcare at the new hub;
- The existing hall at the school is small and used for everything. Use of the Sports Hall and other sporting facilities would be beneficial to the school.
- Their dream would be a swimming pool. The nearest is circa 6-7 miles away. A new pool would benefit 13 local schools;
- With heavy use of the site she felt that a café and external seating area would work and encourage parents to remain and let children use the facilities;

- Possible kitchen for cooking classes;
- They have taekwondo at the school but due to space would prefer this to be relocated to the new hub building;
- They have Slimming World at the school but due to space would prefer this to be relocated to a new hub building;
- Proposed artificial sports pitches that could be used by the school all year round;
- Maternity classes;
- A proper skate/bike park would be ideal. A number of the children tend to use Waitrose and get into trouble;
- External sensory gardens/forest school in conjunction with measured mile. Ideally a picnic area.

#### Whitnash Sports and Social Club.

Attendees:-

Carol Woodward - Club Secretary

Sue Sutton - Treasurer

Roy Evans - President

Adrian Barton - Councillor

Anthony Alldritt TFT

Following initial introductions I explained our role and that we together with an architect had been appointed to prepare a feasibility study to provide a new Community Hub on the Acre Close site. We went through the current scheme designs and explained the decisions and discussions that had gone into their preparation. Their initial responses were a little negative and defensive but as we discussed further they warmed given a number of the proposals could actually benefit their Club.

What came strongly from the meeting is that they wished to retain their own identity and any combined/joint venture was not received particularly positively. We therefore did not press this further at this stage. Although hopefully, some seeds have been sown, which may develop into opportunities and this can be followed up when they have had time to absorb and discuss further.

The meeting was based on an open discussion and we have listed the main points/outcomes as below:-

#### **General View**

1. Initially they expressed their concern over the duplication of sports offers especially with regard to what they offer at the club and how this may negatively affect their future;
2. They were currently trying to fund replacement/refurbishment of their buildings to house new facilities including changing rooms;
3. Although the club is successful they have to manage their funds very closely;

#### **Specific Issues**

##### Football Pitches

1. Their main complaint was the poor quality pitches especially with the deep rutted desire line and poor ground drainage;
2. They felt two full size pitches are essential;
3. They were very positive with reference to the provision of specific junior pitches and thought that was a great idea;
4. The use of the school playing fields for junior pitches was considered a good idea;
5. They proposed an all weather pitch, five a side with flood lighting would be ideal, especially with regard to winter training. Although we understand that something similar is being developed by Leamington FC at the Mytone School to include all weather football pitches etc;

6. Flood lit facilities would not be a major light polluting issue due to the limited residential properties to the perimeter;

#### Changing Facilities

1. They said that they would not wish to use new changing rooms provided as part of any new scheme as this would be an additional cost together with cleaning and associated access issues. They were also concerned that their team members would not return to the club (get changed and go home) rather than using the club facilities after matches;

#### Other Sports

2. They raised the issue that there are no squash facilities within Whitnash;
3. Very positive about a possible new skate park as the existing facility is heavily used;
4. Basket ball court heavily used should be retained but they thought it looked awful;
5. They were neither positive or negative with regard to badminton being offered;
6. Indoor football in a sports hall would be good;

#### Community Hub Building

7. Proposal for hall of 100 persons is not big enough and would be similar to current offering in the community of approx 4no church halls, 3 schools and the social club. They thought 200+ would be more appropriate and not a duplication of what is already available in the community;
8. The current car parking on the Acre Close site is insufficient. They felt additional car parking would also benefit the nearby retail units where parking was inadequate;
9. Raised concerns of having the community hub closer to the residents on Acre Close. Some type of separation required?
10. We were advised that the Friends of Acre Close were pivotal in getting the funding for the new play area. This would need to be carefully dealt with in any proposals to move/alter the play equipment;

They raised concerns over the traffic and access issues through Acre Close.

## 6.0 Statutory Matters

Initial contact has been made with the planner (Daniel Robinson a senior planner at WDC) who has an involvement with the Playing Pitch Strategy for the Borough.

A transport survey/vehicle number assessment may be required as part of the next stage development of the project and further detailed liaison with the Local Authority transport department will be required with regard to any access issues/concerns from Acre Close.

## 7.0 Legal Issues

A copy of the title plan for the property will need to be obtained and reviewed to identify and confirm the boundary lines.

Confirmation will also need to be established in respect of the existence of any rights of access and wayleave rights across the site.

## 8.0 Funding

There are a variety of potential funding streams that exist that could subject to further investigation be applied for in respect of the project. All of these funding opportunities have different qualifying criteria and time scales and a detailed review of each will be needed including engaging in consultation with the organisations in order to establish which would be available for this project.

Below is a table of the possible funding streams:

Funder	Amount	Brief Overview	Link
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Yorkshire and Clydesdale Bank Foundation		Grants to help organisations who deal with financial education or community development	<a href="http://www.cbonline.co.uk">www.cbonline.co.uk</a>
Garfield Weston Foundation	No Limit	Grants for organisations to help their communities	<a href="http://www.garfieldweston.org">www.garfieldweston.org</a>
Co-Op Community Fund	£100 - £2,000	Grants for community organisations who carry out positive work in the community	<a href="http://www.co-operative.coop/membership/Community-Fund">www.co-operative.coop/membership/Community-Fund</a>
Abbey Charitable Trust	£500 - £20,000	Grants for the aid of Education and Training, Financial Advice and Community Regeneration, mainly capital costs that can be used again and again.	<a href="http://www.aboutabbey.com">www.aboutabbey.com</a>
The Henry Smith Charity	Small grants of £500 - £20,000 or Large Grants of £10,000 or more for capital expenditure or revenue	This group has many streams It supports including: BME people, healthcare, family services, community service, disability, domestic and sexual abuse and drug and alcohol misuse.	<a href="http://www.henrysmithcharity.org.uk">www.henrysmithcharity.org.uk</a>
The Tudor Trust	No limit	Grants for helping lasting change in communities	<a href="http://www.tudortrust.org.uk">www.tudortrust.org.uk</a>
Comic Relief	Average between £25,000 and £40,000 for 1 to 3 years	Various programmes including Young People, Sport, Local Communities, Refugee and Asylum seeking women, mental health and domestic or sexual abuse.	<a href="http://www.comicrelief.com">www.comicrelief.com</a>
Lloyds TSB Foundation - Community Programme	Average £30,000	Grants to help underfunded organisations for social and community involvement and improving life choices.	<a href="http://www.lloydstsbfoundations.org.uk">www.lloydstsbfoundations.org.uk</a>
Awards for All	£300 - £10,000	Grants to help with projects for community, environment, health and active lifestyles, training and development for stronger communities.	

In addition to those listed in the table above Sport England has a variety of potential funding sources which should be investigated.

#### Protecting Playing Fields

Sport England has £28m of National Lottery funding which is specifically for protecting playing fields. The fund provided grants to improve and preserve playing surfaces across the country.

The Protecting Playing Fields funding programme is part of Sport England's strategy which is focused on helping more people acquire lifelong sporting habits. It will invest in capital projects to either create new natural turf pitches or improve existing ones that need levelling or drainage works. The programme is being delivered via funding rounds with approximately £4 million being awarded to projects in each round.

Round 8 of the funding programme will open on 14 September 2015 and close at 5pm on 2 November 2015.

Sport England recommends that you complete a self-assessment checklist which will give a quick indication of whether the scheme is eligible for support from the Protecting Playing Fields programme.

#### Community Sport Activation Fund

Projects the fund is aimed at:

- Activities reflecting a broad range of sports
- Informal opportunities which could lead to regular participation
- Multi-sport activities which provide people with a range of choices and opportunities to suit them
- Family orientated activities with a focus on the 14 plus age group
- Local activator roles that focus on directly organising and delivering new opportunities for participation.

Projects can be up to three years and grant awards will range from £50,000 - £250,000.

Suitable projects should demonstrate the following key characteristics:

- A focus on a clearly defined geographical area and community
- Demonstrable understanding of sporting needs
- Evidence of what potential participants want or need in order to take part in sport once a week
- Local partners working together to deliver and help fund the project
- A clear and robust delivery plan
- Realistic but ambitious numbers for increasing and sustaining once a week participation.

#### Inspired Facilities

Inspired Facilities is a £110 million programme that funds the renovation and modernisation of local sports facilities and helps projects to improve and refurbish sports clubs or transform non-sporting venues into modern grassroots sport facilities. The fund is open to application by clubs, local authority, and school or parish council.

Inspired Facilities is an open programme which allows you to submit applications at any time.

#### Strategic Facilities

The supply of the right facilities in the right areas is fundamental in providing more people with the opportunity to play sport. Sport England has recognised the financial pressures that local authorities face and the need to strategically review and rationalise leisure facilities so that cost effective and financially sustainable provision is available.

The Strategic Facilities Fund directs capital investment into a number of key local authority projects that are identified through a strategic needs assessment and that has maximum impact on growing and sustaining community sport participation and is aimed at projects which deliver quality and affordable facilities.

The fund supports projects that bring together multiple partners, including input from the public and private sectors.

It should be noted however that the Sport England Strategic Facilities Fund is a “solicited only fund” with any funding only being granted for a specific project and any application would need to be supported by the LA and CSW Sport.

Overall the likelihood of obtaining funding from any of these sources, whilst possible, would not be easily achieved and would require well presented and viable submissions and would no doubt take time to achieve.

## 9.0 Cost

An overview cost model has been produced for the proposed Community Hub. At this stage as the scheme is a feasibility study and has no detailed design the cost plan is outline and has been devised based on a number of assumptions. The cost plan has been formed to provide outline costs on all 7 of the options that have been produced.

The preferred option proposal is understood to be option 6 (highlighted in grey below). This is estimated to be the 3<sup>rd</sup> cheapest to develop of the proposed schemes and sits at just over 1.5% more expensive than the lowest cost option.

	Total Project Costs	Total Cost £/m <sup>2</sup>
Option 1	£3,758,200	£2,371
Option 2	£3,577,500	£2,257
Option 3	£3,589,500	£2,265
Option 4	£3,766,700	£2,376
Option 5	£3,815,753	£2,407
Option 6	£3,632,553	£2,292
Option 7	£3,822,753	£2,412

# APPENDICES





## APPENDIX A – CLIENT BRIEF

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## Whitnash Community Hub Brief for feasibility study June 2014

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### 1. Introduction

- 1.1 In January 2014, Whitnash Town Council requested that Warwick District Council assisted it with a feasibility study into the development of a community hub for the parish of Whitnash. The request emanated out of work being undertaken by Kirkwells who are assisting Whitnash Town Council with the production of a Neighbourhood Plan.
- 1.2 At the time of writing, the Neighbourhood Plan is at draft stage. The Plan addresses the issue of the location of the community hub. A formal decision has yet to be made but it is likely that the final Plan will recommend that the community hub should be based at Acre Close.
- 1.3 This brief sets out the work that Warwick District Council would now wish to be undertaken in respect of the feasibility of the development of a community hub. The draft Neighbourhood Plan is attached for context.
- 1.4 There have been two material planning application decisions in respect of Whitnash parish namely Woodside Farm and Fieldgate/Golf Lane which have created S106 agreements that inter alia make available funding for community facilities. Copies of these agreements are attached.
- 1.5 The development of a community hub at Acre Close should be considered in the context of its setting. The feasibility study should consider what changes could be made to the current land uses to enable investment and provide more of a "town centre" focus for the parish.

### 2. Background

- 2.1 Whitnash is a small town with population of 8,806 (Census 2011), located to the south east of Leamington Spa in Warwickshire. The built up area is largely residential, comprising a number of modern housing estates clustered around a small historical core of half-timbered thatched cottages and St Margaret's Church. The Church itself dates back to Saxon times and the village of Witenas featured in the Domesday Book in 1066.
- 2.2 Whitnash became a town in 1972 and the Town Council was established. Local community facilities include four junior schools, a community hall, a library and information centre, a nursery, a children's centre and the Acre Close playing fields. The town has three neighbourhood shopping areas; Coppice Road, Heathcote Road /Acre Close and Home Farm Crescent, but there is no "town centre" as such, providing a focus or hub for Town Council activities, shopping and services. The local facilities are also used by some residents of the nearby Bishops Tachbrook, Harbury and Warwick Gates communities. Leamington Rehabilitation Hospital is also located in the area. Whitnash has regular Flexibus services to Leamington Spa and the area has easy access to the M40 motorway.
- 2.3 Warwickshire County Council (WCC) operates a library building at Franklin Road (near to Acre Close) which also functions as a One Stop Shop (and formerly a Police Neighbourhood service). WCC is reviewing its library estate and associated services and would be keen to explore different service delivery models including from a relocated site.
- 2.4 The Neighbourhood Plan Steering Group has identified a number of key issues and objectives which will need to be addressed by the Whitnash Neighbourhood Plan. The first is:  
**"Providing a New Community Hub"**  
 "Whitnash has a strong local identity and the town has expanded considerably over recent years with extensive areas of new housing development. With the proposed new development in the Local Plan, Whitnash is likely to increase its population further over the Plan period. However, Whitnash lacks a main focus or hub for local facilities such as shopping, office space and a community centre. The Town Council has aspirations for improved office and meeting space, and recognises that the existing community centre in Acre Close playing fields is dated and requires replacing or significant updating and investment being a prefab building of over 40 years. The location of the building is also isolated and located away from other facilities such as the library and shops. There is a need to bring the various facilities together to provide a focus for the town which meets the needs and aspirations of all."

### 3. Feasibility study objectives

- 3.1 Section 5.1 of the draft Neighbourhood Plan considers the community hub issue in some depth with a number of options being considered. However, this study is **not** an options appraisal but a study into the feasibility of the development of a community hub based at Acre Close.
- 3.2 The feasibility of the Acre Close site for a community hub should consider what facilities can be provided, the investment requirements and funding possibilities. The type of facilities the Town Council would like to see provided in a community building is as follows:
- Meeting space for the Town Council;
  - Library/Information/One Stop Shop centre;
  - Community Hall;
  - Sports Hall e.g. badminton, indoor short mat bowls, Pilates etc.
  - Drop in space for Police Safer Neighbourhood team;
  - Meeting rooms including those for hire;
  - Café-type area
  - Sufficient parking due to problems with parking at main shopping area at Acre Close / Heathcote Lane
- 3.3 The Acre Close site is predominantly green space with amenities including a playground, basketball area and open space. The Town Council would wish to see these facilities re-provided but is also keen to understand whether release of any land, maybe for housing or office use, would enable re-investment in the aforementioned community facilities. Feedback from local residents has been that two of the top 3 issues to be addressed are “teenage activities” and “affordable decent housing”.
- 3.4 To enable the Town Council to understand the spatial relationship between all the different uses then a spatial masterplan of the proposals should be provided.
- 3.5 Access to the site via car is difficult and the study should consider how access and egress arrangements can be improved.
- 3.6 The development of the community hub should be considered in the context of its setting. Acre Close is near to one of just three neighbourhood shopping areas in the parish. The study should consider whether any development of the shopping centre could take place which complements development at Acre Close. It is hoped that synergies between the community hub and the shopping centre can be created to develop the feel of a town centre.
- 3.7 The site also abuts a Sports & Social Club and local businesses. The study will want to consider whether land assembly of other sites will help deliver an overall masterplan.

## 4. Outputs

- 4.1 The feasibility study will produce the following outputs:
- a. A masterplan of the Acre Close site covering the provision of a community hub, open and amenity space, access, egress and parking arrangements;
  - b. A masterplan of the Acre Close site covering a. above but also opportunities for the development of a town shopping area/focal point;
  - c. A financial appraisal of the cost of a. and b. and opportunities for financing the necessary investment.
- 4.2 The outputs should be delivered in report format and a presentation to the Neighbourhood Plan Steering Group will be necessary.

## 5. Other requirements

- 5.1 In providing a quotation and project plan for this study you will need to allow for the following:-
- A number of scheduled Project Team meetings for the duration of the project. You will need to set out the frequency of these in its quotation.
  - A presentation of the final report to councillors.

- 5.2 Engagement with other key stakeholders (including landowners, local businesses) will be required as part of the brief. The quotation should include a separate itemised cost for attending other meetings / presentations to stakeholder groups or the public that may be required.

## 6. Timescale and programme

- 5.1 It is anticipated that the study will follow the following timeline:

Publication	16 <sup>th</sup> June 2014
Receipt	2 <sup>nd</sup> July 2014
Appointment	Mid Aug 2014
Receipt of Draft Report	Sept 2014
Receipt of Final Report	Oct 2014

## 7. Contacts

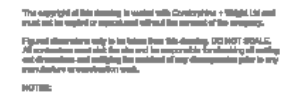
- 7.1 At the Council, this project is being managed by:-

Name: Andrew Jones  
Post: Deputy Chief Executive  
Tel: 01926 456830  
Email: [andrew.jones@warwickdc.gov.uk](mailto:andrew.jones@warwickdc.gov.uk)

## 8. Confidentiality

- 8.1 The Council would expect you to be mindful of the potential sensitivities of this proposal and to treat this information and this commission in confidence. Should the Whitnash Town Council in the future consider that the scheme merits wider consideration, there will be public consultation on it.

APPENDIX B – SITE PLAN



REV	DATE	NOTES	
<p>Client</p> <p>TUFFIN FERRASBY TAYLOR</p>			
<p>Project</p> <p>WHITNASH COMMUNITY CENTRE</p>			
<p>Drawing Title</p> <p>EXISTING SITE PLAN</p>			
Drawn	Checked	Reviewed	Date
CW	PH	A1	Dec 2014
Project No.	Drawing No.		Scale
14184	A-001		"

**CORSTORPHINE  
+WRIGHT  
ARCHITECTS**  
Worwick  
London  
Birmingham  
Manchester  
Newcastle

Brook Hall Brook Street Walsley CV34 4BL  
Tel: 01925 328444 [www.concorphine-walsley.com](http://www.concorphine-walsley.com)

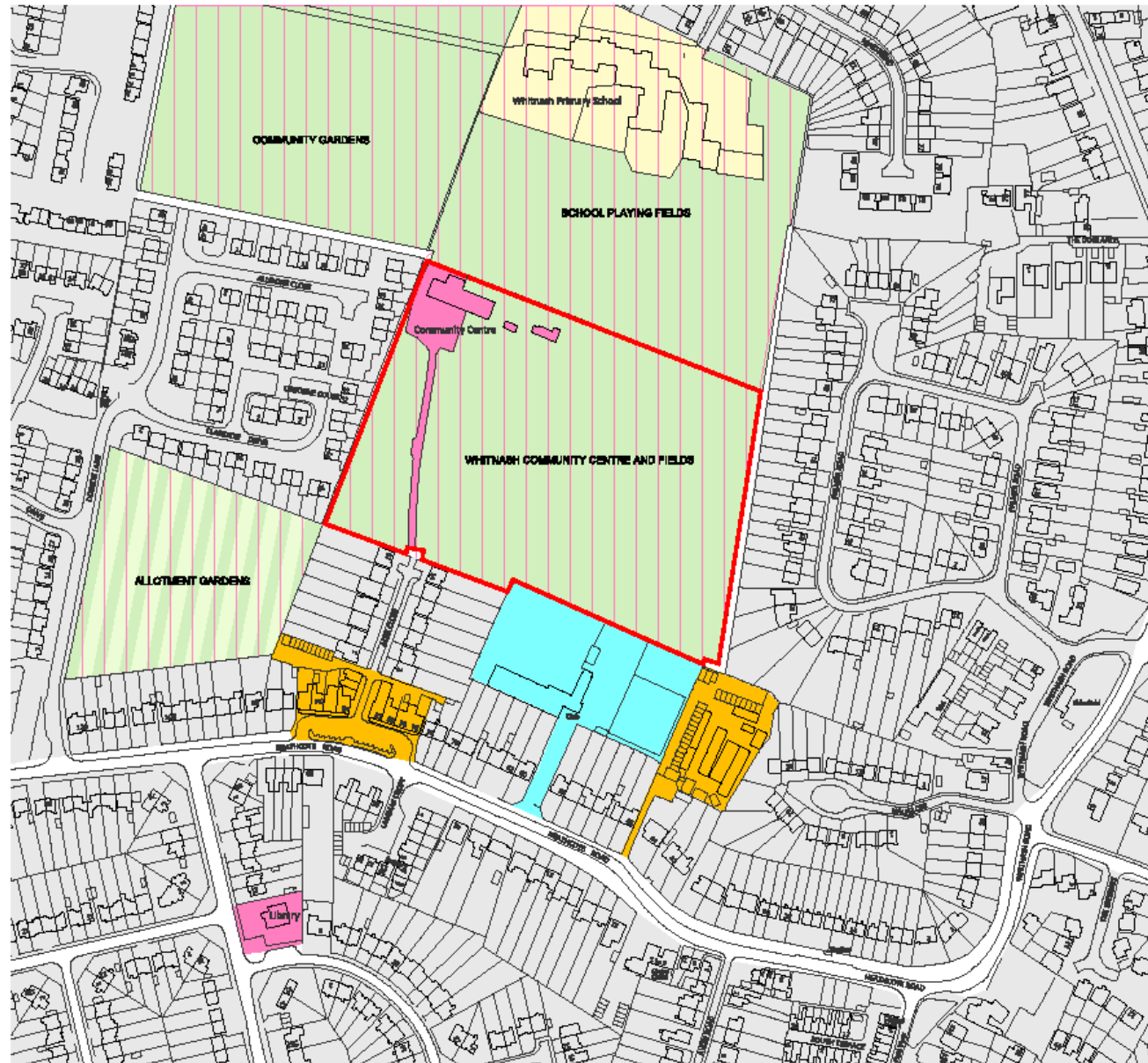
APPENDIX C – AERIAL PLAN







## APPENDIX D – EXISTING LAND USES



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NOTES:

- RESIDENTIAL
- COUNCIL BUILDINGS
- COUNCIL CONTROLLED LAND
- EDUCATION
- OPEN GREEN SPACE
- PRIVATE COMMERCIAL
- PRIVATE LEISURE

REV. DATE. ACTION

001

TUFFIN FERRASSY TAYLOR

Project

WHITNASH COMMUNITY CENTRE

Drawing Title

SITE ANALYSIS - LAND USES

Drawn	Checked	Project	Date	Date
GW	PH	A1	12/2000	Dec 2014
14184		A-000		

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Brook Hill, Brook Street, Warrick, CV34 4BS.  
Tel: 01825 688444 [www.corstorphine-wright.com](http://www.corstorphine-wright.com)

APPENDIX E – ACCOMODATION SCHEDULE

Whitnash Community Hub  
Accommodation Schedule

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Ref	Room	No.	Area	Total Area	£ per Sqm	Total Cost	FFE per Sqm	Total Cost	Comments
1	Reception	1	35	35					
2	Meeting space for the Town Council/Flexible space for district council.	1	60	60					Doubles up for public use. Could be combined with community hall. Could be at first floor.
3	Two offices for the Town Council (2 persons each)	2	12	24					Could be at first floor
4	Meeting Room for sub-committee 8-15 persons. Could be at first floor.	1	24	24					Based on 1.5sqm per person
5	Tea Making Facilities/Small	1	3	3					Kitchen will not always be accessible
6	Drop in space for Police Safer Neighbourhood Team	1	12	12					Could be used a small meeting room
7	Community hall/public meeting room up to 100 persons	1	110	110					0.9sqm per person plus Stage area 20 sqm incl
8	Multi-function Sports Hall e.g. badminton, indoor bowls, etc (basketball could be relocated indoors)	1	345	345					2 court sports hall, basketball training court
9	Sports Storage	1	44	44					12.5% of hall area as per SE
10	Information/One Stop Shop Centre	1	50	50					Could be part of Central Café/Reception/Circulation
11	Community Library	1	90	90					
12	ICT Space for public use	1	77	77					Combine with Library
13	Cafe-type area	1	50	50					Combine with Reception
14	Suitable Catering Kitchen	1	50	50					
15	Secure storage space (rentable)	6	6	36					2m x 3m lockable storage
16	Furniture Storage	1	20	20					
17	Toilets for general public	2	12	24					
18	Staff toilets	2	15	30					
19	Dis WC	2	3	6					
20	First Aid Room	1	9	9					
21	Team Change	2	35	70					Only needed if Sports and Social Club or W.D.C. are interested in being part of the hub
22	Officials/Dis Change	1	12	12					
23	Cleaners Store	2	1.5	3					
24	Ground Maintenance Store	1	20	20					
25	External Sports Store	1	44	44					
<b>Total Nett Area</b>				<b>1248</b>					
Circulation @20%				250					
Plant @3%				37					
Walls @4%				50					
<b>Total Gross Area (GIA)</b>				<b>1585</b>					

External Areas

Minimum Two football pitches (size and age groups to be agreed)

Position of play area being closer to building and away from road

Basketball court - relocated indoors into sports hall

Bike parking - secure area.

New skateboard facility

Measured 3/4 mile being created to the perimeter

Car Parking Circa 70 spaces to LA's requirements

APPENDIX F – MEASURED MILE





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NOTES:



REV. DATE. AUTHOR.

Drawn

TUFFIN FERRASSY TAYLOR

Project

WHITNASH COMMUNITY CENTRE

Drawing Title

MEASURED MILE (THREE QUARTERS)

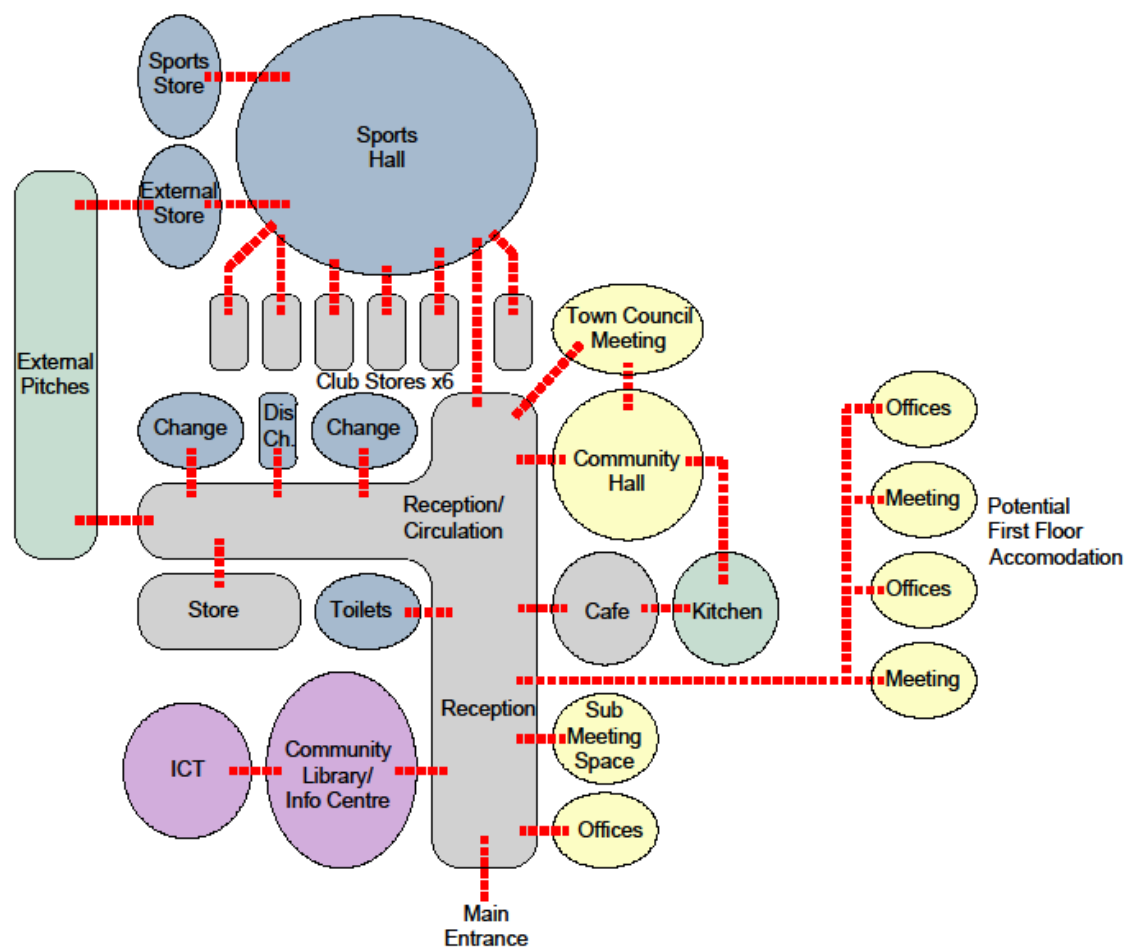
Drawn	Checked	Project No.	Scale	Date
CW	PH	A1	1:2000	Dec 2014
Project No.	14184	Drawing No.	P-001	Revisions
				-

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Brook Hill Brook Street Warwick CV34 4BL  
Tel: 01926 588444 www.corstorphine-wright.com

APPENDIX G – ADJACENCIES DIAGRAM



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All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:

REV DATE NOTES

Client

TUFFIN FERRABY TAYLOR

Project

WHITNASH COMMUNITY CENTRE

Drawing Title

Adjacency Diagram

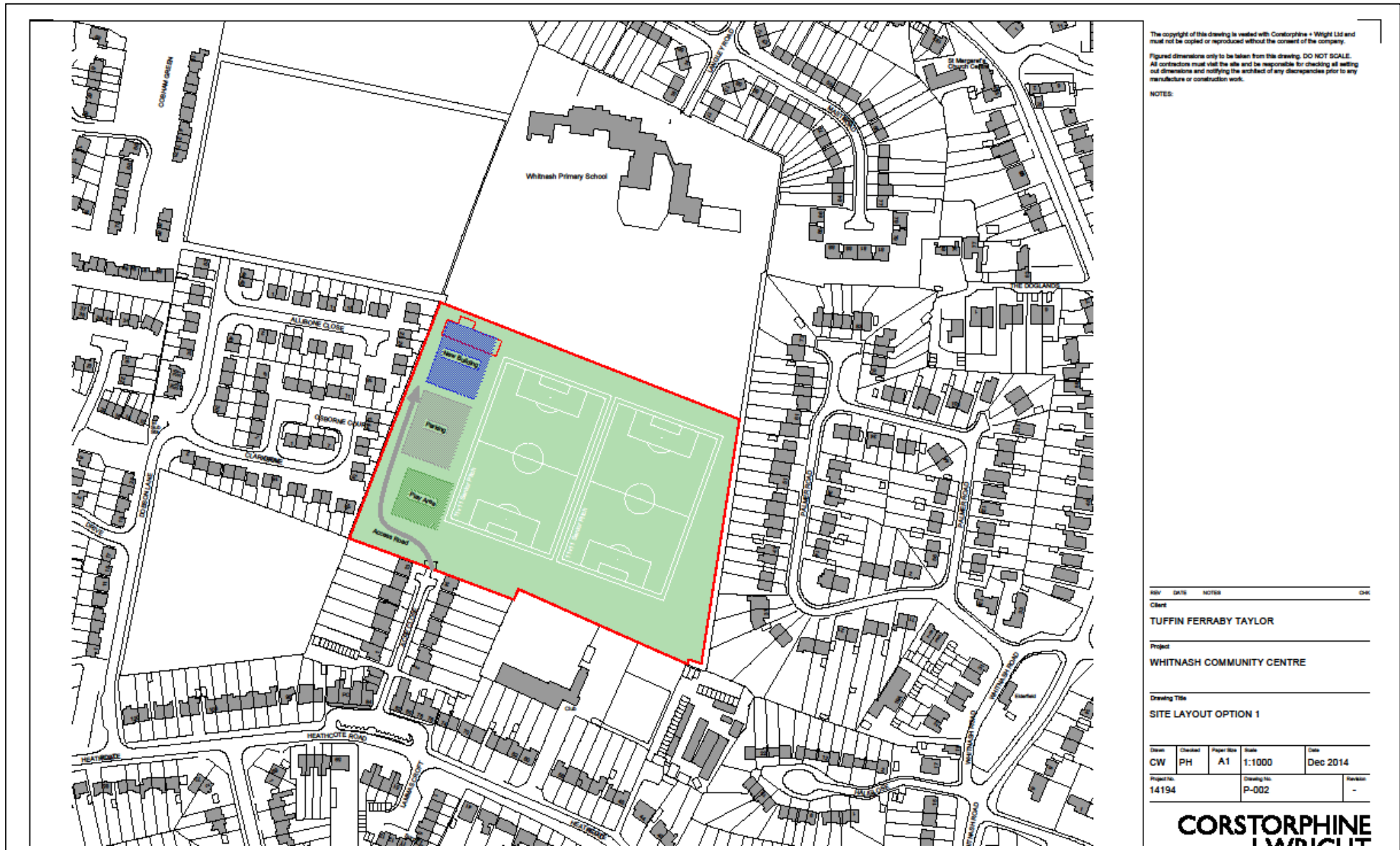
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Project No.	Drawing No.	Revision		
14194	P-006	A		

**CORSTORPHINE**  
ARCHITECT

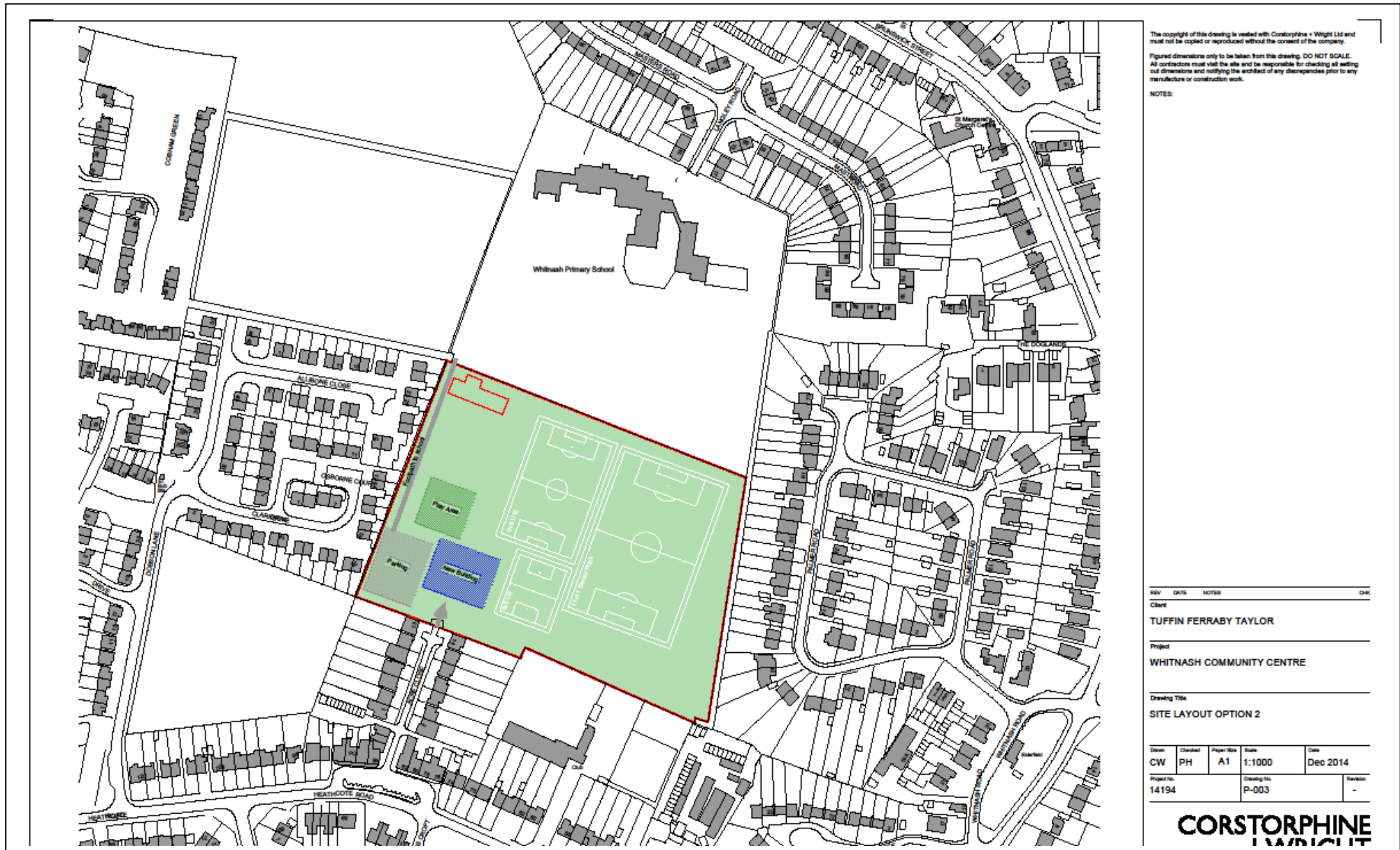


## APPENDIX H – PROPOSED OPTIONS

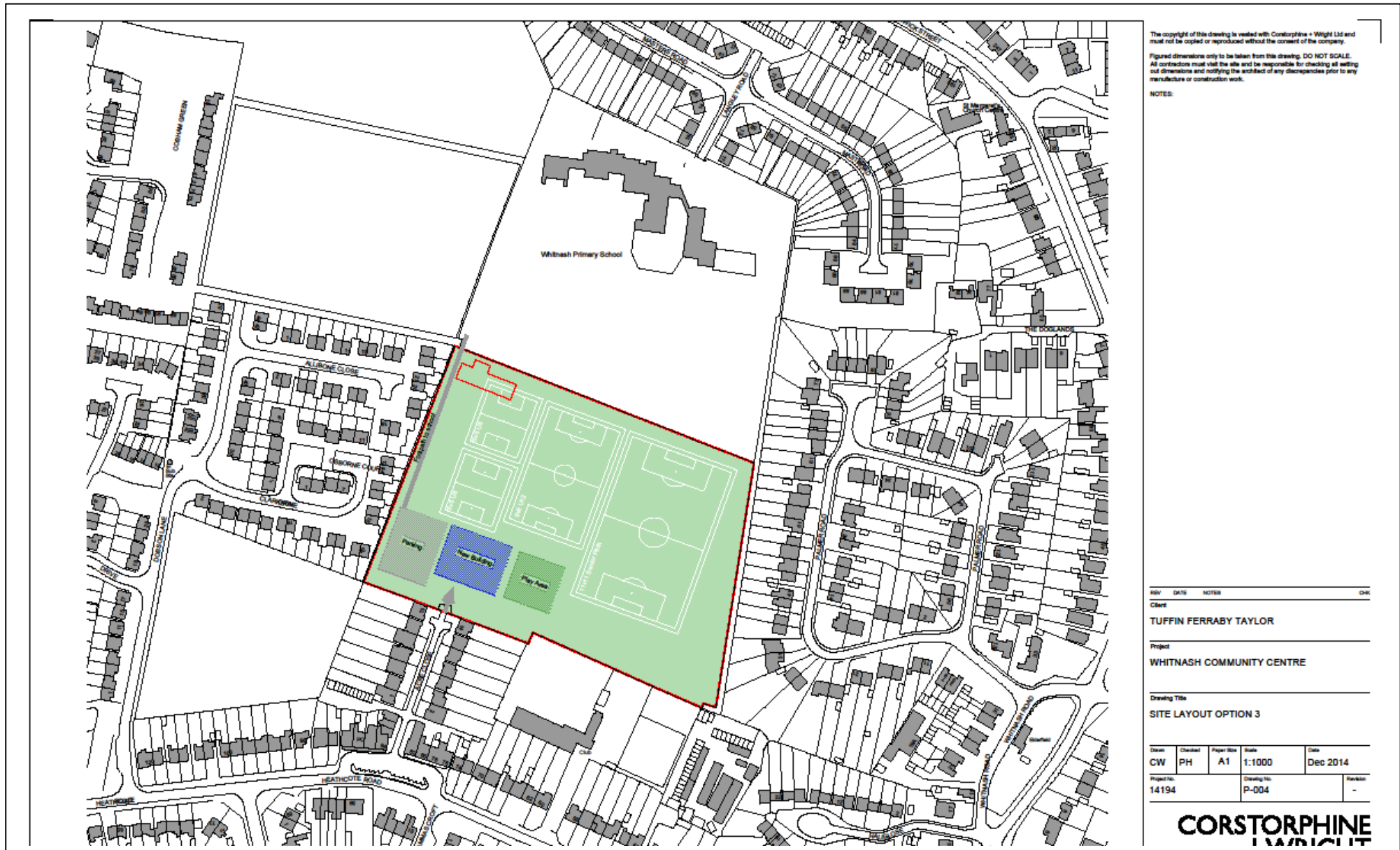
OPTION 1



OPTION 2

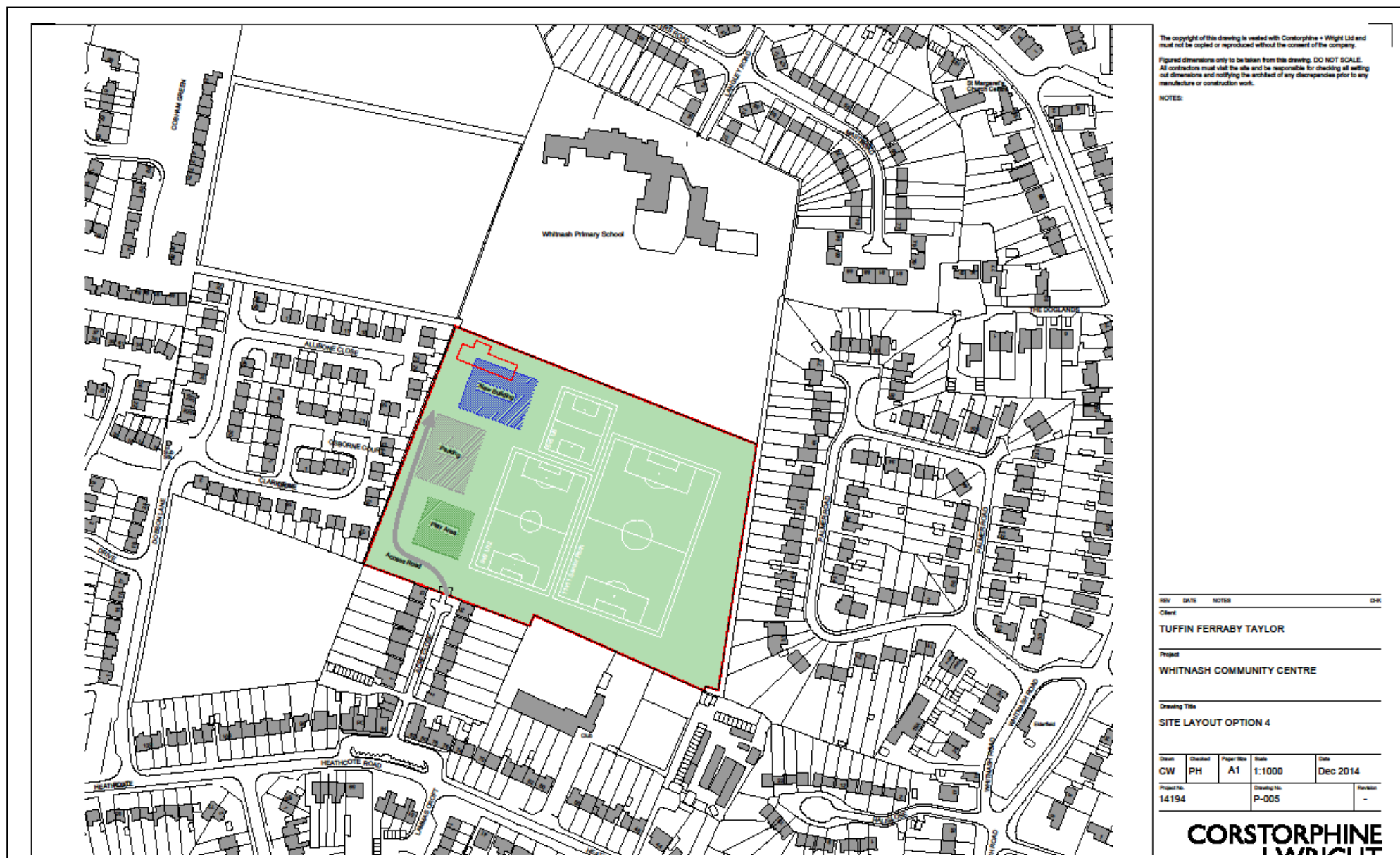


OPTION 3

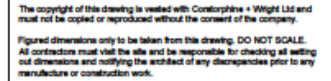


OPTION 4





OPTION 5



**NOTES:**

REV	DATE	NOTES	CHK
Client			

TUFFIN FERRABY TAYLOR

Project  
**WHITNASH COMMUNITY CENTRE**

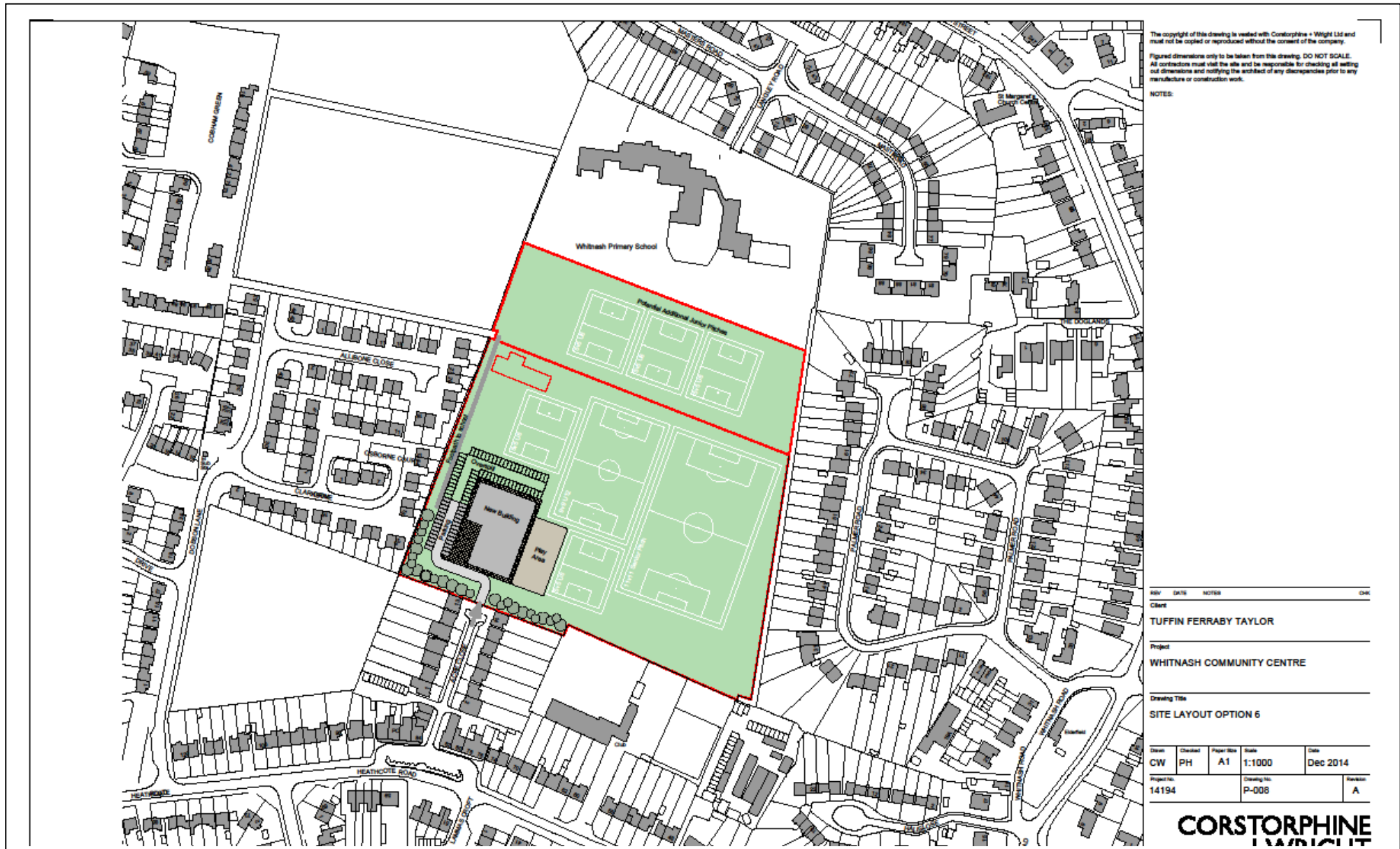
Drawing Title

**SITE LAYOUT OPTION 5**

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Project No.			Drawing No.	Revision
14194			P-007	-

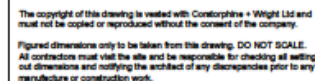
**CORSTORPHINE**  
IMPLICIT

OPTION 6



OPTION 7





NOTES:

REV	DATE	NOTES
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**Cited**

TUFFIN FERRABY TAYLOR

**Product**

WHITNASH COMMUNITY CENTRE

Drawing Title

### SITE LAYOUT OPTION 7

Drawn	Checked	Paper Size	Scale	Date
CW	PH	A1	1:1000	Dec 2014
Project No.			Drawing No.	Rev.
14194			P-009	-

## CORSTORPHINE

APPENDIX I – COST PLAN





---

Title

---

## Draft Cost Plan for Whitnash Community Hub

---

In relation to the proposed  
works/development at

---

off Acre Close, Whitnash, Royal Leamington Spa.

---

On behalf of

---

Warwick District Council

---

Date

---

3 February 2015

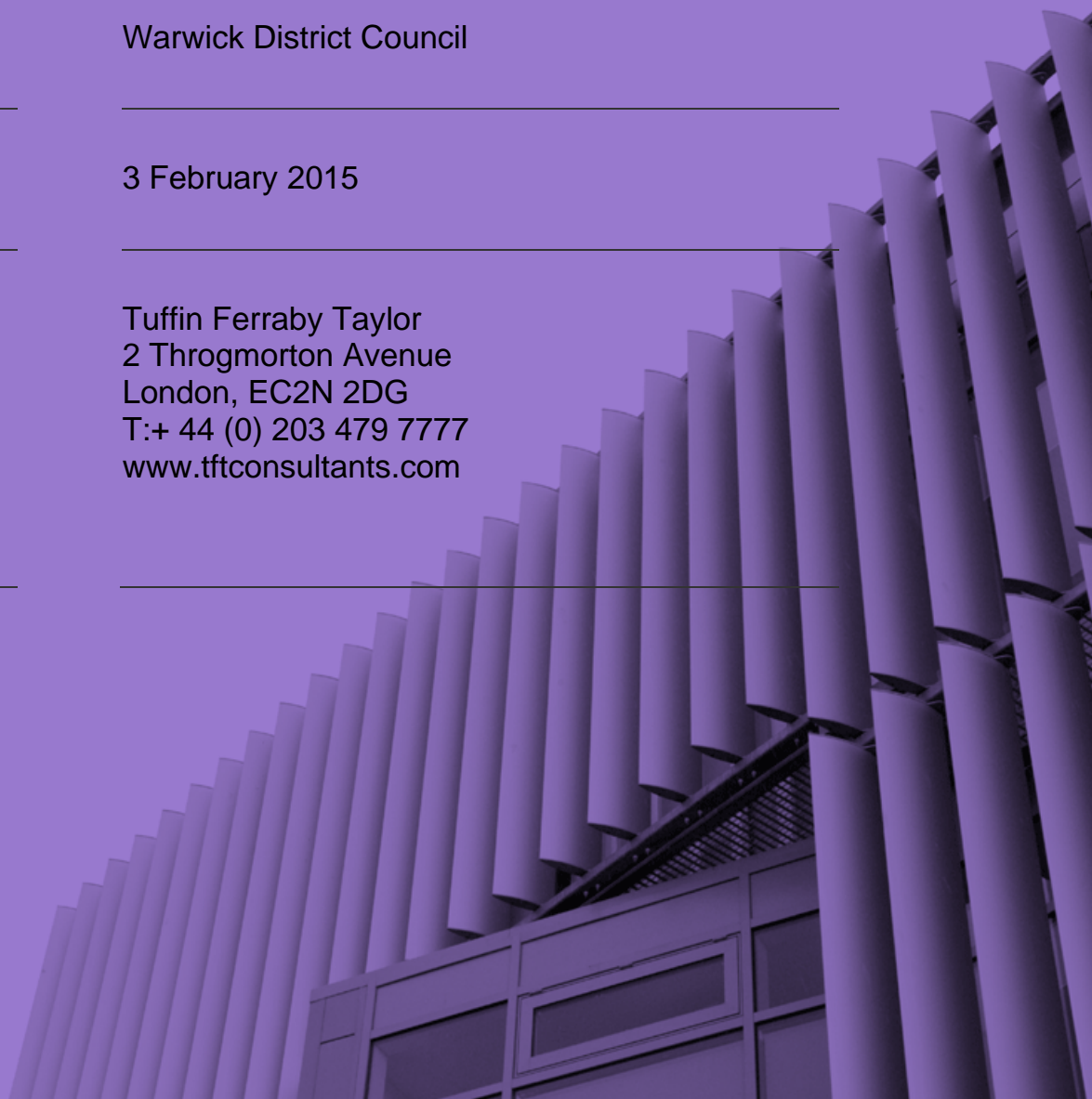
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Prepared by

---

Tuffin Ferraby Taylor  
2 Throgmorton Avenue  
London, EC2N 2DG  
T:+ 44 (0) 203 479 7777  
[www.tftconsultants.com](http://www.tftconsultants.com)

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Section 1.0	-	Executive Summary
Section 2.0	-	High Level Indicative Costs - Option 1
Section 3.0	-	High Level Indicative Costs - Option 2
Section 4.0	-	High Level Indicative Costs - Option 3
Section 5.0	-	High Level Indicative Costs - Option 4
Section 6.0	-	High Level Indicative Costs - Option 5
Section 7.0	-	High Level Indicative Costs - Option 6
Section 8.0	-	High Level Indicative Costs - Option 7
Section 9.0	-	Clarifications / Assumptions / Notes

## 2.0 High Level Indicative Cost - Option 1

Construction Works Costs (ft <sup>2</sup> / m <sup>2</sup> )		Area/Item	Rate (£)	(£)
<b>1.1 Building</b>				
1.1.1	Community Hub with approx 200m <sup>2</sup> at first floor level	1,585 m <sup>2</sup>	1,250	1,981,250
<b>1.2 External Works</b>				
1.2.1	Allowance for senior football pitches (making good grass and lining) excluding drainage	2 No.	25,000	50,000
1.2.2	Allowance for new play area	1 No.	15,000	15,000
1.2.3	Allowance for cycle parking externally in secure area	1 Item	10,000	10,000
1.2.4	Allowance for new skateboard facility (medium specification skate	1 Item	75,000	75,000
1.2.5	Flat surface car park for 70 spaces	70 No.	1,350	94,500
1.2.6	Supply and install marker flags	1 Item	500	500
1.2.7	Allowance for new access road for lighting, signage, drainage etc	210 m	1,200	252,000
1.2.6	Allowance for paving around community hub	1 Item	15,000	15,000
1.2.7	External lighting to building	1 item	5,000	5,000
1.2.8	Allowance for street furniture	1 Item	5,000	5,000
1.2.9	New security gates	1 Item	15,000	15,000
1.2.10	New security fencing to perimeter	1,186 m	75	88,950
<b>1.3 Add / Deduct special factors</b>				
	Enhancement to domestic kitchen	1 Item	25,000	25,000
<b>1.4 Internal fit-out (if included)</b>				
	Extra over allowance for fit out of office space	200 m <sup>2</sup>	1,000	200,000
			<b>Sub total</b>	<b>2,832,200</b>
<b>1.5 Demolition/Site Clearance</b>				
	Allowance for demolition of existing building and grubbing up existing	1 Item	80,000	80,000
<b>1.6 Site factors</b>				
	Alterations to existing incoming power supplies:			
	- Reconnection to existing Electric supply	1 Item	5,000	5,000
	- Gas Alterations	1 Item	2,500	2,500
	- Water Alterations	1 Item	2,500	2,500
	- Telephone	1 Item	1,000	1,000
<b>1.7 Listing/Conservation factor</b>				
	None			Excluded
<b>1.8 Asbestos/deleterious materials clearance</b>				
	Allowance for removal of asbestos in existing building	1 Item	25,000	25,000
			<b>Total adjusted construction cost</b>	<b>2,948,200</b>
<b>1.9 Professional fees</b> (including design, PM, CDM and Party Walls)			15%	442,000
<b>1.10 Risk Contingency</b>			10%	339,000
<b>1.11 Local Authority fees</b> (Planning and Building Regulations Approvals)			1%	29,000
<b>1.12 Price Escalation</b>				Excluded
			<b>Total fees</b>	<b>810,000</b>
<b>1.13 Total Rebuilding Cost</b>			<b>OVERALL £</b>	<b>3,758,200</b>
			<b>Cost £/m<sup>2</sup></b>	<b>2,371</b>
<b>1.14 Cost basis / method of valuation</b>				
	BCIS data			Yes
	TFT sq m cost data			Yes
	TFT elemental cost build-up			No

### 3.0 High Level Indicative Cost - Option 2

Construction Works Costs (ft <sup>2</sup> / m <sup>2</sup> )		Area/Item	Rate (£)	(£)
<b>1.1 Building</b>				
1.1.1	Community Hub with approx 200m <sup>2</sup> at first floor level	1,585 m <sup>2</sup>	1,250	1,981,250
<b>1.2 External Works</b>				
1.2.1	Allowance for senior football pitches (making good grass and lining) excluding drainage	1 No.	25,000	25,000
1.2.2	Allowance for youth football pitches (making good grass and lining) excluding drainage	1 No.	20,000	20,000
1.2.3	Allowance for mini-soccer football pitches (making good grass and lining) excluding drainage	1 No.	10,000	10,000
1.2.4	Allowance for new play area	1 No.	15,000	15,000
1.2.5	Allowance for cycle parking externally in secure area	1 Item	10,000	10,000
1.2.6	Allowance for new skateboard facility (medium specification skate	1 Item	75,000	75,000
1.2.7	Flat surface car park for 70 spaces	70 No.	1,350	94,500
1.2.8	Supply and install marker flags	1 Item	500	500
1.2.9	Allowance for new access road for lighting, signage, drainage etc	50 m	1,500	75,000
1.2.10	Allowance for footpath	178 m	100	17,800
1.2.11	Allowance for paving around community hub	1 Item	15,000	15,000
1.2.12	External lighting to building	1 item	5,000	5,000
1.2.13	Allowance for street furniture	1 Item	5,000	5,000
1.2.14	New security gates	1 Item	15,000	15,000
1.2.15	New security fencing to perimeter	1,186 m	75	88,950
<b>1.3 Add / Deduct special factors</b>				
	Enhancement to domestic kitchen	1 Item	25,000	25,000
<b>1.4 Internal fit-out (if included)</b>				
	Extra over allowance for fit out of office space	200 m <sup>2</sup>	1,000	200,000
			<b>Sub total</b>	<b>2,678,000</b>
<b>1.5 Demolition/Site Clearance</b>				
	Allowance for demolition of existing building and grubbing up existing	1 Item	80,000	80,000
<b>1.6 Site factors</b>				
	Allowance for new incoming power supplies:			
	- Electric	1 Item	10,000	10,000
	- Gas	1 Item	5,000	5,000
	- Water	1 Item	5,000	5,000
	- Telephone	1 Item	2,500	2,500
<b>1.7 Listing/Conservation factor</b>				
	None			Excluded
<b>1.8 Asbestos/deleterious materials clearance</b>				
	Allowance for removal of asbestos in existing building	1 Item	25,000	25,000
			<b>Total adjusted construction cost</b>	<b>2,805,500</b>
<b>1.9 Professional fees</b> (including design, PM, CDM and Party Walls)			15%	421,000
<b>1.10 Risk Contingency</b>			10%	323,000
<b>1.11 Local Authority fees</b> (Planning and Building Regulations Approvals)			1%	28,000
<b>1.12 Price Escalation</b>				Excluded
			<b>Total fees</b>	<b>772,000</b>
<b>1.13 Total Rebuilding Cost</b>			<b>OVERALL £</b>	<b>3,577,500</b>
			<b>Cost £/m<sup>2</sup></b>	<b>2,257</b>
<b>1.14 Cost basis / method of valuation</b>				
	BCIS data			Yes
	TFT sq m cost data			Yes
	TFT elemental cost build-up			No

## 4.0 High Level Indicative Cost - Option 3

Construction Works Costs (ft² / m²)		Area/Item	Rate (£)	(£)
<b>1.1 Building</b>				
1.1.1	Community Hub with approx 200m² at first floor level	1,585 m²	1,250	1,981,250
<b>1.2 External Works</b>				
1.2.1	Allowance for senior football pitches (making good grass and lining) excluding drainage	1 No.	25,000	25,000
1.2.2	Allowance for youth football pitches (making good grass and lining) excluding drainage	1 No.	20,000	20,000
1.2.3	Allowance for mini-soccer football pitches (making good grass and lining) excluding drainage	2 No.	10,000	20,000
1.2.4	Allowance for new play area	1 No.	15,000	15,000
1.2.5	Allowance for cycle parking externally in secure area	1 Item	10,000	10,000
1.2.6	Allowance for new skateboard facility (medium specification skate	1 Item	75,000	75,000
1.2.7	Flat surface car park for 70 spaces	70 No.	1,350	94,500
1.2.8	Supply and install marker flags	1 Item	500	500
1.2.9	Allowance for new access road for lighting, signage, drainage etc	50 m	1,500	75,000
1.2.10	Allowance for footpath	178 m	100	17,800
1.2.11	Allowance for paving around community hub	1 Item	15,000	15,000
1.2.12	External lighting to building	1 item	5,000	5,000
1.2.13	Allowance for street furniture	1 Item	5,000	5,000
1.2.14	New security gates	1 Item	15,000	15,000
1.2.15	New security fencing to perimeter	1,186 m	75	88,950
<b>1.3 Add / Deduct special factors</b>				
	Enhancement to domestic kitchen	1 Item	25,000	25,000
<b>1.4 Internal fit-out (if included)</b>				
	Extra over allowance for fit out of office space	200 m²	1,000	200,000
			<b>Sub total</b>	<b>2,688,000</b>
<b>1.5 Demolition/Site Clearance</b>				
	Allowance for demolition of existing building and grubbing up existing	1 Item	80,000	80,000
<b>1.6 Site factors</b>				
	Allowance for new incoming power supplies:			
	- Electric	1 Item	10,000	10,000
	- Gas	1 Item	5,000	5,000
	- Water	1 Item	5,000	5,000
	- Telephone	1 Item	2,500	2,500
<b>1.7 Listing/Conservation factor</b>				
	None			Excluded
<b>1.8 Asbestos/deleterious materials clearance</b>				
	Allowance for removal of asbestos in existing building	1 Item	25,000	25,000
			<b>Total adjusted construction cost</b>	<b>2,815,500</b>
<b>1.9 Professional fees</b> (including design, PM, CDM and Party Walls)			15%	422,000
<b>1.10 Risk Contingency</b>			10%	324,000
<b>1.11 Local Authority fees</b> (Planning and Building Regulations Approvals)			1%	28,000
<b>1.12 Price Escalation</b>				Excluded
			<b>Total fees</b>	<b>774,000</b>
<b>1.13 Total Rebuilding Cost</b>			<b>OVERALL £</b>	<b>3,589,500</b>
			<b>Cost £/m²</b>	<b>2,265</b>
<b>1.14 Cost basis / method of valuation</b>				
	BCIS data			Yes
	TFT sq m cost data			Yes
	TFT elemental cost build-up			No

## 5.0 High Level Indicative Cost - Option 4

Construction Works Costs (ft <sup>2</sup> / m <sup>2</sup> )				Area/Item	Rate (£)	(£)
<b>1.1 Building</b>						
1.1.1	Community Hub with approx 200m <sup>2</sup> at first floor level	1,585	m <sup>2</sup>	1,250		1,981,250
<b>1.2 External Works</b>						
1.2.1	Allowance for senior football pitches (making good grass and lining) excluding drainage	1	No.	25,000		25,000
1.2.2	Allowance for youth football pitches (making good grass and lining) excluding drainage	1	No.	20,000		20,000
1.2.3	Allowance for mini-soccer football pitches (making good grass and lining) excluding drainage	1	No.	10,000		10,000
1.2.4	Allowance for new play area	1	No.	15,000		15,000
1.2.5	Allowance for cycle parking externally in secure area	1	Item	10,000		10,000
1.2.6	Allowance for new skateboard facility (medium specification skate	1	Item	75,000		75,000
1.2.7	Flat surface car park for 70 spaces	70	No.	1,350		94,500
1.2.8	Supply and install marker flags	1	Item	500		500
1.2.9	Allowance for new access road for lighting, signage, drainage etc	210	m	1,200		252,000
1.2.10	Allowance for paving around community hub	1	Item	15,000		15,000
1.2.11	External lighting to building	1	item	5,000		5,000
1.2.12	Allowance for street furniture	1	Item	5,000		5,000
1.2.13	New security gates	1	Item	15,000		15,000
1.2.14	New security fencing to perimeter	1,186	m	75		88,950
<b>1.3 Add / Deduct special factors</b>						
	Enhancement to domestic kitchen	1	Item	25,000		25,000
<b>1.4 Internal fit-out (if included)</b>						
	Extra over allowance for fit out of office space	200	m <sup>2</sup>	1,000		200,000
				<b>Sub total</b>		<b>2,837,200</b>
<b>1.5 Demolition/Site Clearance</b>						
	Allowance for demolition of existing building and grubbing up existing	1	Item	80,000		80,000
<b>1.6 Site factors</b>						
	Alterations to existing incoming power supplies:					
	- Electric Alterations	1	Item	5,000		5,000
	- Gas Alterations	1	Item	2,500		2,500
	- Water Alterations	1	Item	2,500		2,500
	- Telephone	1	Item	1,500		1,500
<b>1.7 Listing/Conservation factor</b>						
	None					Excluded
<b>1.8 Asbestos/deleterious materials clearance</b>						
	Allowance for removal of asbestos in existing building	1	Item	25,000		25,000
				<b>Total adjusted construction cost</b>		<b>2,953,700</b>
<b>1.9 Professional fees</b> (including design, PM, CDM and Party Walls)				15%		443,000
<b>1.10 Risk Contingency</b>				10%		340,000
<b>1.11 Local Authority fees</b> (Planning and Building Regulations Approvals)				1%		30,000
<b>1.12 Price Escalation</b>						Excluded
				<b>Total fees</b>		<b>813,000</b>
<b>1.13 Total Rebuilding Cost</b>				<b>OVERALL £</b>		<b>3,766,700</b>
				<b>Cost £/m<sup>2</sup></b>		<b>2,376</b>
<b>1.14 Cost basis / method of valuation</b>						
	BCIS data					Yes
	TFT sq m cost data					Yes
	TFT elemental cost build-up					No

## 6.0 High Level Indicative Cost - Option 5

Construction Works Costs (ft² / m²)				Area/Item	Rate (£)	(£)
<b>1.1</b>	<b>Building</b>					
1.1.1	Community Hub with approx 200m² at first floor level	1,585	m²	1,250		1,981,250
<b>1.2</b>	<b>External Works</b>					
1.2.1	Allowance for senior football pitches (making good grass and lining) excluding drainage	2	No.	25,000		50,000
1.2.2	Allowance for mini-soccer football pitches (making good grass and lining) excluding drainage	3	No.	10,000		30,000
1.2.3	Allowance for new play area	1	No.	15,000		15,000
1.2.4	Allowance for cycle parking externally in secure area	1	Item	10,000		10,000
1.2.5	Allowance for new skateboard facility (medium specification skate	1	Item	75,000		75,000
1.2.6	Flat surface car park for 70 spaces	70	No.	1,350		94,500
1.2.7	Supply and install marker flags	1	Item	500		500
1.2.8	Allowance for new access road for lighting, signage, drainage etc	210	m	1,200		252,000
1.2.9	Allowance for paving around community hub	1	Item	15,000		15,000
1.2.10	External lighting to building	1	item	5,000		5,000
1.2.11	Allowance for street furniture	1	Item	5,000		5,000
1.2.12	New security gates	1	Item	15,000		15,000
1.2.13	New security fencing to perimeter	1,373	m	75		103,003
<b>1.3</b>	<b>Add / Deduct special factors</b>					
	Enhancement to domestic kitchen	1	Item	25,000		25,000
<b>1.4</b>	<b>Internal fit-out (if included)</b>					
	Extra over allowance for fit out of office space	200	m²	1,000		200,000
					<b>Sub total</b>	<b>2,876,253</b>
<b>1.5</b>	<b>Demolition/Site Clearance</b>					
	Allowance for demolition of existing building and grubbing up existing	1	Item	80,000		80,000
<b>1.6</b>	<b>Site factors</b>					
	Alterations to existing incoming power supplies:					
	- Electric Alterations	1	Item	5,000		5,000
	- Gas Alterations	1	Item	2,500		2,500
	- Water Alterations	1	Item	2,500		2,500
	- Telephone	1	Item	1,500		1,500
<b>1.7</b>	<b>Listing/Conservation factor</b>					
	None					Excluded
<b>1.8</b>	<b>Asbestos/deleterious materials clearance</b>					
	Allowance for removal of asbestos in existing building	1	Item	25,000		25,000
					<b>Total adjusted construction cost</b>	<b>2,992,753</b>
<b>1.9</b>	<b>Professional fees</b> (including design, PM, CDM and Party Walls)				15%	449,000
<b>1.10</b>	<b>Risk Contingency</b>				10%	344,000
<b>1.11</b>	<b>Local Authority fees</b> (Planning and Building Regulations Approvals)				1%	30,000
<b>1.12</b>	<b>Price Escalation</b>					Excluded
					<b>Total fees</b>	<b>823,000</b>
<b>1.13</b>	<b>Total Rebuilding Cost</b>				<b>OVERALL £</b>	<b>3,815,753</b>
					<b>Cost £/m²</b>	<b>2,407</b>
<b>1.14</b>	<b>Cost basis / method of valuation</b>					
	BCIS data					Yes
	TFT sq m cost data					Yes
	TFT elemental cost build-up					No

## 7.0 High Level Indicative Cost - Option 6

Construction Works Costs (ft <sup>2</sup> / m <sup>2</sup> )		Area/Item	Rate (£)	(£)
<b>1.1</b>	<b>Building</b>			
1.1.1	Community Hub with approx 200m <sup>2</sup> at first floor level	1,585	m <sup>2</sup> 1,250	1,981,250
<b>1.2</b>	<b>External Works</b>			
1.2.1	Allowance for senior football pitches (making good grass and lining) excluding drainage	1	No. 25,000	25,000
1.2.2	Allowance for youth football pitches (making good grass and lining) excluding drainage	1	No. 20,000	20,000
1.2.3	Allowance for mini-soccer football pitches (making good grass and lining) excluding drainage	4	No. 10,000	40,000
1.2.4	Allowance for new play area	1	No. 15,000	15,000
1.2.5	Allowance for cycle parking externally in secure area	1	Item 10,000	10,000
1.2.6	Allowance for new skateboard facility (medium specification skate	1	Item 75,000	75,000
1.2.7	Flat surface car park for 70 spaces	70	No. 1,350	94,500
1.2.8	Supply and install marker flags	1	Item 500	500
1.2.9	Allowance for new access road for lighting, signage, drainage etc	50	m 1,500	75,000
1.2.10	Allowance for footpath	178	m 100	17,800
1.2.11	Allowance for paving around community hub	1	Item 15,000	15,000
1.2.12	External lighting to building	1	item 5,000	5,000
1.2.13	Allowance for street furniture	1	Item 5,000	5,000
1.2.14	New security gates	1	Item 15,000	15,000
1.2.15	New security fencing to perimeter	1,373	m 75	103,003
<b>1.3</b>	<b>Add / Deduct special factors</b>			
	Enhancement to domestic kitchen	1	Item 25,000	25,000
<b>1.4</b>	<b>Internal fit-out (if included)</b>			
	Extra over allowance for fit out of office space	200	m <sup>2</sup> 1,000	200,000
			<b>Sub total</b>	<b>2,722,053</b>
<b>1.5</b>	<b>Demolition/Site Clearance</b>			
	Allowance for demolition of existing building and grubbing up existing	1	Item 80,000	80,000
<b>1.6</b>	<b>Site factors</b>			
	Allowance for new incoming power supplies:			
	- Electric	1	Item 10,000	10,000
	- Gas	1	Item 5,000	5,000
	- Water	1	Item 5,000	5,000
	- Telephone	1	Item 2,500	2,500
<b>1.7</b>	<b>Listing/Conservation factor</b>			
	None			Excluded
<b>1.8</b>	<b>Asbestos/deleterious materials clearance</b>			
	Allowance for removal of asbestos in existing building	1	Item 25,000	25,000
			<b>Total adjusted construction cost</b>	<b>2,849,553</b>
<b>1.9</b>	<b>Professional fees</b> (including design, PM, CDM and Party Walls)		15%	427,000
<b>1.10</b>	<b>Risk Contingency</b>		10%	328,000
<b>1.11</b>	<b>Local Authority fees</b> (Planning and Building Regulations Approvals)		1%	28,000
<b>1.12</b>	<b>Price Escalation</b>			Excluded
			<b>Total fees</b>	<b>783,000</b>
<b>1.13</b>	<b>Total Rebuilding Cost</b>		<b>OVERALL £</b>	<b>3,632,553</b>
			<b>Cost £/m<sup>2</sup></b>	<b>2,292</b>
<b>1.14</b>	<b>Cost basis / method of valuation</b>			
	BCIS data			Yes
	TFT sq m cost data			Yes
	TFT elemental cost build-up			No



8.0 High Level Indicative Cost - Option 7					
	Construction Works Costs (ft <sup>2</sup> / m <sup>2</sup> )	Area/Item	Rate (£)	(£)	
<b>1.1 Building</b>					
1.1.1	Community Hub with approx 200m <sup>2</sup> at first floor level	1,585 m <sup>2</sup>	1,250		1,981,250
<b>1.2 External Works</b>					
1.2.1	Allowance for senior football pitches (making good grass and lining) excluding drainage	1 No.	25,000		25,000
1.2.2	Allowance for youth football pitches (making good grass and lining) excluding drainage	1 No.	20,000		20,000
1.2.3	Allowance for mini-soccer football pitches (making good grass and lining) excluding drainage	4 No.	10,000		40,000
1.2.4	Allowance for new play area	1 No.	15,000		15,000
1.2.5	Allowance for cycle parking externally in secure area	1 Item	10,000		10,000
1.2.6	Allowance for new skateboard facility (medium specification skate	1 Item	75,000		75,000
1.2.7	Flat surface car park for 70 spaces	70 No.	1,350		94,500
1.2.8	Supply and install marker flags	1 Item	500		500
1.2.9	Allowance for new access road for lighting, signage, drainage etc	210 m	1,200		252,000
1.2.10	Allowance for paving around community hub	1 Item	15,000		15,000
1.2.11	External lighting to building	1 item	5,000		5,000
1.2.12	Allowance for street furniture	1 Item	5,000		5,000
1.2.13	New security gates	1 Item	15,000		15,000
1.2.14	New security fencing to perimeter	1,373 m	75		103,003
<b>1.3 Add / Deduct special factors</b>					
	Enhancement to domestic kitchen	1 Item	25,000		25,000
<b>1.4 Internal fit-out (if included)</b>					
	Extra over allowance for fit out of office space	200 m <sup>2</sup>	1,000		200,000
				<b>Sub total</b>	<b>2,881,253</b>
<b>1.5 Demolition/Site Clearance</b>					
	Allowance for demolition of existing building and grubbing up existing	1 Item	80,000		80,000
<b>1.6 Site factors</b>					
	Alterations to existing incoming power supplies:				
	- Electric Alterations	1 Item	5,000		5,000
	- Gas Alterations	1 Item	2,500		2,500
	- Water Alterations	1 Item	2,500		2,500
	- Telephone	1 Item	1,500		1,500
<b>1.7 Listing/Conservation factor</b>					
	None				Excluded
<b>1.8 Asbestos/deleterious materials clearance</b>					
	Allowance for removal of asbestos in existing building	1 Item	25,000		25,000
				<b>Total adjusted construction cost</b>	<b>2,997,753</b>
<b>1.9 Professional fees</b> (including design, PM, CDM and Party Walls)			15%		450,000
<b>1.10 Risk Contingency</b>			10%		345,000
<b>1.11 Local Authority fees</b> (Planning and Building Regulations Approvals)			1%		30,000
<b>1.12 Price Escalation</b>					Excluded
				<b>Total fees</b>	<b>825,000</b>
<b>1.13 Total Rebuilding Cost</b>				<b>OVERALL £</b>	<b>3,822,753</b>
				<b>Cost £/m<sup>2</sup></b>	<b>2,412</b>
<b>1.14 Cost basis / method of valuation</b>					
	BCIS data				Yes
	TFT sq m cost data				Yes
	TFT elemental cost build-up				No

## 9.0 Clarifications / Assumptions / Notes

- 9.1 These high level indicative costs have been produced in accordance with the information below for Warwick District Council for the proposed Community Hub at Acre Close, Whitnash, Royal Leamington Spa.
- 9.2 As additional design information becomes available we will be able to provide a more detailed cost plan but at this stage the costs have been prepared on a cost per m<sup>2</sup> basis.
- 9.3 The costs provided have been based on the following information:

### Corstorphine and Wright Architects

- Accommodation Schedule
- Site Analysis - Aerial Photograph dwg A-002 rev - dated Dec 2014.
- Site Analysis - Land Uses dwg A-003 rev - dated Dec 2014.
- Site Analysis - Access and Usage dwg A-004 rev - dated Dec 2014.
- Measured Mile (Three Quarters) - dwg P-001 rev - dated Dec 2014.
- Site Layout Option 1 - dwg P-002 rev - dated Dec 2014.
- Site Layout Option 2 - dwg P-003 rev - dated Dec 2014.
- Site Layout Option 3 - dwg P-004 rev - dated Dec 2014.
- Site Layout Option 4 - dwg P-005 rev - dated Dec 2014.
- Adjacency Diagram - dwg P-006 rev - dated Dec 2014.
- Site Layout Option 5 - dwg P-007 rev - dated Dec 2014.
- Site Layout Option 6 - dwg P-008 rev - dated Dec 2014.
- Site Layout Option 7 - dwg P-009 rev - dated Dec 2014.

- 9.4 We have based the building area of 1,585m<sup>2</sup> on the following areas:

- Reception Area - 35m<sup>2</sup>,
- Meeting Space - 60m<sup>2</sup>,
- Two Office for Town Council - 24m<sup>2</sup>,
- Meeting Room for sub committee 8-15 persons - 24m<sup>2</sup>,
- Tea Making Facilities / Small - 3m<sup>2</sup>,
- Drop in Space for Police - 12m<sup>2</sup>,
- Community Hall - 110m<sup>2</sup>,
- Multi function space - 345m<sup>2</sup>,
- Sports storage - 44m<sup>2</sup>,
- Information / Open stop Shop Centre - 50m<sup>2</sup>,
- Community Library- 90m<sup>2</sup>,
- ICT Space for Public use - 77m<sup>2</sup>,
- Cafe Type Space - 50m<sup>2</sup>,
- Suitable catering kitchen - 50m<sup>2</sup>,
- Suitable Storage space for rent - 36m<sup>2</sup>,
- Furniture Storage - 20m<sup>2</sup>,
- Toilet for public - 24m<sup>2</sup>,
- Staff Toilet - 30m<sup>2</sup>,
- Disabled WC - 6m<sup>2</sup>,
- First Aid Room - 9m<sup>2</sup>,
- Team Change - 70m<sup>2</sup>,
- Officials / Disabled Changing - 12m<sup>2</sup>,

- Cleaners Store - 3m<sup>2</sup>,
  - Ground Maintenance Store - 20m<sup>2</sup>,
  - External Sports Store - 44m<sup>2</sup>,
  - Circulation - 250m<sup>2</sup>,
  - Plant Area - 37m<sup>2</sup>,
  - Wall area - 50m<sup>2</sup>,
- 9.5 We have assumed that the residential units will be of medium specification.
- 9.6 We have assumed that the pitch do not require drainage and the allowance included is for removing existing surface to pitch only, goal posts, grading and seeding,
- 9.7 Costs are based on currently day prices (1Q 2015) with no allowance for phasing of the works.
- 9.8 It has been assumed that the scheme will be competitively tendered and using JCT form of contract.
- 9.9 We have assumed that the incoming services has sufficient capacity and connections can be taken from the existing supplies.
- 9.10 These costings exclude allowances for the following items:
- 1 Statutory fees, site surveys, monitoring costs, environmental audits, wind studies, third party fees / costs; other fees.
  - 2 Specialist project insurances (standard Insurance included in Contractors Works).
  - 3 Value Added Tax (VAT).
  - 4 Site Acquisition fees / costs, air rights, rights to light (or any other third party compensation settlements), oversailing licences, Sale and letting fees / costs and other developer's Costs.
  - 5 Inflation from 1Q 2015 to start on site.
  - 6 Capital allowances or other incentives / grants.
  - 7 Costs arising from Legal Fees including Section 38, 106 and 278 agreements.
  - 8 Risk allowance and overall project contingency.
  - 9 Independent Commissioning Management Fee.
  - 10 Client finance costs and insurances.
  - 11 Monitoring of adjacent buildings.
  - 12 Archaeological survey or excavation costs.
  - 13 Diversion of services, within or outside the site.
  - 14 Any necessary off-site reinforcement of service infrastructure.
  - 15 Any phasing costs.
  - 16 Sustainable technologies (Photovoltaic's, Solar Thermal, Wind Turbines, Ground Source Heat pumps, Rain Water Harvesting etc).
  - 17 Local Authority charges, costs of planning approval
  - 18 Loose Fixtures, Fittings and Furnishings (including sport equipment, artwork, furniture and white goods, internal planting etc).
  - 19 Abnormal ground conditions including remediation and under ground obstructions.
  - 20 Feature Hoardings.
  - 21 Out of Hours Working.
  - 22 Project collaboration tools.
  - 23 IT / communications cabling and hardware.
  - 24 Effects of working restrictions.
  - 25 Fire Rating of boundary glazing.
  - 26 Satellite and TV aerial installations.
  - 27 Removal, encapsulation or disposal of contaminated materials such as Asbestos etc
  - 28 Kitchen equipment
  - 29 Fit out of shop, library, community hall.



## OUR SERVICE LINES



TECHNICAL DUE DILIGENCE



COMPLIANCE



PROJECT MONITORING



SUSTAINABILITY



PROJECT CONSULTANCY



DESIGN



DILAPIDATIONS



PROPERTY CONSULTANCY



INSURANCE ASSESSMENT



EXPERT WITNESS



DISASTER RESPONSE



PARTY WALLS



M&E CONSULTANCY

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## OUR MARKET SECTORS



OFFICE



RETAIL



INDUSTRIAL



EDUCATION



LEISURE



HERITAGE



RESIDENTIAL



MIXED-USE