

MAUNDS HATCH PROJECT MEETING

MONDAY 29th September 2003

PRESENT

Lorna Spenceley
Su Lawton
Michael Faccini
Pat Alderton
Zulqar Cheema
Pete Dobson
Elena Mould
Pamela Wrenn
Joe McGill
Alan Whittingham
Fiona Gardiner
Peter Woolford
Caroline O'Mahony

ASSOCIATION

Ward Councillor
Ward Councillor
Ward Councillor
Berecroft Residents
Berecroft Residents
CABRA
Regeneration Team
Community Link Officer
Assets & Facilities
A D Architects
Blackwater Housing
GPCA
GPCA (Pre School)

APOLOGIES

Penny Loates
Tom Redpath

1.Introductions:

Joe McGill, Head of Assets & Facilities opened the meeting by welcoming those present, and asking attendees to introduce themselves.

2. Notes:

The notes of the meeting held on 14th July were agreed as a correct record.

3. Matter Arising:

Youth involvement

The group expressed their concern over the lack of involvement of youth in the area; although they had been invited they failed to turn up! Key issue for this team is how to engage the local children in this project.

Terms of Reference, the Terms of Reference was agreed.

Web Page, Pamela updated the meeting on the way forward for the web site. She explained that Steve Drewet would be taking information from the report that was agreed and Resources Committee for an information sheet for this site, he would then send the draft to Pamela and Joe to agree before entering on the web. Steve also explained that he would not be able to put consultation data on the site until January as the site was being updated from October.

Action Pamela & Joe to agree draft information sheet.

4.Vision for Centre:

The vision statement was agreed subject to the s being taken out of Community Partnerships.

5. Consultation groups

Pamela informed the meeting that Denis Smyth from Moorfield Residents Association was moving and at the moment there would not be a representative attending these meetings. The consultation groups had not met but were still committed to the work required of them. The meeting agreed the way forward for the consultation was:

- To develop a logo for the project via a competition with the school in the ward. This would enable the schools to start participating in the project.
Action Pamela and Pat
- An advert should be placed in the local papers outlining the aspirations, with a contact name for more information.
Action Joe and Alan
- The users of the existing building should be approached for their views.
Action Carole
- Pamela agreed to obtain information from, PEP Briars information, Moorfields questionnaire.
Action Pamela

6. Options for Centre

Alan outlined the options for a future centre explaining the wish list equated to a floor space of 460 sq meters. The options were as follows:

Option one

To sell the land for a housing development with the capital receipt set aside to improve the existing building by adding additional floor space and carry out a major refurbishment programme. However, this option may not accommodate all the suggestions put forward to date.

Option two

Build new shop and Community Centre on site opposite (see maps attached). The advantage would be that enough floor space would be created to cover wish list, and the users of Maunds Hatch Common room would be able to stay on site until completion of new site.

After a considerable amount of discussion on the options, with a number of issues raised such as members did not want to lose a valuable green space, Elena reminded the meeting that they had to be mindful of sustainability I.E. a small facility may not be able to be self-sufficient which was essential for the project to work.

Option Three

To sell the land and improve the existing building within limited budget and upgrade the to all weather surfaces the existing basketball court at the top of Berecroft, and replace existing hard play area on the land opposite Maunds Hatch.

It was agreed that no action would be taken on placing an advert or discussions with the local schools on the project until after the next meeting. Also the project group would look at all the options over the next four weeks for a decision to be made on the way forward at the next meeting.

Action

Joe to send the map / information on options to Pamela for inclusion with the notes from the meeting.

Next meeting will be 29th October at the Chinese Centre 7.30pm

Preliminary Accommodation Schedule

Room	Overall Areas (sqm)
Pre - School (see separate brief from GPCA)	60
Cyber Café / Silver Surfers	20
Sports Hall (divisible) 1no. Badminton court	204
Sports Hall Storage	12
Kitchen (with access to patio)	12
Community room (1)	20
Community room (2) (soft room?)	12
Office (1)	8
Office (2)	8
Female Toilets / Showers	12
Male Toilets / Showers	12
Disabled WC	3
Sub Total:	383
Circulation (20%)	76.6
Total:	459.6

Based on residents' wish-list advised 14/7/03

Pre School Wish List/Brief

Space:

School Room 60m² (24 children at 2.5m² per child)

Dining room (could double as art/play room) size not determined - AW asked if this could be shared out of hours?

Kitchen (double sinks/drainers) – AW asked if this could be shared out of hours as otherwise two kitchens will need to be provided, but Caroline concerned about security (keeping children separate from non-police checked adults)

WCs for kids (1 per 10 children, separate from adults)

Disabled WC could double with baby changing

Internal Store

External Store (i.e. accessible from outside)

Garden (play and cultivation space with some shade and 1800mm high ppc steel fencing)

Car parking

Other factors:

DDA compliance

Fire safety

Good natural light

Window height to suit small children

Security features

MAUNDS HATCH - INDICATIVE COSTINGS		29 Sept '03	
OPTION 1			
Approximate Nr Of Houses	4 Houses	5 Houses	
Anticipated Sale Cost From Houses	660,000	825,000	
Anticipated Build Cost For Houses	419,750	524,688	
Land Value (2570m2)	240,250	300,313	
Anticipated Refurbishment Cost For Common Room (150m2)	60,000	60,000	
Balance Remaining To Extend Common Room	180,250	240,313	
Approximate Area (M2) Common Room Extension Possible	180	240	
OPTION 2			
Approximate Nr Of Houses	9 Houses	10 Houses	
Anticipated Sale Cost From Houses	1,485,000	1,650,000	
Anticipated Build Cost For Houses	944,438	1,049,375	
Land Value (5,450m2)	540,563	600,625	
Shop Unit Shell (260m2)	156,000	156,000	
Community Centre (460m2) Including Garden	500,000	500,000	
Profit/Loss	-115,438	-55,375	

Notes

All figures exclude VAT, fees, etc
 All figures should be considered as preliminary subject to further detail becoming available on the use of the site. We have been mindful of the density of housing shown on the previous

