

# *Tenterden Recreation Ground*

## *Focus Group Update*

**21<sup>st</sup> March 2019**



**TENTERDEN  
TOWN COUNCIL**



# AGENDA

*1. Current Position*

*2. Costings Summary*

*3. Impact on Previous Recreation Ground Design*

*4. Next Steps*

*5. Q & A*



## CURRENT POSITION

- *Produced a plan that met all requirements of the group and an 'optimal' layout for the recreation ground, meeting planning requirements and advice*
- *Received Initial Independent Costing of the Scheme*
- *Scheme including buildings is currently sitting over budget*
- *Requirement for re-design of previously presented scheme*
- *Bowl's Club is now to be retained*
- *Investigate options for cost saving throughout scheme*
- *Architects now appointed and developing proposals (Youth Hub)*

## COST SUMMARY

- **Current Scheme Budget - £ 3,633,386** *(Including Buildings)*
  - Buildings - £ 875,000
  - Landscape £2,119,386.00
- **Target Scheme Budget - £ 2,100,000** *(Including Buildings)*
  - Includes additional funding inputs of:
    - LTA – 25% grant and 25% loan for tennis court construction
    - Skate Park - £100,000

***How can this be achieved ?***



# IMPACT ON DESIGN – FIXED ITEMS



## **COST REDUCTION OPPORTUNITIES THROUGH DESIGN**

- ***Retention of existing Bowl's Club***
  - *Reduced Raw Cost of £495,000*
- ***Remove need for phasing*** (£140,000) – *Not required due to Bowl's retention*
- ***Retention & refurbishment of existing Pavilion as Youth Hub***
- ***Retention & refurbishment of toilet block***
- ***Retain existing car park, potential to extend***
- ***Reduction of 1no tennis court for replacement with flexible use MUGA***

# OUTLINE COST COMPARISON

	Original Scheme Cost Split	Percentage of Overall Budget	GC Target Cost Exercise	Target Percentage of Overall Budget
Overall Total	£3,633,386.00		£2,071,160.00	
Prelims & Contingency	£639,000.00	17.59%	£495,000.00	24%
Play	£453,955.00	12.49%	£230,000.00	11.10%
Sports i.e Tennis and MUGA	£332,000.00	9.14%	£280,000.00	13.52%
Youth Facilities	£220,000.00	6.05%	£220,000.00	10.62%
Skate Park	£245,825.00	6.77%	£175,825.00	8.49%
Site Furniture	£199,000.00	5.48%	£66,500.00	3.21%
Plaza and Café/ Kiosk	£346,450.00	9.54%	£132,750.00	6.41%
Car Park	£96,250.00	2.65%	£40,000.00	1.93%
Bowls	£465,000.00	12.80%	£0.00	0.00%
Parkland Enhancements - Paths, Planting etc	£179,906.00	4.95%	£253,085.00	12.22%
Site Enabling - Earthworks, Clearance, demolition etc	£456,000.00	12.55%	£178,000.00	8.59%
Buildings Vs Landscape				
BUILDINGS (includes demolition)	£875,000.00		£320,000.00	
LANDSCAPE	£2,119,386.00		£1,256,160.00	
PRELIMS & CONTINGENCY	£ 639,000 (excludes consultancy fees)		£495,000.00	



## DESIGN REQUIREMENTS

- *Improved circulation and connections within the recreation ground and with the wider town*
- *Strengthening of character*
- *Improved sporting facilities – Tennis & Netball*
- *Enhanced Children's Play Area*
- *Establishment of Youth Facilities*
- *Introduction of Skate Park*
- *Integrated and relocated activity hubs*



## NEXT STEPS

- *Further definition of works and design in order to refine costings*
- *Finalisation of costings based on current outline scheme/ principles*
- *Conducting of site surveys to rule out cost unknowns*  
*i.e building/ structural & drainage surveys*
- *Refinement of Youth Hub design & Costings*
- *Development & Agreement of a more developed revised plan and complete costings*
- *Focus Group Meeting to present and receive feedback on developed plans*
- *Public presentation and vote on all Tenterden Projects in June/July*
- *Following/ subject to approval from community scheme to mobilise into planning and tender processes*

**THANK YOU**

**QUESTION & ANSWER SESSION**