



## **Full Council Meeting**

**Date: 23<sup>rd</sup> November 2023**

**Number: FC093**

**To consider the costs to progress the proposed rebuild of Cuckfield Village Hall to full planning permission**

### **1. Introduction**

A working group has been progressing design and plans to form a planning application for submission to MSDC to build a replacement village hall on London Lane in Cuckfield. Several consultants are required for this, the costs for these are detailed below.

### **2. Costings**

#### **Option 1**

Here's the summary of the Consultants fee proposals received to date, including those approached but not provided a quote;

#### Structural and Civil Engineer:

- Consultant A - declined
- Consultant B - Stages 1-3 (Planning) - £18,000
- Consultant C - quote awaited

#### Services/Environmental Engineer:

- Consultant D - not replied
- Consultant E - Stages 2-3 (Planning) - £15,940 (have quoted for later stages too)

#### CDM Principal Designer:

- Consultant F - Stages 2-4 - £2,450
- Consultant G - Stages 2-4 - £5,625

#### Cost Consultant:

- Consultant H - Stages 2-3 (Planning) - £5,370 (have also quoted for later stages too)

Total estimated cost of £41,760, not including architect fees.

The recommendation is be to go with Consultant H for Cost Consultant and Consultant F for CDM, Consultant E for Services/Environmental Engineer and wait for Consultant C to respond before deciding on the Structural & Civil Engineer.

### **Option 2**

We could try going in with a Full Planning application, but with a less developed design ie not up to RIBA Stage 3 (which is the recognised design level for Planning).

So this would be the RIBA Stage 2 Concept Design with some outline Engineering Studies to back up the application, as we will need to demonstrate we are meeting Environmental performance requirements etc.

Currently the breakdown of fees for Stage 2 are;

Architect - £18k

Structural Eng - approx £5k

Services/Environmental Eng - £4k

QS/Cost Consultant - £3k (say 50% of Consultant H quote)

CDM - £1.5k (say 60% of Consultant F quote)

Total estimated cost of £31.5k, not including architect fees.

### **3. Recommendations**

Please consider the above information and whether you want to proceed with the plans to build a replacement village hall on the London Lane site, and to what extent.

There are options to consider, making the new hall smaller is one option, abandoning the rebuild and selling the land for housing is another option. This would obviously likely have a terminal impact on the future of Preschool.

The hall is in a poor state and getting worse, another option is to just keep it going until the point we no longer can.

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Date: 15<sup>th</sup> November 2023