

Clerk

From: graham@grahamlee.co.uk
Sent: 04 November 2022 10:01
To: nortonmahy@gmail.com
Cc: clerk@ashwell.gov.uk
Subject: FW: Enquiry re Ashwell Pavilion

Hi Norton

Please see this chain of communication with a specialist pavilion manufacturer who could provide some options for a new build alternative to the refurbishment route.

Let's discuss next steps some time.

Thanks

Graham

Graham Lee
Home: 01462742834
Office: 01462743126
Mob: 07751343096

From: graham@grahamlee.co.uk
Sent: 04 November 2022 09:58
To: [REDACTED]@sportsclubhouses.com>
Cc: clerk@ashwell.gov.uk; steve@sportsclubhouses.com
Subject: RE: Enquiry re Ashwell Pavilion

Hi [REDACTED]

Thank you for getting back to me so quickly, and also for all the information you provided. It's most helpful.

We are currently at the early stages of fundraising. Once we have a better understanding of funds available we'll be in a better position to provide a brief and budget for further discussion with you.

If you are aware of any helpful sources of grants for community sports pavilions please let me know as I expect that we will need to seek some financial assistance from outside the village.

Best regards

Graham

Graham Lee – Chairman Ashwell Parish Council
Home: 01462742834
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From: [REDACTED]@sportsclubhouses.com>
Sent: 02 November 2022 20:25
To: graham@grahamlee.co.uk
Cc: clerk@ashwell.gov.uk; steve@sportsclubhouses.com
Subject: Re: Enquiry re Ashwell Pavilion

Hi Graham,

Thanks for your email and good to hear from you.

The one big change for us, since 2020, is that we are no longer offering construction services so would not be able to offer a turnkey package. We can still, however, take your scheme from design conception through to handover on site on a design and project management basis.

I have put together some responses below against your questions.

I hope these responses help and please come back to me with any further queries.

Kind regards,

[REDACTED]

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On 02/11/2022 16:31 graham@grahamlee.co.uk <graham@grahamlee.co.uk> wrote:

Dear Andy

On 10 January 2020 you sent an email to [REDACTED] in Ashwell who had made an enquiry about a replacement Pavilion in Ashwell. In your email you said:

'When working on a complete turnkey solution (including all design and build inclusive of groundworks, main building construction and fit out) our costs, usually come to between £1800-2000 a square metre, excluding VAT (in order to meet all Building Control requirements and this takes the project from initial conception, through planning and then the complete delivery and construction on site, including full fit-out, ready for handover including demolitions.)

I would envisage a building, meeting your requirements, to be between 160-200 square metres so budget costs between £350,000-400,000 for a design and build at this stage would be realistic as a starting point. Groundworks and demolitions savings, by undertaking the works yourselves, would have to be closely analysed depending on the works involved but it would certainly reduce the overall cost significantly.'

That was almost 3 years ago, and the project was halted for a number of reasons, one being the cost and the other being the onset of Covid. Since then the situation for us has changed and I have become Chairman of the Parish Council with an interest in resurrecting the project, which I know was at a very early, exploratory stage. So, I'd like to ask a couple of questions before getting into too much detail, if I may:

1. Since January 2020 could you please give me an indication of the typical % cost change that has occurred for the type of turnkey solution you were describing then?

Construction costs are around £2100-2200 a square metre now on average.

2. From the library of designs that you have built could you please select and show me the type of building that you were thinking of back in 2020 associated with the sizing and costing you suggested.

The Chipstead, Downsend or Horley projects on our website are in this building size. Videos here.

Chipstead CC (timber frame) - <http://sportsclubhouses.com/chipstead-video/>
Downsend School - <https://vimeo.com/176623376>

2. For the type of solution you were envisaging back in 2020 could you please give me some additional detail in terms of:
 - a. The levels of insulation or EPC rating that the building would achieve. Usually an A score if using air source heat pumps
 - b. What form and capacity of heating and hot water systems would you have included for the project. ASHP would be the best option and this can provide space and water heating
 - c. For a Sports Pavilion would you have included shower rooms for home & away teams and a separate provision for a referee? Yes as standard
3. If the demolition and clearance of the existing Pavilion were carried out by a local builder could you please give me an approximate estimate of how much that might save from the guide pricing you quoted back in 2020, and adjusted for 2023?

This would usually save between £15-20k

If you're able to answer the above questions it will help us significantly in deciding how to move forward and brief you further on this project.

I look forward to hearing from you.

Many thanks

Graham

Graham Lee – Chairman Ashwell Parish Council

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