



April 2026



Project Progress and Financials

- **Construction Progress:** The weather has improved over the last few weeks. Nevertheless, a further two days has been lost to high winds and rain. This brings the total days lost to 29. It has become clear that this now cannot be recovered and SJR have committed to a revised handover date of the 20th of August. The cladding and internal blockwork has now been completed with external site preparation and M&E in progress. The groundwork for the carpark can be seen in the above photograph. Windows and doors are expected to be installed by the end of the month.
- **Council Approvals:** The planning application for the temporary entrance (required while the main site construction continues) has now been approved by Herefordshire Council . A further planning application, not submitted yet, is being developed for minor changes to the original approved application covering the site entrance and outside lighting.
- **Payments:** The latest (5th) payment will be made to SJR, bringing the total paid under the design and build contract to £337,998, (£355,787 less retention of £17,789), 48% complete. All payments quoted exclude VAT
- **Project Meetings:** A transition group meeting was held on 7th April with discussion continuing around key internal design decisions :



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- Finalising wall and floor coverings throughout.
- The overall kitchen design has proven complex due to building and inclusivity requirements.
- The group continues to develop a detailed inventory of current assets in order to determine any shortfalls. The main area being tables and chairs .
- A proposal for audio / visual equipment requirements was reviewed as well as potential mobile bar options.
- It was hoped that the Marden Parish Trust would be able to obtain some additional funding from grant providers. Unfortunately, an analysis of current grant possibilities has highlighted the difficulties prior to the Marden Parish Trust and hall becoming operational.

Solicitors acting for the Marden Parish Trust and Parish Council have indicated that the initial draft of the management lease will be available for review by the end of this month.

The latest S J Roberts site meeting took place on the 14th of April. While good progress is being made two further days were lost due to adverse weather conditions. As this has brought the total days lost to 29, S J Roberts have reluctantly revised their completion / handover date to the 20th of August. While disappointing but understandable this will not affect the official opening planned for Sunday 30th August.

- **Funding:** We have now been successful in the following areas:
 - Tarmac have agreed to provide the materials for the car park area. This is expected to reduce the contract build by £23,000 to £28,000
 - The National Lottery Grant application for external solar lighting was approved in the sum of £17780
 - The parishioner loan appeal has been very successful, and a number of people have come forward, and we now have enough to cover the shortfall in funds prior
 - **Online Systems:** A dedicated website is near completion; the first draft is currently being reviewed. A dedicated Facebook page will be developed. The online booking and invoicing system can be viewed on the Marden-Links website now but will also be available on the Parish Hall website.
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Current Project Milestones

Task	Completed By
Foundations incl. holding bolt for frame	19 Nov – complete
Steel frame erected	19 Dec - complete
Install roof cladding	16 Jan - complete
Install wall cladding and blockwork	12 April – complete
Fix windows and doors	21 April – on order
1st fix mechanical and electrical	12 May – in progress
Drylining and plaster to walls	27 May
Install suspended ceiling grid	03 June
2 nd fix mechanical and electrical	17 June
Hard Landscaping	26 June – in progress
Floor Finishes	01 July
Fit out toilets and kitchen	15 July
Decoration	29 July
Fixtures and fittings	05 August
Soft Landscaping	13 August
Handover	20 August

Next Steps and Funding

- **Car Park Materials:** The Parish Council has received confirmation that Tarmac would like to support the project, and we await the Southwest and Wales Director sign-off.
 - **Additional Funding:** the National Lottery grant application for external solar lighting has been approved for the sum of £17,870.
 - **Transition Planning:** Ongoing meetings will continue and ensure the seamless transition and opening of the new facility. While most of the key build decisions have been made the focus is moving to the requirements necessary in order to make the building fully operational by the beginning of September.
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Budget Status

Summary of costs to 31st March 2026. (net of VAT)

PROJECT COSTS (All costs exclude VAT)	2025/26 Budget	Revised Budget	Actual Cost to date
Architect Fees RIBA stages 1 to 4 - Analysis design	116914	116914	116914
RIBA stages 5 to 7 - Tender & Project management	35906	35950	35950
Fees for retendering contract		12100	12100
Fees for negotiation with Citizen	3130	9388	9388
Fees associated with planning re temp entrance		16551	16551
Design & Build Contract – S J Roberts	750000	746425	355,787
Land survey fee	4870	5270	5270
Solicitors Fees Land transfer and Licence for S J Roberts to occupy	2000	4484	4483
Citizen Housing contribution		-5930	-5930
Contingency	63640	35308	
TOTAL	976460	976460	550513

Contingency Rundown		
Approved budget contingency		63640
- Additional land survey cost prior to tender	-400	
- Re-tender costs	-12100	
- Improved final tender value	3575	
- Minor increase in RIBA stage 5 to 7 fees	-44	
- Increased solicitor fees for licence to use	-2484	
- Additional fees for Citizen liaison	-6258	
- Temporary entrance fees and 2 x planning applications (first application rejected)	-16551	
- Citizen contribution to temporary entrance	5930	
Total rundown to date		-28332
Contingency Remaining		35308

Additional notes

1. Retention on design and build contract (5%) to date £17,789
2. Actual costs are those incurred to the 31st of March 2026
3. The above excludes solicitor costs associated with the development of the operational (management) lease with the Marden Parish Trust.



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