



NEW PARISH HALL PROJECT FINAL NEWSLETTER

NO. 18

August 2026



Project Summary

The day has finally arrived! The construction work has been completed, all bar an agreed snagging list. The project was officially handed over to the Parish Council on the 13th of August with restricted access until the 28th in order to allow snagging work to continue.

Our Open Day will be held on 30th August from 11:30am as advertised. The Hall will then be available for community activity from 1st September.

Construction started in October last year and has been completed with a one month delay due to adverse weather conditions during the winter period. A remarkable achievement.

The Parish Council wishes to thank S J Roberts, our Architect and Quantity Surveyor for delivering a superb asset and on budget.



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Remaining Work

- **Snagging items:** The list has been agreed but no doubt additional items come to light as the hall begins to be used. As S J Roberts will be on site for some time the minor issues that arise will be resolved very quickly. A number of trees will be planted around the car park in October.
- **Car Park** The car park currently has a temporary entrance, surface and markings. When S J Roberts has finished with the site compound, they will carry out the following:
 - Remove the temporary entrance
 - Open the planned entrance and instal retractable bollards
 - Resurface the whole carpark
 - White line the spaces and the disabled spaces as originally planned
 - Install the low level wooden fencing and hedging around the perimeter of the car park
- **Village Green:** This will be completed to plan once the Cherry Orchard site compound is no longer require. It is likely this will not happen for around 18 months. When complete the village green will be fully landscaped, surrounded by trees and hedging and a resin path and solar lighting installed through to the Academy grounds.
- **Transition Planning:** The group which consists of Marden Parish Trust Trustees and Parish Councillors will continue to prepare for a memorable open day event on the 30th of August and a seamless transition to operating the Hall from September 1st.





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FINAL PROJECT COST POSITION

All costs are net of VAT

PROJECT COSTS (All costs exclude VAT)	2025/26 Budget	Total Project Costs
Architect Fees RIBA stages 1 to 4 - Analysis design	116914	116914
RIBA stages 5 to 7 - Tender & Project management	35906	35950
Fees for retendering contract		12100
Fees for negotiation with Citizen	3130	9388
Fees associated with planning re temp entrance		16551
Fees associated with contract additions		6000
Design & Build Contract – S J Roberts	750000	770218
Land survey fee	4870	5270
Solicitors Fees Land transfer and Licence for S J Roberts to occupy	2000	4484
Solicitors fees associated with management lease		2000
Estimated interest payments for parishioner loans		6375
PC purchase of initial set of tables and chairs		12442
Audio Visual Equipment		3818
Corporate signage		335
Citizen Housing contribution		-5930
Marden Village Trust Donation towards Kitchen		-6000
National Lottery Grant for external solar lighting		-17870
Contingency	63640	4415
TOTAL	976460	976460

1. 2.5% retention payable 1 year from completion - August 2027.

£19,255

2. Held back until October 2026 until final items completed

£20,000

There are no anticipated additional costs as the total cost above is inclusive of the work required to create the village green, remove the temporary access, and open up the main entrance to the hall.



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Contingency Rundown		
Approved budget contingency		63640
- Additional land survey cost prior to tender	-400	
- Re-tender costs	-12100	
- Net Design & Build Contract value changes	-20218	
- 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	
- Additional Architects fees on contract additions 12% estimate	-6000	
- Estimated Interest Payments on Parishioner loans	-6375	
- Solicitor review of draft lease	-2000	
- PC purchase of initial set of tables and chairs	-12442	
- PC purchase of Audio Visual Equipment	-3818	
- Corporate Signage	-335	-89025
- Citizen contribution to temporary entrance	5930	
- Marden Village Trust donation	6000	
- National Lottery Grant – solar lighting	17870	29800
Contingency Remaining		4415





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Contract Cost Variations			
Approved Contract			746425
-	Omit hearing loop	-1969	
-	Omit Service connections – provided to site by Citizen	-11319	
-	Omit change in floor covering specification	-322	
-	Omit unforeseen works in substructure	-5000	
-	Omit substructure subbase thickness	-3500	
-	Omit Tarmac provides surface material for car park	-2850	
-	Omit corporate signage	-1000	
-	Omit diverting existing services	-2000	
-	Omit S278 entrance works- not as costly	-6000	
-	Omit lower cost of entrance to mezzanine	-176	
-	Omit entrance security gates – raise bollards instead	-1500	-35636
-	Add additional cost of proposed kitchen	9731	
-	Add additional solar panels and larger battery	8831	
-	Add temporary access cost	5052	
-	Add additional panel upgrade to toilet cubicles	781	
-	Add Canopy + bases + OH&P	16917	
-	Add external solar lighting	13517	*
-	Add Canopy LED lighting	1300	*
-	Add contribution to fire protection plan	2000	
-	Add cost of final tarmac finish post total site completion	1300	59429
Revised Contract Value			770218

*** Will be funded by National Lottery Grant**



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