

Southborough Hub Meeting

Minutes of meeting held on 03 March 2015 at Kent County Council, Sessions House

Present:

Cllr Peter Oakford (PO) – STC (Chairman)
Cllr Glenn Lester (GL) – STC
Cllr Jackie Prance (JP) – STC
Brenda Wickens (BJW) – STC
Cllr David Elliott (DE) – TWBC
David Candlin (DC) – TWBC
Jonathan White (JW) – TWBC
Bartholomew Wren (BW) – TWBC
Veronica Dorset (VD) – KCC
Joe Reidy (JR) – KCC
Donna-Marie Dunn (DD) – KCC
Tim Irons (TI) – Pick Everard
Manuel Cruz (MC) – Pick Everard

Apologies:

Cllr Stephanie Williams (SW) – STC

1. Welcome and Introductions	Action By
<p>PO opened the meeting thanking partners for their attendance. Consultants Pick Everard attended the meeting to present updated Hub concepts. The order of the meeting was altered to allow consultants to deliver their presentation and leave promptly.</p>	
2. Project Manager / Hub Concept Update	
<p>JR had asked consultants Pick Everard to refine the new build and refurbish/extend options, which were being prepared for the Hub site.</p> <p>TI and MC presented the updated concepts to partners for feedback. The refurbish/extend option would retain only the auditorium, current additions would be demolished. The refurbishment would include a new roof and exterior finish for the auditorium, with a substantial wrap around building in contemporary style. This would accommodate the library, civic space, meeting rooms and cafe.</p> <p>MC concluded that the structures proposed in the refurbish/extend option provide a strong design with light and open internal circulation space, as well as a good relationship to public realm and desire lines. The medical centre and football facility would be standalone buildings.</p> <p>The architecture, geometry and layout of the refurbish/extend option was discussed. Partners considered the design to be impressive but complex, due to the position of the existing RVH building and proposed roof layout. Partners agreed that further work was required to refine the concept. The potential to simplify the design and scale of some elements was discussed.</p> <p>A revised new build concept based upon that previously released on the STC</p>	

<p>website, was presented by TI and MC. This included a larger auditorium building with basement level accommodation. A different approach to the central circulation space was proposed; this would provide shelter but be partly open with an external feel. It was suggested that this would reduce running costs as the space would only require radiant heat during events etc.</p> <p>Consultants suggested that the new build option would be more cost effective in terms of capital and running costs. STC and KCC representatives considered that this option would allow the different uses within the Hub facility to operate with greater independence. Consultants were asked to undertake further work on the concepts which will be overseen by JR.</p> <p>JR concluded that architectural work is costly. He requested that a strong steer is given to inform the refinement of the concepts. JR confirmed that a full dilapidations survey of the RVH had yet to be undertaken. He explained that further site surveys had been commissioned. Fee spend to date was in the region of £55k. PO confirmed that the legal agreement confirmed that partners will invest further cash to support the preparation of proposals.</p> <p>DC asked about auditoria capacity in the options presented. JR confirmed that capacity in both options was in the region of 240 seats.</p> <p>JP requested that any café / bar provided needs to be sufficient to support catering for events.</p>	
<p>3. Minutes of last meeting and matters arising</p>	
<p>The minutes of the meeting on 03.02.15 were approved.</p>	<p>BW to finalise minutes</p>
<p>4. Update on TWBC and STC meetings held in February</p>	
<p>DC informed that the Labour Group put a motion forwards at the TWBC full council meeting on 25 February, regarding the RVH. Cllr David Jukes (Leader) challenged this motion. Minutes of the meeting can be found on the Borough Council's website.</p> <p>PO informed that the FORVH draft business plan was discussed at the STC full council meeting on 26 February. A motion to progress a legally binding agreement was approved at the meeting, minutes can be found on the Southborough Town Council website.</p>	
<p>5. Communications</p>	
<p>PO requested that all STC councillors and selected stakeholders be invited to the next STC Finance and General Purposes Committee (FGP), to be held on 19 March. He wished that an open discussion is held to explore the benefits and disadvantages of the concepts. The feedback received would be used to further refine the proposals.</p> <p>PO also requested that the Options Agreement and Memorandum of Understanding be discussed at FGP, with an expectation that the final drafts be ready for the STC full council meeting at the end of the month. JW</p>	<p>BJW to co-ordinate GFP</p>

8. Date of next meeting	
31 March @ 5.00pm STC offices.	