



MICHAEL SCOTT ASSOCIATES LTD

Waterbeach Bowls Pavilion

We have now obtained planning approval for a bowls pavilion and you forwarded a quotation from [name redacted] that David Black as Bowls Club Chair had sent under cover of his letter dated 10 September. Their design is different to the planning submission. [Name redacted] provide a water tight superstructure only. Any work below the damp proof course is done by others and all internal and external finishes are by others. This includes electrics and plumbing.

Following the submission of a quotation from [Name redacted] I been have been asked to answer and comment on the proposed solution. [Name redacted] are a well establish family business with a proven track record of delivery. I have had no commercial dealing with them, but David Black has spent considerable time trying to get the best solution for the club and this should be recorded.

The following questions have been raised by you

1. Is the solution proposed by [name redacted] sound? Yes, it will comply with building regulations.
2. Please comment on the internal layout - this is a matter for the bowls club to comment on ie does it meet their needs. I would assume it does meet their needs as David has steered the design the development. Ultimately the final design needs signing off and approved by the Parish Council.
3. Do the changes need planning approval? Because the [name redacted] external appearance is different from the drawings approved by the planners, you will need to seek approval for the changes to the external appearance of the building. This should be straight forward, but will take time and there may be an administration cost
4. Prepare high level cost – See below a detailed budget incorporating [name redacted] quotation. Their costs equates to approximately 33% of the overall cost of the project. These costs exclude VAT and are subject to the following
 - Final design
 - A ground investigation to establish the soil condition
 - It is necessary to carry out a detailed statutory services search, ie locate drains, water main and electric supply
 - Building regulation approval
 - A percolation test to ensure a soakaway will function

PROJECT ESTIMATE – details redacted on commercial grounds

General comments

- We could incorporate [name redacted] design into the tender pack as an option
- Covid is having an impact construction programs and costs
- The budget above equates to an expenditure per head of £2,796 assuming there are 65 members
- The proposed building could be used by others for meetings and the like, therefore could generate income to support the maintenance of the building.
- The pre-construction phase of the program below is extremely tight. Realistically a new pavilion could be ready for the 2021 winter season.



Michael Scott 24th September