



Scouts   
Cotswold Edge

# Mafeking Project Update

# 1. Project update

In this update we will give you an update to where we are regarding the redevelopment at Mafeking. We have been very unfortunate during the pandemic and received several major setbacks with contractors and raising costs.

		Original Target	Updated Target	Completed
PHASE 1	Project planning and consultation	January 2021		April 2021
	Planning Permission	March 2021	April 2021	June 2021
PHASE 2	Demolition of existing hall	April 2021	July 2021	July 2021
PHASE 3	Ground Works / New Base	May 2021	July/Aug 2021	July 2021
	New Building	July 2021	August 2023	<i>Under construction</i>
PHASE 4	Landscaping work	August 2021	September 2023	

## PHASE 1

We submitted a pre-planning application to South Gloucestershire Council for the outline proposal of the re-development. Which then lead to a full planning application being made, this has been completed with planning & demolition permission received in June 2021. (Application Reference P21/02368/F).

## PHASE 2

Work was held up for 2 weeks due to the original demolition company were unfortunately unable to meet their original quotes and then had an unsafe structure that needed to be taken down under the instructions of the HSE, this was going to result in the building not being taken down until Mid/Late August.

Thankfully a local company called Bens Demolition was able to slot into our project plans at roughly the same price as our original contractor and they have successfully removed the building.







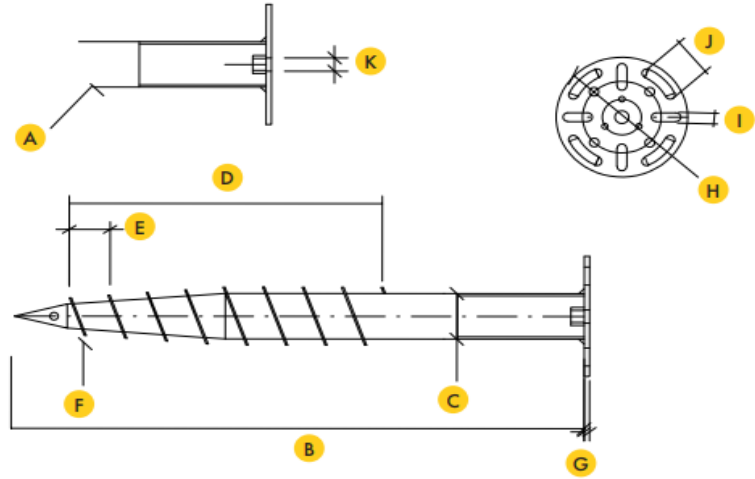
### PHASE 3

We have engaged a local company called Cohere Associates (Martin Lockett) who is our liaison contractor for the preparation and submission of the Building Regulation Applications. This involves liaising with our contractors for the ground works, structural engineering and manufacture of the building and ensuring we are compliant with the Regulatory Authorities and with Building Control.

As part of this he has been advising us on the U-Values for the building (Heating Values) as we will look to have the building Energy Rated which includes an air tightness test. This will then give us a value like a homes A\* to G EPC Certificate. With this we can show how the removal of the old Hall and building of a new hall has improved our energy efficiency as with the old hall we were classed as a F-G on the scales. This was an advised route from the local Building Control Department as the hall is classed as a commercial premises.

In July 2021 the original groundworks company was unable to meet their original quote, due to increase in costs due to the pandemic. We went out for further quotes/solutions and engaged a company called Stop digging who will utilise a steel screw pile solution which is more environmentally friendly alternative to the concrete base.

The Tree officer prefers this option as it will allow the roots of the surrounding trees to not damage a future foundation and if we ever did remove the new building the impact of removing the screws and returning the site to a flat area would be less impactful than that of a new concrete base. The good thing about this solution is that we can access the underneath of the building easier to replace/repair services like water and waste pipes.



This work was completed in September 2021. At the same time we also had the new fencing and gates installed on site.

This new fencing improves security and access to the site as with the larger gate span this has enabled lorries to get in and out of the site easier.





Also in September the original Timber Building company we were using were struggling with the rising costs and limited availability of supplies they felt that they could not start a project like this at the cost they quoted and then if supplies were an issue, they would only have part of the building up, this lead to them retracting their services.

Thankfully we have been able to source a new manufacturer called Benfield Timber Buildings who are based in Caldicot (just over the Seven Bridge) who have taken this project on.

They have also looked at the issues with the original plans and found several major issues in relation to Building Code and Structural Engineering. The result has ended up with a building which is over double the cost of the original which is broken down below. We have also taken aspects of the building and improved on the original design to include a tiled roof rather than a shingle roof which will give us more longevity from the building and would be easier to replace.

We have also had to move from the internal fit out of Q Mark Plywood to a plasterboard construction on advice of the Avon & Somerset Fire Authority and Building Control and also increase the internal fire door ratings. As they felt that a whole wooden building is a significant fire risk and would like to reduce this risk.

The building construction started in January 2022 with the modifications to the existing timber part of the foundation to support the weight of the new timber building and roof.





*Completed works on the foundation with 150mm Celotex insulation under floor, with Tyvek firecurb membrane installed (White sheet below OSB floor).*

The first set of walls were installed on 8<sup>th</sup> February 2022.



with the remaining external & internal walls, roof trusses over the office, toilets & kitchen installed and the start of the vaulted ceiling in the new main hall fitted by 18<sup>th</sup> February. Which was thankful as on that day storm Eunice hit the UK. A sleepless night was had but thankfully the only casualty on site was a branch of an oak tree to the rear of the building missing the new building by a few inches. This was then followed by storm Franklin again no major damaged caused to the new structure just branches off the trees on site.





*18<sup>th</sup> February 2022.*



*Days after the storms.*

Work progressed after the storms and we managed to get the rest of the roof structure installed which was the start of making the building water tight.





*New main hall.*



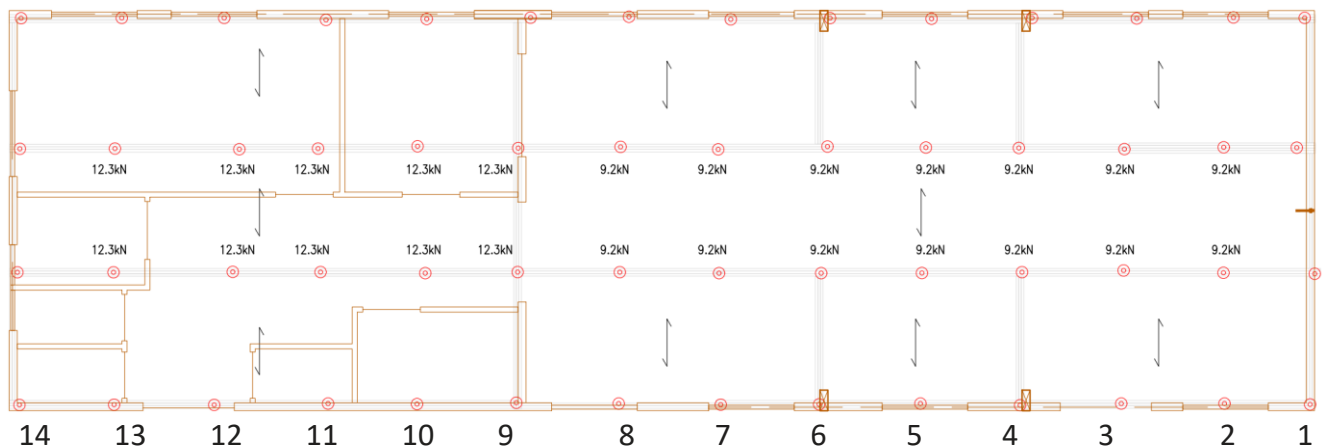
*New doors installed to the main entrance.*

Windows were supplied by Yate Building Plastics a local company within 3 miles of the site. The windows and doors were installed with grateful thanks to a volunteer who was a window fitter for a major company. The builder continued with the cladding and roofing and was finished by April 2022.





The builder has completed the cladding and roofing, we moved on to installing the Celotex insulation within the internal walls and ceilings. As we moved into June we noticed the building was settling significantly more in one area which unfortunately by late September the movement had become major. We contacted our foundation supplier who came out and noticed that the ground piles had moved further than the expected.



Counting from right to left

1 (corner) - 9mm high	5 – 75mm low	9 – 42mm low
2 – 2mm low	6 – 75mm low	10 – 27mm low
3 – 18mm low	7 – 75mm low	11 - 7mm low
4 – 50mm low	8 – 65mm low	12 – 0mm – level.

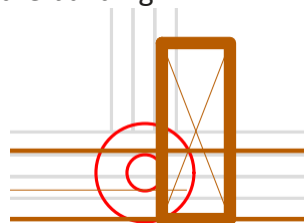
The below picture shows how the rear fire door has moved and is no longer level as marked with the red line.





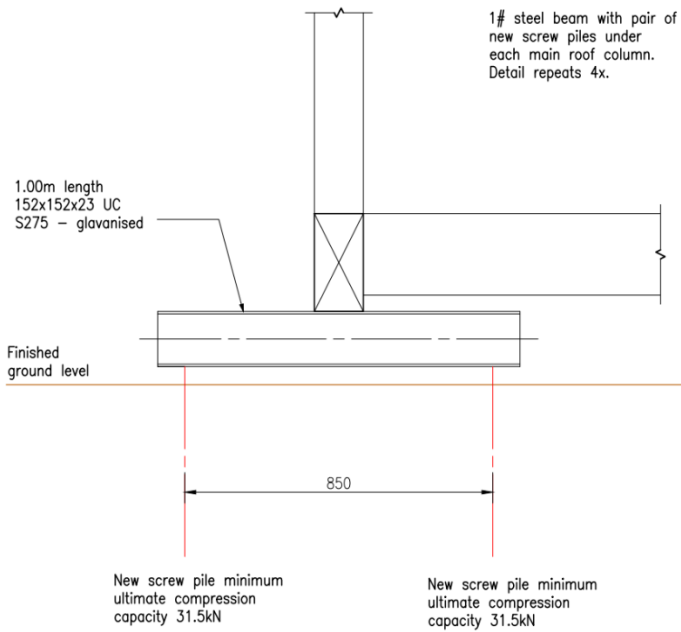


Stop digging have visited site and undertaken the remedial works to support the four internal gluelam beam posts at posts 4 & 6 and opposite (marked on the plan above with a rectangle). Additional Supports were also added at posts 7, 8, 10 & 11 to ensure an even spread of the load on the front of the building.



The Building was lifted up using hydraulic jacks and the new beams were slotted in and lowered back down onto the new pads. Other piles will also be jacked up and additional packers installed to make the building more level.





The work to the foundations has been completed and as of February we have been able to move on to completing the internal fit out which has included the insulation, the vapour barrier and we are currently working on plaster boarding the internal walls. Once the plastering has been completed and is dry, we can then move onto painting, this will then enable us to complete the installation of the Fire doors, flooring, kitchen, toilets, electrics and other accessories.



A temporary toilet has been installed which has been a great relief to the volunteers on site, it has been 21 months since we had a working toilet within a building on site. We have used temporary facilities up to this point.



The Meeting Room/Office has been completed with the plasterboard and is ready for plastering.





Work is progressing within the main hall area to ensure the walls are plaster boarded









Volunteers have also been working hard getting the grounds ready for us to reopen the outside space for users after the Easter Holidays.







We are hopeful to have the building completed by July 2023. This is 11 months over our revised completion date but with volunteers undertaking work this is manageable and achievable.



## 2. Budget update as of 11<sup>th</sup> April 2023

With the ongoing costs we have managed to source cheaper alternatives but as the weeks go on, we are finding that costs are increasing due to global issues and the ripples of the ongoing pandemic and unforeseen additional requirements made by Statutory Bodies.

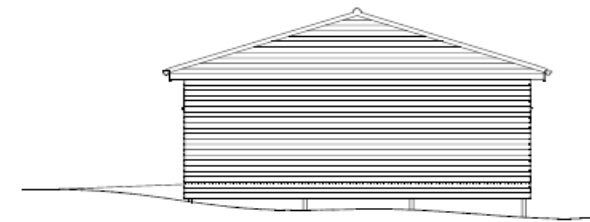
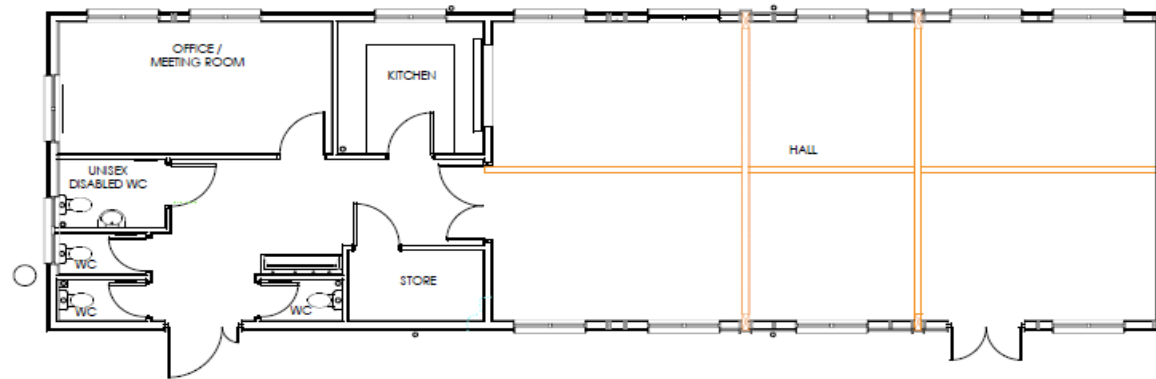
Item	Budget	Actual Expenditure To Date
<b>Building</b>	<b>£ 188,887.00</b>	<b>£ 145,453.95</b>
Fundraising	£ 11,367.62	£ 11,367.62
Storeroom	£ 5,636.78	£ 5,636.78
Foundations	£ 29,696.20	£ 29,696.20
Demolition	£ 10,250.00	£ 10,250.00
Planning & Surveys	£ 3,564.28	£ 3,564.28
Asbestos	£ 900.00	£ 900.00
Tree Removal	£ 792.00	£ 792.00
Fencing	£ 4,899.96	£ 4,899.96
Westerleigh PC Grant	£ 2,974.80	£ 2,974.80
Groundworks	£ 600.00	£ 600.00
Building control	£ 1,449.34	£ 1,449.34
Martin Lockett	£ 2,205.00	£ 2,205.00
<b>Budget Total</b>	<b>£ 263,222.98</b>	<b>£ 219,789.93</b>
<b>Actual Income</b>	<b>£ 245,212.76</b>	
<b>Pending Income</b>	<b>£ 7,256.66</b>	
<b>Balance Needed</b>	<b>£ 10,753.56</b>	

Self Build (inc VAT)	Budget	Actual Expenditure To Date
<b>Construction Costs (frame Etc)</b>	<b>£ 41,173.91</b>	<b>£41,173.91</b>
Roof tiles	£ 5,019.65	£5,019.65
Drainage	£ 1,922.32	£1,922.32
Insulation	£ 6,290.34	£6,290.34
New Electric Main	£ 2,500.00	£2,417.94
Doors and windows	£ 12,051.10	£11,053.31
Plasterboard linings	£ 7,151.68	£392.80
Builder	£ 34,802.00	£34,802.00
Bathroom & Plumbing	£ 5,000.00	£1,524.55
Electrics + lighting	£ 20,000.00	£11,820.98
Fire + Intruder Alarm	£ 3,000.00	£598.52
Heating	£ 6,000.00	£3,885.00
Kitchen & Appliances	£ 4,000.00	£0.00
Connected Light	£ 1,434.00	£1,434.00
Air Test	£ 950.00	£530.00
Kitchen Roller Shutter	£ 3,500.00	£2,779.36
Flooring	£ 7,400.00	£3,700.00
Foundation Repairs	£ 1,692.00	£2,695.00
Contingency	£ 25,000.00	£22,247.54
<b>Grand Total</b>	<b>£ 188,887.00</b>	<b>£154,287.22</b>





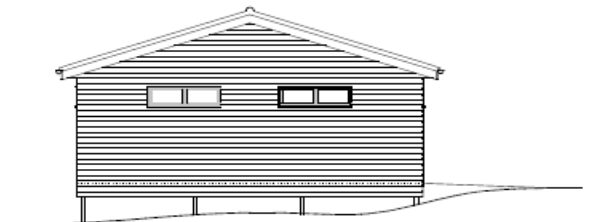
# Building Plans



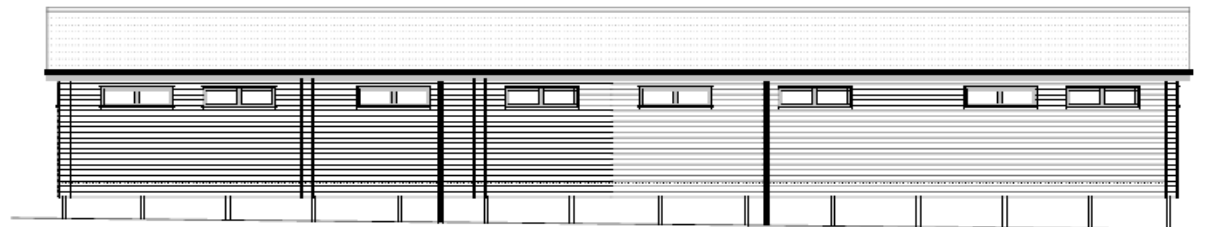
SIDE ELEVATION SCALE 1:50



FRONT ELEVATION SCALE 1:50



SIDE ELEVATION SCALE 1:50



REAR ELEVATION SCALE 1:50



PROJECT	
Erection of new timber frame Hall to create Scouts Hall	
Mafeking Hall, Serridge Lane, Coalpit Heath, Bristol, BS36 2UF	
DRAWING TITLE	
Proposed Plan & Elevations	
DRAWN: MJL	DATE: JAN 21
SCALE: 1:50 @ A1	REVISIONS: -
DRAWING NO.: MH.JAN21.PLAN.1	
THIS DRAWING IS COPYRIGHT	