

HARGRAVE PARISH COUNCIL
Visit Report for the meeting of:
Meeting Name: Village Hall Working Group
Location: St Joseph's Church Hall, Harrow
Visit Date: 21st February 2022
Start Time: 10:30
e-mail: hargraveparishcouncil@gmail.com



Present: Colin Painter, Jill Upton, Paul Rogers.

Apologies: Vic Turner, Cat Williams, Simon Pratt-Adams, David Taylor.

Summary

A visit was organised to St Joseph's Church Hall in Harrow to see a building that was completed by Homelodge Ltd. back in 2019. Homelodge Ltd. are the same company as Kingswell Builders Ltd. Who we are considering as an option for our new build. The company was later split so that Homelodge Ltd. now do the domestic projects while Kingswell Builders Ltd. do the commercial projects. We were offered three sites to visit but this site was chosen as it was similar in size (slightly smaller) to our project and was three years old, giving us a chance to check durability of the construction.

On-site

We were shown around the building by Agnes, the Church Clerk, who gave us an overview of how the project had gone. She gave a guided tour around the inside and demonstrated the air source heating system which also doubled as air conditioning in the summer. She did suggest that we should insist upon a washable paint finish on the inside as in places the walls were showing some signs of dirt and hand prints. Agnes was not present during the construction so could not answer all our questions but we were given a contact to speak with to fill in the gaps. All in all, we were pleased with the general finish on the inside, the roof windows and LED lighting and the kitchen which was fitted to a good standard and was practical to use with a hatchway to the main hall. Externally we saw the fairly small compressors for the air source heating system, one at each end of the building. The outside of the building was clad with plastic boards which had accumulated some London grime and did not make it look it's best. We agreed that this was something to be avoided.

Unanswered Questions

We had collected the contact number for Noel O'Conner who was present throughout the build who could answer any further queries we had. Paul managed to contact him on 23rd Feb. His responses are below:-

Q: Did you have any issues with the erection of the building or any subsequent issues with the structure?

A: *No issues with the erection, a few problems experienced after handover, typically keys did not fit one lock very well. This and other similar issues were dealt with by Homelodge quickly and efficiently.*

Q: Why did you choose a pre-assembled structure over a traditional build?

A: *Mainly due to the cost. The final decision was made by our accountant as we were working to a tight budget.*

Q: What options did you have alongside pre-assembled?

A: *We looked at a conventional build but this was more expensive and was likely to take longer and we didn't want to be without a hall for too long.*

Q: What was the process like, did they do everything they promised to do?

A: *Yes, once they had the go ahead, they did pretty much everything and just consulted us from time to time if there were further decisions to be made.*

Q: What was the actual cost?

A: I'm not completely sure of the exact final cost as that was dealt with by the accountant. To the best of my memory, it was something like £280k - £290k.

Q: Did they keep to the original quote?

A: *Yes, as far as I know, the quote that we accepted was guaranteed to be what we would pay.*

Q: Did they submit and get the plans passed through the Local Council?

A: *Yes, they submitted the plans, made required amendments, and obtained formal planning permission.*

Q: Did they take on the demolition of the old church hall?

A: *I'm not sure if they actually did the demolition themselves but they certainly organised this. It may have been subcontracted out but we had no involvement.*

Q: What was the build time like, including demolition?

A: I believe they quoted us 2 – 3 months but if my memory serves me correctly, with the demolition, it did run marginally over the 3 months.















