



## **PUBLIC NOTICE**

### **Masjid Extension Update**

Assalamu'alykum wa rahmatullahe wa barakatuhu,

In the name of Allah the Most Gracious and the Most Merciful.

Our extension plans for 2<sup>nd</sup> floor has been progressing in the background for quite some time now, Alhumdulillah despite several challenges we are making progress. The progress has been much slower than anticipated. During last Ramadhan we gained provisional approval on Building Regulations from Luton Borough Council [LBC] and had initiated preliminary works with a plan for;

- ❖ appointing a building contractor by Eid-ul-Adha 2017
- ❖ starting construction works during winter 2017
- ❖ with a view to completing by Ramadhan 2018

#### **Tendering for building contractors**

- 1) Invitations for Design & Build tenders have been issued twice to date; a selected list and publically. Results from the process were that the large reputable building contractors are hesitant in committing to our project, key reasons cited were:
  - Occupied building – unwilling to take on the health and safety risk of the premises being available for public use during the construction period
  - Availability - unable to mobilise resources until Summer 2018 due to existing project commitments
  - Information – developing designs on the basis of tender information provided at the time
- 2) In response to the above our revised approach is to focus the tendering process on mid-size contractors that have expressed an interest during the next round of the tendering process

#### **Design changes**

- 3) During the last round of negotiations between LBC and our Architect, LBC explicitly stipulated a new roof height restriction of 9.3m. This resulted in a reduction of the floor-ceiling height on our current first floor and making the proposed second floor clear height impractical; this would be unjustifiable to our congregation. After lengthy negotiations, LBC have insisted on resubmission to planning for increasing the ridge height to 10.2m. The revised application has been submitted but is not yet validated, an 8-week approval process will commence once it is validated
- 4) Further to the public consultation and feedback during Ramadan 2017 we revisited the masjid layout and established that the current wudhu and toilet facilities would not be sufficient for the increased capacity. Extending the wudhu and toilet facility into existing building was not a desirable solution. Therefore, after further negotiations with LBC a separate Planning application has been submitted

proposing the extension of the current facility into the car park. This application has been validated with public notices posted outside the masjid. We expect a decision by early May 2018

- 5) Successful approvals to the Planning applications above will then require an update of the Building Control information produced to date. A timescale for this will be dependent on the level of changes to the structural design

### **Extension project funding**

- 6) Estimated project cost will be significantly dependent on the development of the specification for the interior, and mechanical and electrical designs. After numerous evaluations the project budget has been estimated at c£600,000.
- 7) Current status of available funds for the extension project is c£234,400; may Allah (subhana wa talla) bless our masjid and the congregation with the ability to contribute in making up the shortfall before the commencement of project.
- 8) May Allah (subhana wa talla) bless all the brothers and sisters who pledged and donated during the Ramadhan 2017 fundraiser.
  - A total of £80,840 was pledged and £26,200 received by masjid
  - We don't normally make outbound calls to chase pledges; the vast majority of the donors are our local congregation and always come forward when the masjid needs funds
  - For the remaining pledges please contact us if you would like to discuss payment methods or timeframes

### **Revised project plan**

Based upon the various factors described our revised project timescale for the project is;

- ❖ June 2018 - LBC approvals on Planning applications and current Building Control submission
- ❖ July 2018 - Complete the 2nd round of tendering process
- ❖ Spring 2019 - Complete all elements of extension project

### **Contact us for further information**

- 9) If you want to know more about the current design, tendering and funding then please email: [sa@alam.me.uk](mailto:sa@alam.me.uk)
- 10) Going forward if there is sufficient interest then we would like to hold another Public consultation and Q&A session on the proposals

All praise belongs to Allah. We ask Allah Almighty to bless this project. May the peace and blessings of Allah be upon our prophet Muhammad and his family (sallallahu alahi wa sallam).

*On behalf of the Board of Trustees*

*Saif Alam*