

Committee: COMMUNITY

Agenda Item

Date: March 16, 2006

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Title: THAXTED DAY CENTRE

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Summary

This report informs the Committee of the views of the East Area Panel regarding that Committee's preferred option regarding the refurbishment of the Thaxted Day Centre.

Recommendations

That the Committee endorses the view of the East Area Panel (option 3 in the report) regarding the required work necessary to the Thaxted Day Centre for 2006/07.

Background Papers

The following papers were referred to by the author in the preparation of this report:

1. Council file regarding the structure of the Thaxted Day Centre.
2. Report to East Area Panel 1 March 2006

Impact

Communication/Consultation	Management Committee of the Day Centre.
Community Safety	N/A
Equalities	N/A
Finance	Capital Works - £225K estimate
Human Rights	N/A
Legal Implications	Normal contract for work agreed.
Ward-specific impacts	Thaxted
Workforce/Workplace	Need to agree arrangements for service delivery whilst work undertaken.

Situation

- 1 The Community Committee agreed at its last meeting that the maximum estimated cost for work, at the Thaxted Day Centre, should go into the estimates for 2006/7. This was subsequently approved by Council. However, no final decision be made on the project until the East Panel had considered the issue again. Whatever the outcome it was the view of the Committee that the East Panel should oversee the project.
- 2 Appended to this report is the report from the Council's Architectural Surveyor, which outlines the problems with the Day Centre and suggests a number of options available to the Council. One of the options is to create extra capacity to meet the expected higher demand for the facility expected over the next few years.
- 3 At the meeting of the East Panel held at the Thaxted Day Centre on 1 March 2006 the Panel received a full presentation on the issues involved.
- 4 After careful consideration of all the facts, the Panel concluded that the most appropriate way forward was to demolish the existing structure and rebuild the Day Centre to a much higher standard.

Targets

- 5 What I am trying to achieve is that the Thaxted Day Centre is completely revamped to overcome the problems with the building and to increase its capacity. Taken with the major revamping of the nearby sheltered accommodation at Vicarage Mead the facilities on this site will, for elderly people, be extremely modern and something that the Council can be very proud of when completed.

Options

- (i) Refurbish current building – Estimate £150K
- (ii) Refurbish current building and extend – Estimate £200K
- (iii) Rebuild and extend the Day Centre in accordance with the East Panel recommendation – Estimate £225K
- (iv) Do nothing

Pay-Offs/Penalties

- 6 This is an opportunity for the Council to significantly improve the facility. Options (i)-(iii) will achieve this. However, Option (iii) will allow for a modern

purpose built facility for a growing elderly person population in the area. Currently Vicarage Mead is underused and will be very popular when fully allocated towards the end of this year or early next year.

- 7 Should the Council not do anything it is expected the Day Centre will have to be closed within a couple of years.

Risk Analysis

- 8 The following have been assessed as the potential risks associated with this issue.

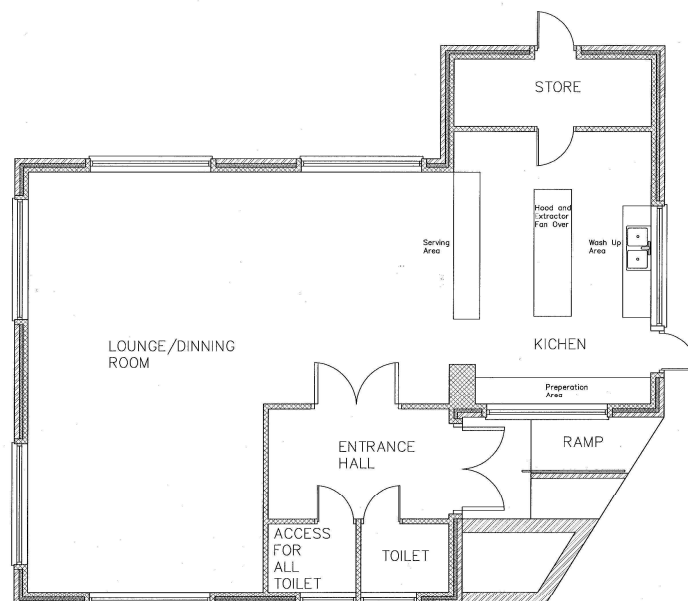
Risk	Likelihood	Impact	Mitigating Actions
Building becomes unsafe	High	High	Carry out programme of work.

Thaxted Daycentre – Feasibility Report



The Daycentre was built in 1972 and consists of traditional red brick and blockwork construction on strip foundations with a 3 layer felt flat roof over. Internally the building has a floor area of 100 m2 and consists of a main visitors lounge/ dining area, kitchen area, entrance lobby and toilets.

The building regularly provides hot meals for 36 OAP's on a daily basis and is currently at its maximum capacity. It is foreseen that this number is estimated to rise to 50+ visitors per day. The venue is also in high demand for various OAP clubs and functions on a regular basis.



THAXTED DAY CENTRE

The building has suffered subsidence along the rear and sidewalls, which is still increasing causing cracks of varying size to appear. This has been attributed to two factors, the location of trees within the public gardens at the rear owned by Essex County Council and the foundations being laid upon a fill material when the building was constructed. ECC are taking action to remove the trees at UDC request.

The building doesn't meet with the current DDA requirements and would need to have major improvements to the entrance area and toilets to comply with current legislation. The building has had no major repairs carried out on it since its construction and is therefore in need for general modernising to electrics and heating.

Proposals

There are three main proposals of varying degrees to address the current needs through to the requirements for the future.

Option 1

This will leave the existing building primarily intact and involve major refurbishment work. This will not allow for any future increase in visitors and will consist of the following work:-

- Underpinning the existing foundations to stop subsidence
- Provide new pitched roof and ceiling
- Provide new Windows and Doors
- Provide external render and cladding
- Provide new gutters and downpipes
- Provide new ramp and amend entrance to comply with DDA
- Provide new sanitaryware and handrails to comply with DDA
- Rewire electrics
- Provide new condensing boiler and heating controls
- Provide new kitchen
- Provide new internal doors
- Redecorate complete
- Provide new carpets and floor vinyl

Estimated Cost - £150,000

Option 2

This will involve retaining the existing building and extending it to accommodate growth for the future:

- Provide all the work associated with Scheme 1
- Provide new extension (50 m2) to side complete with pitched roof

Estimated Cost - £200,000

Option 3

This involves demolishing the existing building and providing a new purpose built Daycentre:

- Demolish existing building and clear site.
- Provide new single storey daycentre (150 m2) with pitched roof and glazed entrance area

Estimated Cost - £225,000

All estimates carried out in consultation with Henry Riley Quantity Surveyors and compared to other recently completed Daycentres of a similar size.

Recommendations

To serve the need of the community, prevent closure to the Daycentre and stop escalating repair costs it is recommended that Option 3 would be the most appropriate scheme to move forward with.