

Committee: Community Committee

Agenda Item

Date: 18 January 2007

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Title: PROVISION OF NEW DAY CENTRE AT
VICARAGE MEAD THAXTED

Author: David Osborn, Senior Architectural Surveyor, Item for decision
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Summary

1. This report is being presented to committee to recommend additional expenditure for the construction of a new Day Centre in Thaxted following a request from the East Area Panel to include environmental and sustainable measures to reduce CO2 emissions. Panel members strongly requested that the scheme be a flagship development for Uttlesford.

Recommendations

2. To approve additional expenditure of £100,000 in line with request from the East Area Panel for the provision of a new Day Centre in Thaxted as outlined in the report for the following points:-
 - Improved build construction to reduce U-Values (£30,000)
 - Environmental measures (Wind Turbine, Heat Pump, Solar Heating) (£50,000) – This will be offset against grants by an estimated 50%
 - Consultants fees (£20,000)

Background Papers

3. The following papers were referred to by the author in the preparation of this report:
 - Council file regarding to the condition and structure of the Thaxted Day Centre.

Impact

4.

Communication/Consultation	Management Committee of the Day Centre and users.
Community Safety	N/A
Equalities	N/A

Finance	Capital Works Contract Estimated at £325K
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

5. The existing building has suffered severely from subsidence and is generally in a poor state of repair.
6. Budget approval for £225K already obtained for general construction rebuild.
7. At the last meeting of the East Panel, Members were presented with a report from the Council's Senior Architectural Surveyor outlining the proposals together with an environmental strategy. The panel requested to include as many environmental proposals as possible.
8. Work has progressed with the design in consultation with Day Centre Staff and the Council's Environmental Officer cumulating in an application being submitted to the Planning Authority for which permission has been granted.
9. It is expected that the new building will be completed by the summer of 2007 and within budget.

Targets

11. To provide a flagship development of the highest environmental measures setting a precedent for a building of this type. To enhance the local area with its physical form and character providing a building the district can be proud of. To provide a facility that enriches the experience for its users and meets the demands of the elderly.

Penalties

12. The council will not be fulfilling its obligation to reduce carbon emissions and set an example to other schemes.

Risk Analysis

13. 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