

**Committee:** EAST AREA PANEL

**Agenda Item**

**Date:** March 01, 2006

**6**

**Title:** THAXTED DAY CENTRE

**Author:** Rod Chamberlain, Executive Manager (Housing Services), 01799 510508 **Item for decision**

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### Summary

This report outlines the options the Council has regarding the necessary refurbishment of the Thaxted Day Centre.

### Recommendations

That the East Area Panel indicates its preferred option for consideration by the Community Committee 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.

### Impact

|                            |   |
|----------------------------|---|
| Communication/Consultation | Management Committee of the Day Centre.                                 |
| Community Safety           | N/A   |
| Equalities                 | N/A   |
| Finance                    | Capital Works Contract ranging from £150K - £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 At the last meeting of the East Panel, Members received a brief verbal report informing them that there was a need for the Council to carry out major work at the Thaxted Day Centre. The Panel requested a report be submitted to this meeting. Subsequent to the last Panel meeting the Community Committee considered the General Fund Capital estimates for 2006/07.
- 2 The Community Committee agreed that the maximum estimated cost for work should go into the estimates for work. 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 Community Committee that the East Panel should oversee the project.
- 3 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.
- 4 The meeting of the East Panel is taking place in the Thaxted Day Centre in order for Members to be shown the ongoing problems.
- 5 Officers have looked into the possibility of linking the Thaxted CIC with the Day Centre. In view of the distance between the buildings and the residential location of the Day Centre, they do not feel that this can be offered as an option.

## Targets

- 6 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 – Estimate £225K
- (iv) Do nothing

### Pay-Offs/Penalties

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

### Risk Analysis

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

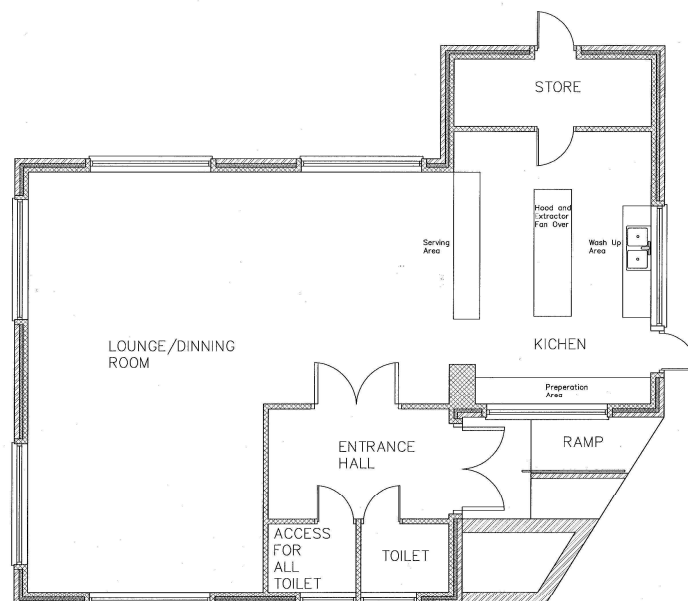
| Risk                    | Likelihood | Impact | Mitigating Actions           |
|-------------------------|------------|--------|------------------------------|
| Building becomes unsafe | High       | High   | Carry out programme of work. |

**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.