

CENTRAL SWINDON NORTH PARISH COUNCIL – FINANCE & STAFFING COMMITTEE

PROJECTS UPDATE – 4th December 2018

1. John Moulton Hall

- Affleck completed the project on Wednesday 21st November 2018. There were several “snagging” items identified which mainly concerned the standard of decoration. These items were due to be rectified by 3rd December 2018.
- Following discussion with the Asset Manager it was decided that the existing ironmongery, on those doors not being upgraded to fire doors, now needed replacing due to their condition. These items were due to be replaced by 3rd December 2018.
- The Building Management System (BMS) which controls the heating of the building has been checked by the original installer and re-programmed to operate as two independent (Library and Community Centre) zones.
- The Fire Alarm and Emergency Lighting throughout the building has been independently checked by SBC Electricians as part of their annual servicing programme.
- The CCTV and Security systems are operational.
- The water damaged ceiling tiles in the Library have now been redecorated and those in the Office have been replaced with new.
- The carpet in the Library Staff room will be replaced with vinyl flooring once the photocopiers have been relocated.
- There is a problem of “water hammer” noise when the hot water taps in the Ladies toilets are running. This has been identified as a pressure problem with the existing instantaneous hot water heater. The recommendation is to replace this heater and a quote is being prepared for this work.
- Building Control have been advised that the work is complete and a final inspection and sign off is due to take place on 3rd December 2018.
- The Community Centre is due to reopen for business on Monday 3rd December 2018.

2. Pembroke Gardens Changing Rooms

- This project remains on hold until a decision is made about the Moredon Sports Hub.

3. Churchward Allotments

- SBC Highways are due to carry out the vehicle crossing works on Thursday 13th & Friday 14th December 2018.
- The hard-standing works within the allotment will now be carried out in the Spring after the Slow Worms are relocated following their hibernation.

4. Even Swindon Community Centre, Jennings St.

- This project remains on hold until the lease arrangements are agreed with Swindon Borough Council.

- The successful contractor has been advised that work will not now start until the new year.

5. Even Swindon Listed Screen Wall Double Doors, Lynmouth Road

- Three local companies (Dokic Joinery / One Step Joinery / SAS Build) have been asked to quote for the restoration work. Following inspection of the door condition photographs they have advised that they would only be able to provide replacement doors.
- The SBC Conservation Officer has provided details of other national companies and Hawkscroft Ltd near Stratford upon Avon have advised that they can renovate the doors.
- The SBC Conservation Officer has been notified of their proposed process and Hawkscroft are now preparing a quote.
- If the quote is acceptable, a meeting with Hawkscroft and the SBC Conservation Officer will be held to agree the process and extent of the restoration work. The doors will then be removed off-site, renovated and rehung in a locked position. They will be left exposed on the Lynmouth Rd side whilst the existing boarding on the Redcliffe St side will be permanently replaced with the new painted plywood boarding.
- Due to their current workload, Hawkscroft expect that this work would be carried out in January or February 2019.

6. 32 The Circle

- Following the Finance Committee meeting on 6th November quotation documents and drawings have now been prepared with the scope of works summarized as follows:
 - INTERNAL WALLS & PARTITIONS:
 - Remove all existing internal non-loadbearing brick walls & stud partitions plus doors.
 - Remodel the layout of toilets, kitchen & office with 100mm thick stud partition including sound insulation between studs & plasterboard both sides.
 - Rear kitchen will become a storage room.
 - WINDOWS:
 - Re-new PVCu windows with clear double glazing to hall & office and obscure double glazing to toilets & store room.
 - Provide & fit externally fixed solid steel vertical bar security grilles to all windows.
 - EXTERNAL DOORS:
 - Replace front entrance door with commercial quality glazed front entrance security door & half DDA compliant doorset.
 - INTERNAL DOORS:
 - Provide & hang new DDA compliant unisex toilet doors
 - Provide & hang new kitchen & office & store room doors
 - Renew new store room external door.
 - SUSPENDED CEILING:
 - Provide & install new suspended ceiling system with 600x600mm ceiling tiles and 200mm thick encapsulated thermal insulation above.
 - FLOOR FINISHINGS:

- Take up flooring and provide & lay new vinyl safety flooring within wet areas and new carpet tiles elsewhere within the building.
- WALL FINISHES:
 - Dryline existing brick external walls with plywood and 50mm thick thermal insulation boards covered with thermal plasterboard
- DECORATION:
 - Redecorate new plasterboard drylining & partitions with emulsion paint
 - Redecorate all existing & new timber and steel work surfaces with gloss paint.
- KITCHEN FITTINGS:
 - Remove existing kitchen units from both kitchens and refit within new kitchen layout.
- SANITARY APPLIANCES:
 - Remove existing sanitary appliances including breaking out urinal slab
 - Install new sanitary appliances and fittings within new DDA compliant unisex/disabled & unisex/baby change toilets.
- ELECTRIC INSTALLATIONS:
 - Provide & install new LED lighting within suspended ceiling grid.
 - Install new small power circuits with double sockets
 - Install new smoke detectors, CCTV and fire & security & Disabled Toilet alarm systems.
- MECHANICAL INSTALLATIONS:
 - Reuse existing gas boiler
 - install new radiators and pipework throughout the building
 - Install hot & hot water services and waste pipework to kitchen & unisex toilets
- EXTERNAL WORKS:
 - Construct new concrete entrance landing with new ramp to side of building
 - Install Kee-Klamp handrails to landing and ramp
 - Construct new disabled parking space to side of front entrance.
 - Remove existing hedge and shrubs plus gate & fence
 - Construct new vehicle crossing to front entrance.
- A Parish Council “Request for Quotation” will now be advertised on the Government Public Procurement website with quotations to be received by 15th January 2019.
- A Planning Permission application for change of use from D1 (Non-residential institutions) to B1 (Business) under permitted change is also being made. The planning fee is £96 + £20 admin fee.
- A Building Regulation application drawing is being prepared by Home Plan Design Services of Highworth for a fee of £200.
- A section 184 application for the vehicle crossing will also now be made.
- The scope of works is now estimated to cost £50k +VAT.

7. CCTV Chapel St Public Toilets

- Finding a suitable location for a CCTV camera which provides good coverage of the area and has a suitable electric supply nearby has proved problematic. See CCTV photos 1-2
- Currently the easiest solution is to have a CCTV camera on each of the public toilet entrances at a low level – see CCTV photo 3. This would enable the cameras to record good profile images

and allow their recording equipment to be located within the sub-depot. The public toilet electric supply would be used.

- However, the low level of the CCTV cameras is likely to make them vulnerable to vandalism.

8. Western Community Centre

- The current proposed scope of works is as follows:
 - Roof – repair & refinish existing metal corrugated roof
 - Skylight – renew damaged glazing
 - Wall glazing to small hall – replace with coloured obscure wall cladding panels
 - Windows – reseal at high level
 - Gents/Ladies/Disabled Toilets – renew sanitary appliances & handriers & refurbish wash hand basin counters
 - Kitchen – renew kitchen units
 - Floor coverings – renew vinyl floor coverings throughout building
 - Electrical – Renew light fittings with LED lights
 - Mechanical – Improve heating and ventilation throughout building
 - External Walls – repair and repoint damaged brickwork
- Quotations for this work will be sought in January 2019.

Marcus Szczepanek
Project Manager







PUBLIC TOILETS

Central Swindon North Parish Council



LADIES

Disabled
Washroom