

Moredon Community Centre – Kitchen and Toilet Refurbishment

Committee: Full Council

Date: 30th Sept 2026

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1. Purpose

To seek approval to progress the kitchen and toilet refurbishment at Moredon Community Centre as additional works to the main refurbishment contract with Edmont Ltd.

2. Detail

The contractor has been appointed to undertake the main Moredon Community Centre refurbishment at a total cost of £108,572.32.

Sport England originally awarded CSNPC £80,144, with an anticipated Council/PWLB contribution of approximately £27,000. However, thanks to the Clerk, Sport England has increased its award to £108,400, substantially removing the Council contribution previously required for the main scheme.

Officers have further secured £16,000 of Swindon Borough Council Social Value funding for the refurbishment of the kitchen and toilet facilities at the site. The project is intended to improve hygiene, accessibility and the centre's capacity to support activities including lunch clubs, youth provision and community food support.

An additional sum for this work has been sourced through the principal contractor completing the main works. Total cost - **£39,761.00**

for the additional kitchen and WC works. After applying the £16,000 Social Value contribution, the balance is **£23,933.32**, which remains below the £27,000 previously approved for the Moredon refurb project.

As the principal contractor is already contracted to undertake the main refurbishment, the additional kitchen and toilet works would be incorporated through a formal contract variation, with the additional scope and value recorded within the contract documentation.

Scope of supply new Kitchen

- Isolate all appliances mechanically and electrically.
- Strip out and remove all kitchen furniture and remove from site as waste.
- Supply and install new commercial grade stainless steel kitchen equipment to include.
- Double Bowl stainless steel sink unit c/w drainer
- Stainless steel wall hung hand wash basin.
- Stainless steel workstation with bottom shelf
- Stainless steel workstation with cutlery draws.
- 3 X Stainless steel wall hung double wall cabinets.
- All new brass ware
- White rocking of walls
- Removal of existing gas cooker and replacement with gas cooker from another site
- Testing Commissioning and setting to work

Scope of supply WC refurbishment

- Isolate disconnect and remove all sanitary ware and IPS systems from female, male, and disabled WC'S remove from site as waste.
- Replace with new quality grade sanitary ware and brass ware.
- All new WC IPS and vanity units to be replaced with new (colour to be agreed)
- All new walls to be white rocked.
- Floors to be screeded and covered in vinal.
- Relocate / Replace lighting.
- Remove existing LTHW heat emitters and replace with electric panel heaters.

3. Financial Summary

The overall financial position for the combined Moredon Community Centre refurbishment, including the additional kitchen and toilet works, is as follows:

Funding / Cost	Amount (excl. VAT)
Sport England funding	£108,400.00
SBC Social Value funding	£16,000.00
Total external funding secured	£124,400.00
Main refurbishment contract	£108,572.32
Kitchen and toilet refurbishment	£39,761.00
Total project cost	£148,333.32
Required CSNPC match funding	£23,933.32

CSNPC is required to contribute approximately **16.1%** of the overall project cost, with the remaining 83.9% being met through external funding from Sport England and Swindon Borough Council Social Value funding

4. Recommendation

Full Council is asked to:

1. **Approve the kitchen and toilet refurbishment works at £39,761 excluding VAT**, funded through £16,000 SBC Social Value funding and the balance from the existing approved Moredon/PWLB allocation; and
2. **Authorise officers to agree and issue the necessary contract variation**, subject to final confirmation of scope and contract documentation.

Appendix 1: Photos



