

CENTRAL SWINDON NORTH PARISH COUNCIL – FINANCE & STAFFING COMMITTEE

PROJECTS UPDATE – 2nd October 2018

1. John Moulton Hall

- A meeting took place on site on 12th September 2018 to go through the proposed works with stakeholders and agree operational matters, colour schemes and the like before work commenced.
- Affleck set up on site on 20th September 2018 and started work on 24th September 2018 with completion on 16th November 2018.
- The Community Centre is now closed until completion of the works.
- The Library continues to operate as usual but from 5th October the front entrance will be closed - access and egress will then be via the library rear fire door (emergency exit only will be via the front entrance) and a Disabled Portaloo Toilet will be installed at the rear of the building as the existing toilets will be out of order. These arrangements will remain until completion of the works.
- The library will also close after 9th October and reopen 16th October to allow mechanical & electrical work to take place within that area of the building.
- The two photocopiers have been moved to the library and the safe cupboard will be moved into the Learning Centre and will now be housed in a new store cupboard.
- All remaining items of furniture & equipment in the Learning Centre will be skipped.
- Redundant mechanical & electrical services have been stripped out and first fix mechanical and electrical work has commenced. A tower scaffold has been erected in the main hall to start re-varnishing the boarded ceiling and timber frame (this was an extra item requested at the stakeholder meeting at a cost of £1,620.00 +VAT from the £5k project contingency).
- Installation of suspended ceilings will commence on 4th October 2018.

2. Pembroke Gardens Changing Rooms

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

3. Churchward Allotments

- A section 184 approval was granted by SBC Streetworks on 26th September 2018 for a Vehicle Crossing into the allotments from Northern Rd.
- Chalkhill Environmental Consultants report on their Ecological Appraisal & Reptile Survey is awaited. However, their surveyor has verbally reported that three slow worms were discovered on their first visit, so mitigation works will be required and that due to the impending hibernation season they will be recommending that works within the allotment wait until Spring 2019.
- SBC Highways who are the Preferred Bidder have been advised that we have Section 184 approval but that it is likely that the allotment works will be delayed.
- They have stated that they are willing to undertake the vehicle crossing works now and return to do the allotment works later. They currently have a full order book for the next 6 weeks but will try to fit us in as soon as possible.

4. Even Swindon Community Centre, Jennings St.

- Satisfactory references have been received for SAS Build Ltd and they have formally been told they are the Preferred Bidder in the sum of £37,501.69 +VAT
- A Pre-contract meeting was successfully held on 21st September 2018 between the Project Manager and the Contractor.
- A Refurbishment Asbestos Survey will be carried out by CASA Environmental on Friday 5th October 2018. Arrangements have been made with the community centre for this work to be undertaken.
- A reply to the Parish Council's grant application is still awaited but it is understood that a request to formally award the contract to SAS Build Ltd will be made at the Full Council meeting on 17th October 2018.

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

- A meeting was held on 26th September 2018 with the SBC Conservation Officer & Cllr Moffatt to inspect the double doors. As a result, a sequence of work has been agreed.
- Initially the Parish Council will arrange for the existing boarding on the Lynmouth Rd. side of the screen wall to be removed and photographic evidence recorded of the doors condition. The doors will then be re-boarded with new weather proof painted plywood.
- The required repairs will be identified and agreed with the SBC Conservation Officer and the Parish Council will obtain quotations for the work.
- If the quotes are acceptable, the doors will 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.

6. 32 The Circle

- A meeting has been held with the Parish Manager to discuss the scope of works.
- It has been decided to prepare a design that removes all existing internal non-loadbearing brick walls and stud partitions and remodel the layout of toilets, kitchen and rooms. The rear kitchen has a change of level, so it would become a storage room.
- A local designer has been asked to produce drawings to present to this committee and which would also be suitable for obtaining any necessary planning permission and building regulation approval.
- Once the design is agreed the Project Manager will obtain quotations for the work.

7. CCTV Chapel St Public Toilets

- Early discussions have now commenced with an intention to provide CCTV coverage of the front of the public toilets.

Marcus Szczepanek
Project Manager