

CENTRAL SWINDON NORTH PARISH COUNCIL – FINANCE & STAFFING COMMITTEE

PROJECTS UPDATE – 6th November 2018

1. John Moulton Hall

- Affleck started work on 24th September 2018 with completion due on 16th November 2018.
- The Community Centre remains closed until completion of the works.
- The Library continues to operate as usual with access and egress via the library rear fire door (emergency exit only is via the front entrance) and a Disabled Portaloo Toilet has been installed at the rear of the building as the existing toilets are out of order. These arrangements will remain until completion of the works.
- The Fire Officer has seen the proposed scope of works and SBC Building Control have visited site and formally approved the work to be done including upgrading fire doors – work to these doors is due to commence on 5th November.
- The suspended ceiling grid together with LED light panels have been installed and are operational via passive Infra-red (PIR) controllers. The suspended ceiling tiles are on site and due to be installed from 5th November.
- The fan convactor heaters have been installed at high level in the Main Hall and at low level in the Library – radiant panel heaters have been installed in the Foyer - new radiators have been installed elsewhere - the cast iron radiator has been stored in the boiler room – the system will now be pressure tested and commissioned at the end of the project.
- CCTV and smoke detectors have been lowered to below or within the suspended ceilings and are operational.
- In the gents & ladies toilets new lever taps and waste outlets have been fitted on to the existing wash hand basins – new WC suites are on site and will be installed once the toilet floor coverings are finished.
- The kitchenette has had an extended worktop with ceramic tile splashback fitted together with new stainless-steel sink and monobloc lever handle tap plus extra power sockets. The safe cupboard has been moved into the Learning Centre within a new lockable cupboard.
- The Main Hall timber ceiling and structural frame has been re-varnished, and its walls and woodwork painted - preparation and redecoration has now commenced throughout the remaining community centre building.
- Work to renew the floor coverings and refinish the Main Hall wood block floor is due to commence from 5th November.

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.
- A Purchase Order has been sent to SBC Highways to carry out the vehicle crossing works. A start date has yet to be agreed.

- The hard-standing works within the allotment will now be carried out at a later date.

4. Even Swindon Community Centre, Jennings St.

- A Refurbishment Asbestos Survey has been completed and the report received.
- This project is now on hold until the lease arrangements are agreed with Swindon Borough Council.

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

- The existing boarding on the Lynmouth Rd. side of the screen wall has been removed and re-boarded with new weather proof plywood which is painted in "Parish Green".
- A meeting was held with SBC Conservation Officer on 1st November to photograph (see a photo attached) and ascertain the repair work required. The SBC Conservation Officer has indicated the restoration work needed and a specification is now being prepared to obtain three quotes for the work. The SBC Conservation Officer will be involved in preparing the specification and then assessing the bidders' references and proposed methodology.
- If a quote is 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

- Following the Finance Committee meeting on 2nd October a drawing (see attached) has been prepared with the proposed scope of works as follows:
 - Remove all existing internal non-loadbearing brick walls & stud partitions plus doors.
 - Remodel the layout of toilets, kitchen & office in 100mm thick timber stud partition with sound insulation between studs & plasterboard both sides.
 - Rear kitchen has a change of level - so it will become a storage room.
 - Re-new PVCu windows with clear double glazing to hall & office and obscure double glazing to toilets & store room.
 - Provide & fit internally fixed solid steel vertical bar security grilles to all windows.
 - Replace front entrance door with commercial quality front entrance security door & half DDA compliant doorset.
 - Provide & hang new DDA compliant unisex toilet doors
 - Provide & hang new kitchen & office & store doors
 - Remove external store door & block up door opening.
 - Provide & install new suspended ceiling system with 600x600mm ceiling tiles.
 - Remove existing kitchen units from both kitchens and refit within new kitchen layout.
 - Remove existing sanitary appliances including breaking out urinal slab and provide & install new sanitary appliances and fittings within new DDA compliant unisex/disabled & unisex/baby change toilets.
 - Take up flooring and provide & lay new vinyl safety flooring throughout building.
 - Redecorate existing masonry walls with masonry paint and new plasterboard partitions with emulsion paint and all existing & new timber and steel work surfaces with gloss paint.

- Provide & install new LED lighting within suspended ceiling grid.
- Rewire power circuits plus smoke detectors and alarm systems.
- Replace existing gas boiler and radiators throughout the building
- Re-plumb hot & hot water services and waste pipework to kitchen & toilets
- Construct new concrete entrance ramp.
- Construct new disabled parking spaces to front entrance.
- Remove hedge, gate & fence and construct new vehicle crossing to front entrance.
- The drawing will now be used to obtain any necessary planning permission and building regulation approval.
- Once the design and scope of works is agreed by the Parish Council, the Project Manager will obtain quotations for the work. The scope of works is estimated to cost £35-40k +VAT.

7. CCTV Chapel St Public Toilets

- A meeting has been held on site between the Project Manager and OSE who are the security contractors for the Parish Council and Swindon Borough Council.
- OSE noted that the light column adjacent to the Co-op supermarket was of an old design that is tapered towards its top and therefore not considered structurally suitable for installing a camera.
- The other light columns in the area are shielded by large trees which would obscure camera vision.
- None of the light columns in the area would give “line-of-sight” for transmitting live images back to the SBC Control room and would also require owner’s permission to use the light column’s electricity.
- The OSE preferred option was to site a Pan/Tilt/Zoom (PTZ) camera on Hinton Street flats. This would give the best coverage of the area around the public toilets but would require the use of the landlord’s (SBC Housing) electricity.
- A request for permission to site the camera on Hinton St flats, to pay to use the landlord’s electricity and use their CCTV network was sent to the appropriate SBC Housing officer.
- In reply SBC Housing advised that 24hr monitoring of the area by SBC Control Room would be unlikely considered as priority surveillance. For non-priority surveillance the usual practice is for the SBC Control Room to provide recorded video tapes as evidence but only when asked to do so following an incident.
- SBC Housing’s view is that local area recording would be the best option.
- As a result, OSE investigated another option as follows:
 - Provision of a 5-megapixel camera with 28mm lens with built in infra-red LED’s that you can “dial” into via a computer.
 - Provision of a 4 channel Network Video Recorder with 1Tb hard drive with provision for 3no additional cameras together with a CSL 4G router with 5Gb SIM, aerial and Wi-Fi all contained in a cabinet.
 - Recorded incidents of a short duration could be downloaded remotely to a computer.
 - Recorded incidents of a longer duration could be downloaded on-site via a Wi-Fi link.
- Cost to carry out this installation would be:
 - Supply & installation - £1,350.00 +VAT.
 - Annual maintenance - £100 +VAT.

- Annual charge for 5Gb data usage - £360 +VAT.
- In addition, there would be the cost of an electric supply and use of a high lift equipment if mounted on a light column (yet to be determined).

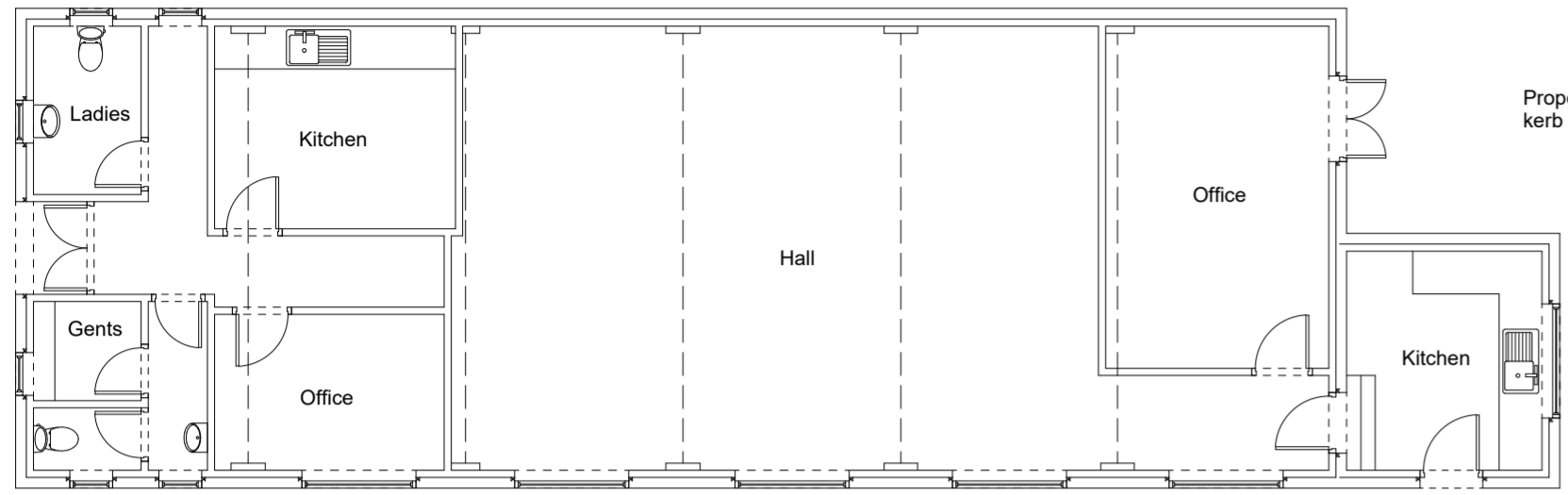
8. Western Community Centre

- A meeting has been held with the community centre manager to identify essential and desirable refurbishment works.
- Meetings are being arranged with contractors to advise on the scope of works needed. This will then be presented to a future Finance Committee meeting for approval to proceed and seek quotations.

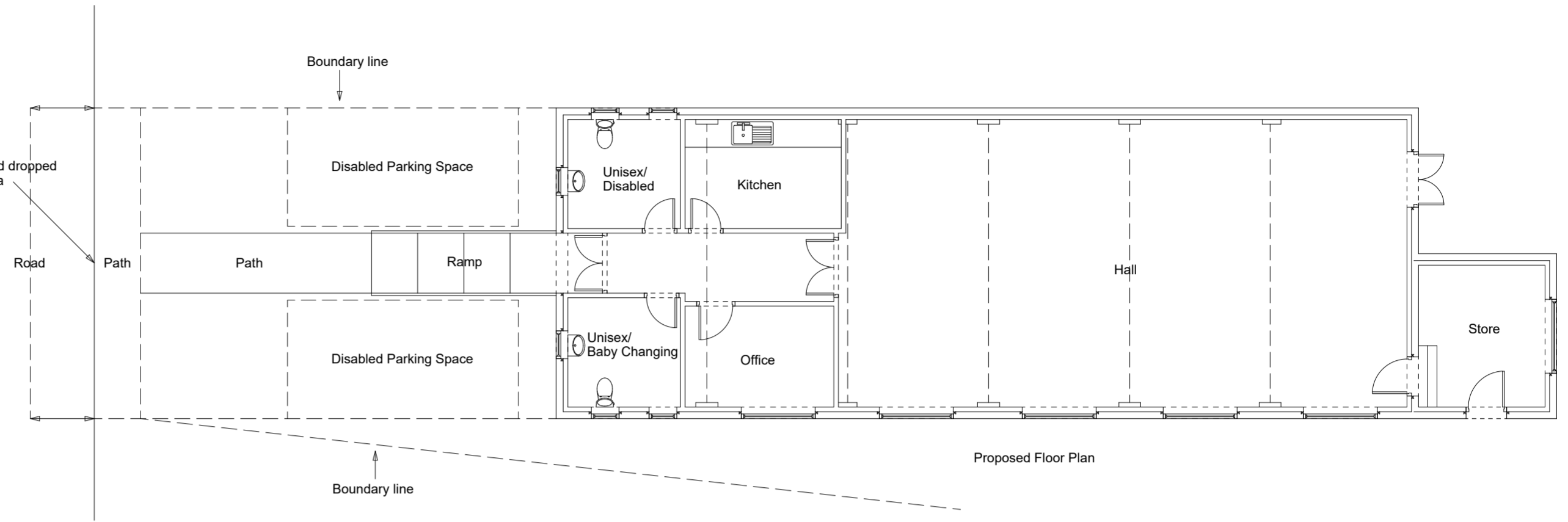
Marcus Szczepanek
Project Manager



01/11/2018 11:18



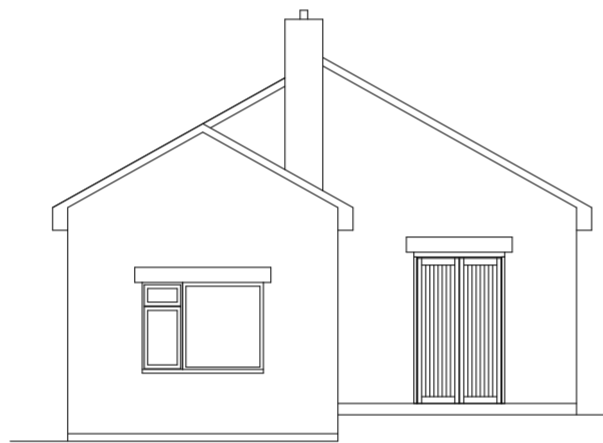
Existing Floor Plan



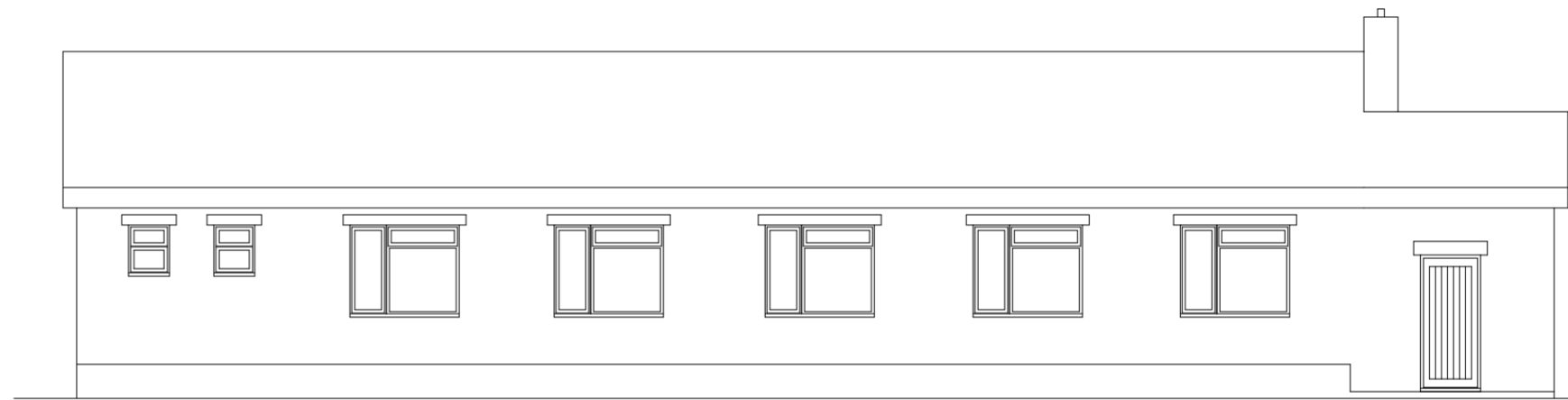
Proposed Floor Plan



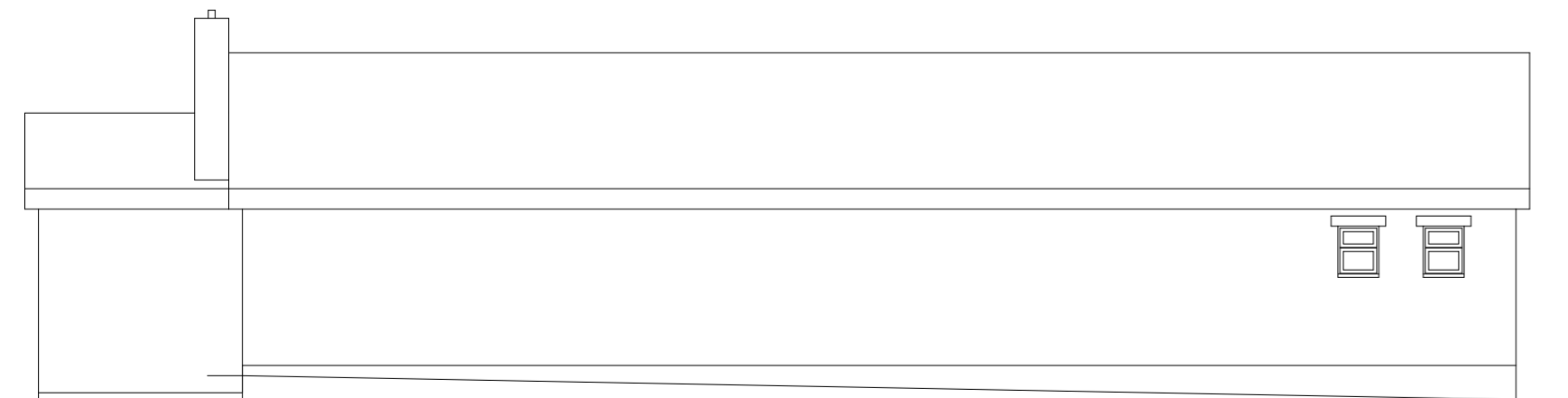
Existing/Proposed Front



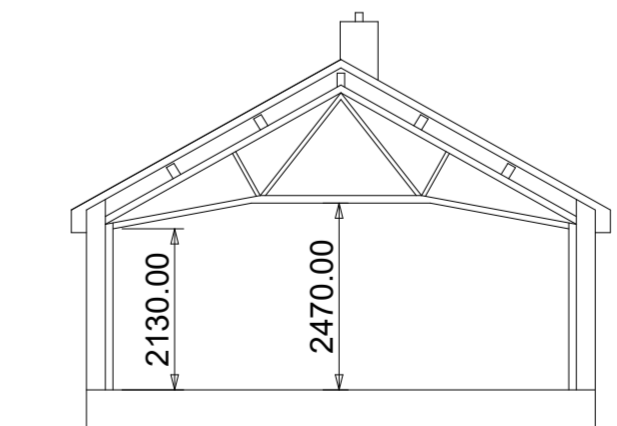
Existing/Proposed Rear



Existing/Proposed Side



Existing/Proposed Side



Section



Client
Central Swindon North
Parish Council
Project
32 The Circle
Pinehurst
Swindon
SN2 1QZ

Drawing Title
Existing/Proposed

Drawing No.
18/1262/01 Rev A

Date	Scale
October 2018	1:100 @ A2
Drawn by	Checked by
MM	RGN

27b High Street Highworth Swindon SN6 7AG	01793 762368 07798 864291
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