

Brief Summary of work involved with Option 1

- Refurbishment of the existing Awelon Care Centre (West Wing and part of the existing East Wing) to provide 15 upgraded residential care bedrooms with en-suite facilities.
- Provision of a temporary kitchen.
- Partial demolition of existing East Wing to make way for new build extra care development to be linked to Llys Awelon.
- Demolition of Canolfan Awelon.
- New three-storey building provides 21 extra care apartments made up of 8 one-bedroom and 13 two-bedroom, dining room, kitchen and shared communal facilities.
- Replacement Canolfan Awelon facility @ 260m2 at ground floor level with separate entrance.

This is the smallest option in terms of floor area and accommodation provided and was expected to be the least expensive overall. However, the comparable cost/m2 is greater than that for the new-build Option 2a.

While it may be assumed this option would deliver the shortest construction period, programme certainty would be difficult to predict and there is a significant project risk with retaining the existing structure given the age and condition of the existing Awelon building. Phasing complexity and unforeseen complications may arise when the proposed alteration and refurbishment works are undertaken. To reflect this greater risk, the highest allowance of £570,000 has been included for Contingencies/Design Reserve in Option 1.

In summary Option 1 would provide:

21 Extra Care Apartments

15 upgraded residential bedrooms

Replacement Canolfan Awelon facility of 260m2 with separate entrance

A four phase development with uncertain timescales as the build time would be too unpredictable being dependent on the condition of the existing building.

Estimate cost for Option 1 Works (excluding VAT) £6,280,000

Driving forces (pros)	Restraining forces (cons)
<p>Would deliver on the second option put forward by Scrutiny Committee by providing 15 residential care beds</p>	<p>Extra Care can meet the same level of needs as standard residential care while maintaining/promoting independence at greatly reduced cost</p> <p>Complex four phased development would be time consuming and carry greater health and safety risk for current tenants and residents</p> <p>Reduced number of Extra Care apartments would render scheme unviable financially for RSL and fail to meet demand for future need</p>

Recommendation

NOT RECOMMENDED – this option would incur a £2m capital cost to the Council to replace/refurbish the existing building and would deliver the least number of Extra Care

Option 1

Appendix 1

apartments at a time when these are in increasing demand as a way of providing 24 hour care to older people in need.