

Brief Summary Of Works for Option 2a

- Forming new internal access from Awelon Care Centre to Llys Awelon.
- Provision of a temporary kitchen.
- Partial demolition of the existing East Wing.
- Demolition of Canolfan Awelon.
- New three-storey building comprising residential and extra care apartments, dining, kitchen and shared communal facilities.
- Demolition of West Wing and remainder of East Wing.
- New build West Wing constructed and linked to East Wing.
- Completed development provides additional 35 extra care apartments (14 No. one-bedroom and 21 No. two-bedroom), dining room, kitchen and shared communal facilities.
- Replacement Canolfan Awelon facility @ 260m2 at ground floor level with separate entrance.

This is the largest of the four potential options being considered and delivers 35 new apartments and shared communal facilities. A number of the apartments could be adapted to provide residential care for some of the existing Awelon residents wishing to remain on site, to be converted later to extra care. In terms of floor area being provided, it is therefore anticipated to be the most expensive overall. The new community centre is close to the site entrance with its own separate entrance.

In summary Option 2a would provide:

35 Extra Care Apartments
 8 Temporary En-suite Residential Care facilities if needed
 Replacement Canolfan Facility @ 260m2 with separate entrance
 A four phase development with predicted build time of 122 weeks

Estimate cost for Option 2a Works (excluding VAT) £7,125,000

Driving forces (pros)	Restraining forces (cons)
Could begin as soon as planning permission is approved and arrangements have been made for temporary vacation of Canolfan Awelon	Costly and Complex four phase development and inherent risk to health and safety Disruption for current tenants and residents for 122 weeks
Will enable current residents to remain at Awelon if that is their choice	
Delivers maximum number of Extra Care Apartments, meeting demand for the future	