

Brief Summary of work involved with Option 2b

- Forming new internal access from Awelon Care Centre to Llys Awelon.
- Existing kitchen located in East Wing to remain operational until first phase incorporating new kitchen is complete.
- Modification of existing Care Centre entrance.
- Demolition of the existing West Wing.
- New three-storey building comprising Canolfan Awelon including temporary dining room and kitchen and 6 No. flexible residential or extra care apartments. New plant and switch rooms.
- Demolition of East Wing, existing entrance and Canolfan Awelon.
- New build East Wing constructed and linked to West Wing via new entrance.
- Completed development to comprise of an additional 8 one-bedroom and 21 two-bedroom extra care apartments, dining room, kitchen and shared communal facilities.
- Replacement Canolfan Awelon facility @ 360m2 at ground floor level with separate entrance.

This option would deliver 29 new apartments with a number adapted to provide residential care for up to 8 relocated Awelon residents wishing to remain on site, to be converted later to extra care apartments. Shared communal facilities are provided and the new community centre is placed to the West with its own separate entrance.

In summary Option 2b would provide:

29 Extra Care Apartments

8 Temporary En- suite Residential Care facilities if needed

Replacement Canolfan Facility @ 360m2 with separate entrance

A five phase development with predicted build time of 116 weeks

Estimate cost for Option 2b Works (excluding VAT) £6,905,000

Driving forces (pros)	Restraining forces (cons)
<p>Could begin as soon as planning permission is approved and arrangements have been made for temporary vacation of Canolfan Awelon</p>	<p>Increased size of Canolfan adding to costs to both the build and the Community Association at the detriment of additional accommodation</p>
<p>Will enable residents to remain at Awelon if that is their choice</p>	<p>Costly and Complex five phase development and inherent risk to health and safety</p>
<p>Delivers a total of 50 Extra Care Apartments, making it financially viable for the Housing Association and delivering for future demand</p>	<p>Disruption for current tenants and residents for 116 weeks</p>