

### Meifod: current issues

1. Social distancing: this is a business and at times it can be a busy industrial setting. It will be *difficult for some individuals to socially distance* and to keep some people safe whilst they are working and using equipment. This is not the case for all individuals as some have learnt about and understand the reasons for distancing.
2. Extremely clinically vulnerable citizens: Although some Meifod attendees are physically very fit, a proportion are considered to be *extremely clinically vulnerable* for the purposes of covid and might feel unsafe returning to a group activity.
3. Citizens: People have *mixed emotions about returning*. 6 out of the 24 of the people who had previously attended Meifod have started going to other places instead and don't want to return. 2 people have said they don't want to return just yet. Some people have said they want to return and some are really keen to return. For some the closure of Meifod has had a profoundly negative effect on their wellbeing.
4. Carers and families: Meifod provides valuable respite for many. Again, there are *mixed views, concerns and preferences*. Some families and carers are desperate for the person they care for to return and are understandably anxious about the impact of closure on the person they care for. Others are anxious about the person they care for returning and catching covid. For some, the person they care for has secured other services and they do not want to return to Meifod
5. Expectations: Some individuals and their families want and expect Meifod to be exactly the same as it was pre-covid – for reasons outlined in this document, this is unlikely to be feasible
6. Fewer new people wanting services: even before the pandemic the *number of people starting in Meifod each year had been reducing*.
7. Staffing: Some staff have been redeployed, some have left and there is some long term staff sickness. Work will need to be done to organize full *staffing levels*
8. Building repairs and maintenance work required: There have been ongoing issues with the building for a number of years, including problems with the heating and leaks in the roof in the office. The Council is responsible for the cost of repairs and maintenance. Despite regular maintenance checks during closure there has been water ingress, vermin infestation and heating/boiler problems. Although the water ingress and vermin have been dealt with, the heating system is a bigger problem. There is a concern with the recirculation of air. *It needs circa £6,000 - £8,000 spending on it to fix it and make it safe*. There will be higher running costs in the future. Heating costs during 2019/20 were circa £5,500. These costs will be up to 50% higher with a new system, *an increase of circa £2,750 per annum*. (Note this estimate was made prior to the current fuel supply crisis and potential fuel price increase)
9. Machinery and safety: As a wood products business, Meifod requires a range of industrial equipment, all of which needs to be maintained and regularly serviced. Servicing of the machinery has identified issues with 12 out of 13 items of machinery. *The cost of remedial work and repairs is circa £4,000*. DCC Health and Safety staff also raised concerns around the need for safety switches. Key switches and emergency foot-stops will need to be purchased. *It will also cost £10,000 for a Laser cutter*.
10. The Lease: There is a self-repairing lease - the council has to pay for *building repairs and maintenance*.
11. Rent: From 2021 DCC are required to pay an *annual rent increase of £8,000*
12. Running costs: In addition to the rent, repairs and maintenance costs, Meifod is an expensive building to run. As well as heating costs, the *electricity costs are circa £3,500*.
13. Raw materials: The cost of raw materials, particularly the wood which was imported from Sweden, has increased significantly since Meifod closed. For example, *the cost of a timber pack (to make benches) has increased from £1220 to £3135 (157% increase)*.
14. Business profits: In the past Meifod was able to produce and sell goods at a profit to help cover the high running costs. With *lower productivity and increased running and raw material costs, sales and profits will be affected and it will be more difficult for Meifod to cover its factory running costs*. This will affect long term viability. The full impact is difficult to estimate

15. Sales: keeping people safe means reduced production, which ultimately means that there will be *less to sell and less income to generate*. Meifod may need to diversify