

# Cabinet

25 September 2019



<b>Title</b>	Proposed new extension to Fordbridge Day Centre		
<b>Purpose of the report</b>	To make a decision		
<b>Report Author</b>	Heather Morgan – Group Head Regeneration and Growth		
<b>Cabinet Member</b>	Councillor Ian Harvey	<b>Confidential</b>	No
<b>Corporate Priority</b>	This item is not in the current list of Corporate priorities but still requires a Cabinet decision		
<b>Recommendations</b>	<b>Cabinet to:</b>  <b>Recommend to Council a supplementary capital estimate of £130,000 for the proposed extension at the Fordbridge Centre, and its inclusion in the 2019/20 capital programme</b>  <b>Approve the capital spend of £130,000 for the extension</b>  <b>Agree to proceed with Option 3 as set out in Appendix 1</b>		
<b>Reason for Recommendation</b>	<b>The Centre is operating at full capacity and cannot currently accommodate additional visitors. The Centre has requested a ground floor extension in order that it can accommodate more visitors for lunch and to access the Centre facilities/activities.</b>		

## 1. Key issues

- 1.1 The Fordbridge Day Centre is a valued resource for local residents. It is currently operating at near full capacity and is unable to accommodate additional visitors who want to attend the Centre to take part in the various activities and have a cooked lunch. The Centre Manager and the Independent Living team have requested that an extension is built to provide further floor area to increase capacity and make the Centre accessible to more local residents.
- 1.2 A feasibility report detailing the options for an extension was produced in 2018 by DNA architectural practice. Three options were identified. These options were provided to the Centre Manager and the Independent Living Team manager. Option 1 was discarded as not meeting the Centre's requirements as it would not provide an additional dining area. Options 2 and 3 were both considered to meet the Centre's requirements by the Centre Manager and Independent Living Team. The Centre Manager stated a

preference for Option 2. Planning advice has been obtained and Option 2 was not considered appropriate to progress as it would not be possible to overcome a number of planning issues. Option 2 would extend the building line significantly forward and out of alignment with neighbouring properties, the building line would be separated from the public footpath only by a hedge. Option 3 does not have significant planning issues to overcome and is considered the favourable option to progress.

- 1.3 The requirement for the extra space relates to seating capacity for the dining room which currently seats 81. The increase in floor area would give 25% extra capacity through the provision of seating 20/21 additional people. Due to the standard of food provided at the centre they are at capacity most days of the week and feel that they are already on the cusp of having to turn people away for meals.
- 1.4 The other important factor is that the OPAL group currently do not eat in the dining room. Their meals are taken upstairs to the area where they undertake activities. In terms of integration into the wider community and equality issues, this does not sit well. It would be preferable if the OPAL group could come and eat meals alongside everyone else.
- 1.5 With careful design, the additional space could provide a flexible space in itself when not being used for eating. For example it could be used for certain activities of the type offered at our centre, classes, games or exercise.
- 1.6 Parking on the site is very limited and the proposed extension would result in the loss of 3 parking bays, one of which is disabled parking bay. The Fordbridge Day Centre site is very tight and the current parking provision is maximised. There is the potential to partially mitigate the loss of parking and to create one additional parking bay on the entrance into the site. A tree would need to be felled to create this parking bay. Parking is a valuable resource at the Day Centre and the loss of parking would be significant. However, the Centre's priority need is for the additional floor space to meet user demand.
- 1.7 An extension providing additional floor space to increase capacity for Centre user's at the Greeno Centre was completed in March 2019. This has proved a valuable resource appreciated by the Greeno Centre users and staff alike who can now comfortably accommodate more users to the Centre.

## **2. Options analysis and proposal**

### Recommended option

#### **2.1 That Cabinet:**

Recommend to Council a supplementary capital estimate of £130,000 for the proposed extension at the Fordbridge Centre and its inclusion in the 2019/20 capital programme

Agree the capital spend of £130,000 for the provision of a new extension for the Fordbridge Centre.

Agree to proceed with Option 3 as set out in Appendix 1

Do nothing (not recommended)

- 2.2 Should an extension not be progressed, the Centre will be unable to accommodate additional local residents wishing to access its activities/services and catering. The Centre plays a crucial role in assisting people remain in their own homes reducing the financial burden on the public purse.

### **3. Financial implications**

- 3.1 This capital project will be funded by a revenue contribution to capital from funds set aside from least years underspend. A capital budget of £130,000 has been allocated. The finance is therefore in place. However the works have not been specifically included in the Council Capital Programme for 2019/20. Cabinet are therefore being requested to recommend to Council its inclusion in the Capital Programme

### **4. Other considerations**

- 4.1 Spelride is currently operating at full capacity and will not be able to facilitate transporting additional visitors to the Centre. The Independent Living Team have advised that the increase in visitor numbers is largely made of those who make their own way to the Centre and are not reliant on Spelride.
- 4.2 The extension would reduce the number of parking spaces on site, and the Spelride buses will need to be provided with an alternative drop off point/pick up point on site.

### **5. Timetable for implementation**

- 5.1 The Centre wants to have the extension completed by June 2020. An architect needs to be instructed to produce a design and full planning application pack asap in order that this completion date is achieved. A planning application will have to be submitted as the extension will require a planning consent and the building contract will need to be tendered.

**Background papers:** None

**Appendices:** Appendix 1 – Feasibility Study