

9th March 2022

Proposal on behalf of East Cheshire Housing Consortium.

Brenda Wright – CEO – ECHC

Existing Lease

ECHC have leased The Weston Centre from MTC – from December 2016, the term of the lease is for 10 years.

There are 4 years remaining on the lease.

We currently pay a rent of £5000

The Weston

The Weston Centre – provides day services for those with mental health issues that are referred through both ECHC own accommodation and services, also through the CMHT. I have included a brochure for the The Weston Centre.

Initially ECHC invested £173k to bring the Centre to the standard it currently is. I have enclosed a spreadsheet and copies of the invoices detailing these works.

Over the past 6 years there has been an ongoing maintenance programme. However as the use of the Centre has increased there is some significant health and safety works that now need addressing.

The Weston Hub

ECHC have recently been awarded a contract to provide a crisis café at the centre, meaning the usage has increased by 120%. This is funded through CWP, Cheshire East and the CCG. This is incorporated into The Weston Centre, known as The Weston Hub, this service is to provide support for those in crisis – 12 hours per day, 7 days per week. Enclosed leaflet outlining the service.

Contribution requesting from Macclesfield Town Council

We are expecting a significant increase in wear and tear, with the increase in occupancy we are looking to spend £22,050. I have attached a detailed quote of the works required. As this contract has only been recently awarded we did not budget for the additional costs.

Why we require support with this contribution

The new contract has been awarded to us with less than one months-notice, therefore we require the support to fund the essential works. Going forward there will be a full maintenance programme implemented that the costs will be covered within this new contract.

ECHC are willing to consider any acceptable terms to support with this proposal.

Western Community Center	Fixed costs		
Demolition and Structural alteration			
Prop and remove walls as per drawings	Window	£11,300	
Electric removal and make safe	Tool Hire	£1,000	
Plumbing removal and make safe	Steel	£1,500	
Remove Kitchen	Plastering	£10,500	
Remove flooring	Partitions	£16,950 est	
Structual Works	Flooring	£9,625	
Building Control	Skips	£1,750 10 skips	
Engineer and design	£11,200 Lights Mr Resistor	£2,100	
Steel supply and fit	Electricain	£4,300	
Strengthen rear ceiling	Other light fittings	£2,450	
Build bulkheads for Komfort Partions			
Make good floors and walls	Total	£61,475	
Plumbing central heating and rads	Profit @20%	£12,295	£73,770
Move water cylinder and increase rads			
Plumb kitchen			
Sewage and waste	£4,500		
Joinery			
Internal Doors and casing			
Internal stud walls			
Fit light track			
Window boards skirt and loft hatches	£5,750		£73,770
Decoration			£70,750
Internal as per acitech spec	£6,900		
Preliminaries @ £1,250 per week (caped at 10 weeks)	£12,250		
Kitchen PC Sum	£5,500		
Kitchebfitting and move gas pipe	£2,200		
General clean repaire gutters	£1,500	Total	£144,520
		Vat	£28,904
Outside painting	£1,800		£173,424
Decking Area estimate £150 per meter 50m2	£5,250		
Sealing	£400		
Payments		£24,800	
18/04/2017	£36,000		
06/06/2017	£36,000		
18/07/2017	£24,000		
01/08/2017	£36,000		
Final Payment	£41,424		

CKCS PROPERTY LIMITED

Property development & construction

Quote

Ref: CKCSPROP10051

08 Feb 22

Customer	Billing Address
East Cheshire Housing Consortium Limited	Anderson House 3 Goodall Street Macclesfield SK11 7BD

Item	Description	Price
	Weston Centre works required to prepare for crisis clinic opening 01/03/2022:	
	H&S & SECURITY RELATED WORKS	
	Replace lifting decking to rear of property - serious H&S hazard	4,250.00
	Electrical H&S and security works:	
	Replacement of consumer unit as not fit for purpose and failed inspection.	2,490.00
	Repair of emergency lighting throughout - also failed inspection	1,690.00
	Upgrade of security lighting around property to cater for increased hours of usage and prevent vandalism	1,350.00
	Supply and fit of tamper-proof external CCTV system to increase security and improve monitoring for staff	1,950.00
	Re-route cabling on wall near front door and place in metal conduit to prevent repeated vandalism	110.00
	Change position of light in main room to enable staff to change bulb	75.00
	Commissioning, testing and certification of all electrical works	600.00
	Re-locate kitchen and handwashing sink and supply and fit full size dishwasher to cater for increased usage	1,360.00
	Remove broken, security compromised fencing on boundary and replace with concrete base, posts and secure fencing	4,500.00

GBP	18,375.00
VAT	3,675.00
Total	22,050.00

Corner House, Brook Lane
Alderley Edge, Cheshire, SK9 7QQ
01625 251417 / 07730 651956
info@ckesproperty.com
Company no. 08897362
VAT no. 234418422

CKCS PROPERTY LIMITED

Property development & construction

Quote

Ref: CKCSPROP10050

08 Feb 22

Customer	Billing Address
East Cheshire Housing Consortium Limited	Anderson House 3 Goodall Street Macclesfield SK11 7BD

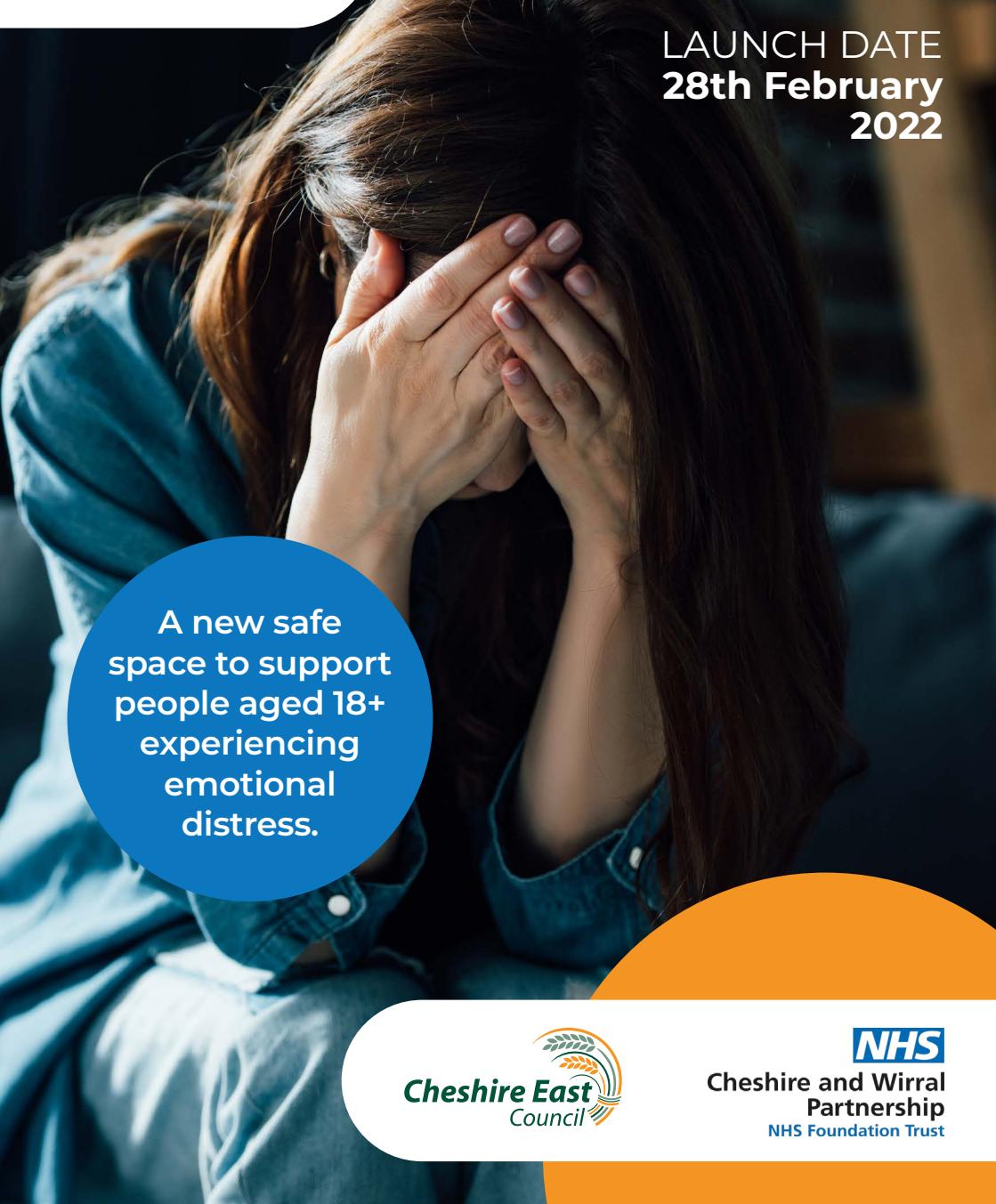
Item	Description	Price
	Weston Centre works required to prepare for crisis clinic opening 01/03/2022:	
	GENERAL WORKS	
	Repair IT suite door	120.00
	Repair sliding doors	90.00
	Repair blinds throughout and replace where necessary	520.00
	Secure TV to wall with new heavy duty bracket	120.00
	Re-seal back door and repair door in office	150.00
	Fix leaking kitchen tap	90.00
	Remove postbox and make good	60.00
	Fix panel on fridge	60.00
	Fix broken guttering and unblock drains / gullies / gutters	620.00
	Make good and redecorate throughout	3,950.00
	Replace broken window in boiler room	450.00

GBP	6,230.00
VAT	1,246.00
Total	7,476.00



THE WESTON HUB

LAUNCH DATE
**28th February
2022**



A new safe space to support people aged 18+ experiencing emotional distress.



Cheshire and Wirral Partnership
NHS Foundation Trust

ECHC are a support provider based in Cheshire East providing help to individuals with their mental health. We are pleased to offer our crisis café service from The Weston Hub.

At The Weston Hub, we offer a safe, welcoming environment with experienced on-site staff members who can provide a comfortable safe space in a non-clinical setting, to support individuals in crisis.

We provide emotional support, practical advice, signposting to appropriate services and access to a variety of structured skill building courses and social activities with other café users.

Working closely with the Crisis Line, CWP urgent mental health helpline and home treatment team, where needed we will support individuals in crisis to access the appropriate support.



OPENING HOURS

10am - 10pm, Mon - Sun
(please contact **0800 145 6485** if you require support outside of these hours)

HOW TO MAKE A REFERRAL

- Health and social care services
- 24/7 urgent mental health helpline
- GP practices
- Primary care services
- Voluntary agencies



01625 440700



The Weston Centre
Earlsway
Macclesfield
SK11 8RL



CONTACT

The Weston Centre

01625 440700

thewestoncentre@echc.org.uk

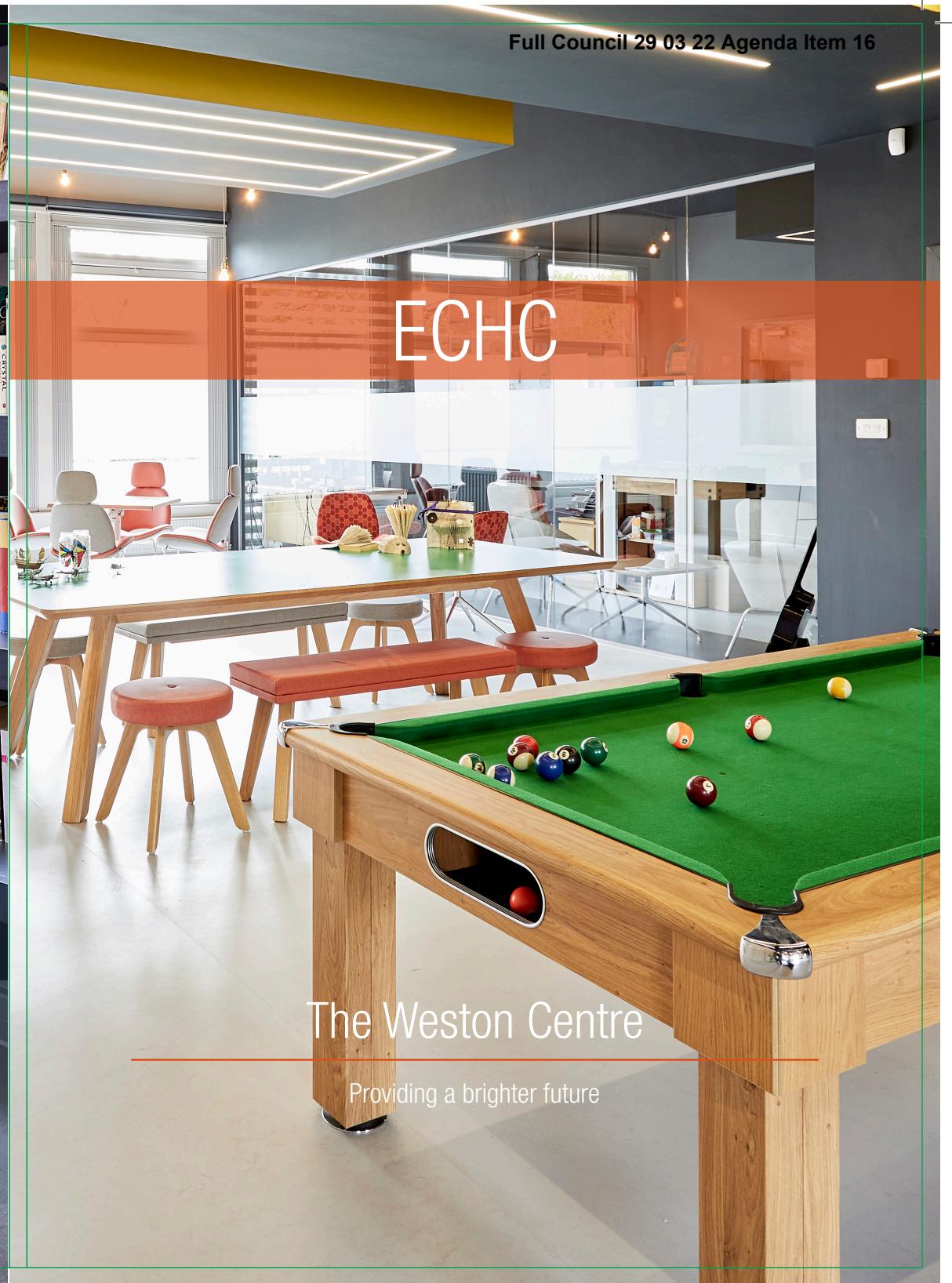
or

01625 500166

info@echc.org.uk

thewestoncentre@echc.org.uk

The Weston Centre



The Weston Centre

Providing a brighter future

THE WESTON CENTRE

The Weston Centre opened in September 2017 and is part of East Cheshire Housing Consortium. A need had been identified for a structured environment where our service users could go to build up their confidence and learn new skills.

The centre fulfils this need by providing a full and varied day service within the community for anyone who has difficulty accessing activities and courses.

We pride ourselves on being a safe, supportive space where our service users can come and enjoy themselves. We offer a wide range of activities based around their own suggestions and work closely with Macclesfield College to provide accredited and non-accredited courses.

“

Weston community centre is a modern, clean and welcoming facility with comfortable social areas.

The clean and purpose-built kitchen offers a large working space with a range cooker, microwave and ample stainless-steel standing height work tables that are easily cleaned.”

Isabella Smith
Everybody Sport and Recreation
Taste for Life Cookery Tutor



WHAT'S ON

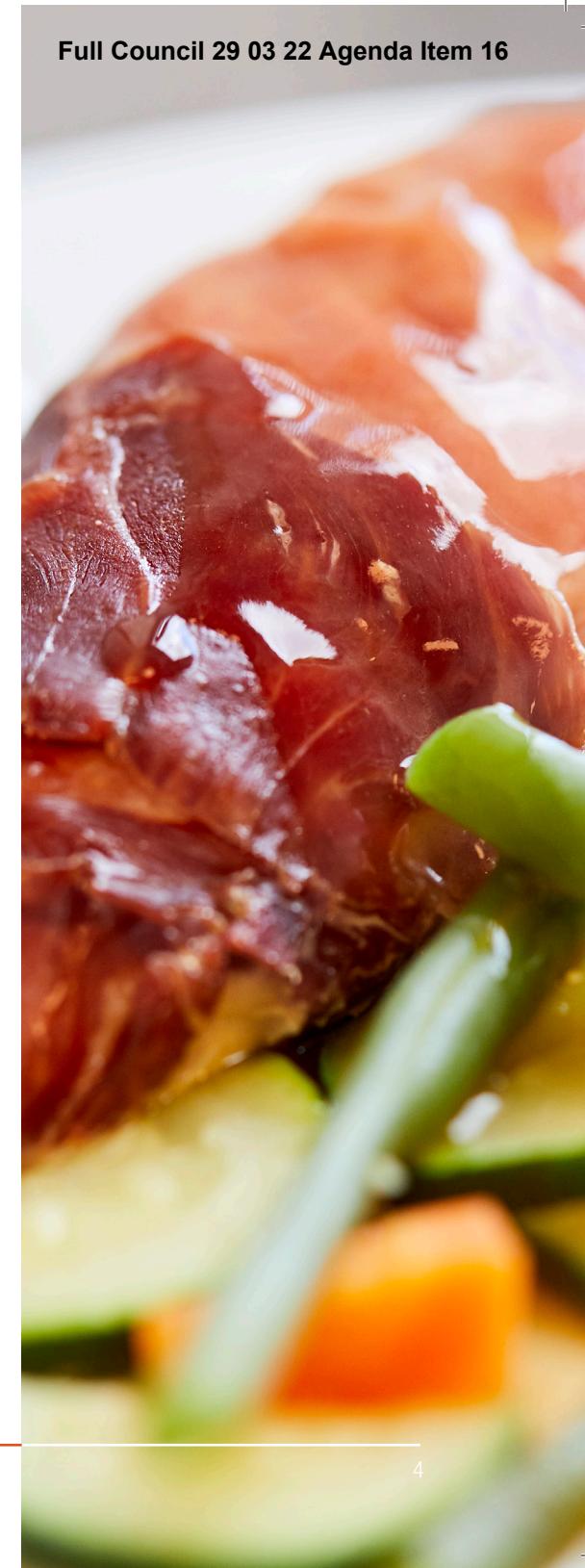
We are constantly reviewing our programme of activities to provide educational and skill building opportunities for our service users. Below is a flavour of what you can expect:

Ready Steady Cook

This group supports people in developing basic healthy cooking skills and promotes good hygiene in the kitchen. It's an ideal way for individuals to gain more confidence and encourages them to cook meals at home from scratch with simple ingredients.

Next Steps Cookery

This is the follow on course from 'Ready Steady Cook' and provides further insight in to more complex recipes. It's designed to encourage greater independence in the kitchen and is aimed at anyone with a passion for cooking who wants to extend their range of skills and experience with a more advanced course.



“ ”

The building is superb, very modern and stylish but, more importantly, very well equipped. The staff have always been extremely accommodating and helpful.”

JB
Guitar tutor



WHAT'S ON continued



Baking

In this group, individuals will develop practical skills in a variety of baking, from bread to confectionery, by working in our kitchen. The course broadens their knowledge of the industry and develops key skills.

Guitar Lessons

The teacher works with both individuals and groups, playing the guitar as well as singing. The group put on performances throughout the year, which helps to build confidence, self-esteem and self-worth.

Tea, toast and TV

This group provides a homely atmosphere where people can have a natter over some toast and a cuppa or watch some TV in peace.

IT Skills (beginners)

This group is for people who are new to computers and iPads. The course covers the very basics, including how to turn a computer on and off, the equipment and software used, typing letters, sending emails and learning what makes a computer work. It is a mixture of individual and group work.



Arts & crafts

This group encourages service users to creatively express themselves through arts and crafts. It includes everything from sculpture, mosaics and drawing to pottery, colouring and photography.

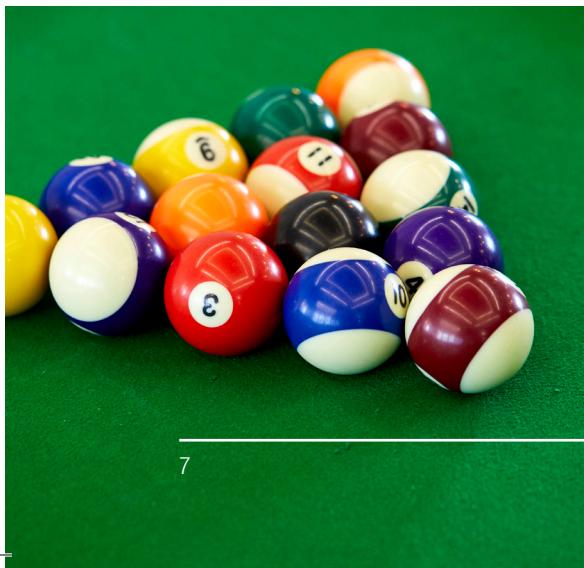


I love the pool table and football table. Staff make you feel really welcome and the food is out of this world. The courses are great and have really helped boost my confidence.”

A service user

Social afternoons

Wednesday and Friday afternoons are our social times where we offer various events such as BBQs, pool competitions, Bake Offs, bingo, quizzes, karaoke and games.



Mindfulness

This offers an introduction to what mindfulness is and how it is practised, together with some short examples and a meditation. It is designed to give attendees some simple practices so they incorporate mindfulness into their daily life.

Musical Moments

Provides stimulating and interactive musical activities for service users. No matter what their ability, the session gets everyone in the group involved through the use of music, singing and movement.

01625 440700

WHAT'S ON continued

Brunch Café

An opportunity for our service users to volunteer in the centre, getting hands-on-experience of working in a kitchen. This involves taking orders, following good food practice, cooking and serving food.

Gardening

We have built two raised beds within the grounds of the centre. Working alongside the Rangers Group, service users can learn how to maintain these areas and grow various plants. We hope to be able to use the produce from the garden for our cooking groups and lunches within the centre.

Leisurely Gardening

This is an opportunity for people to drop in and look after the garden each afternoon. The plants always need a good water and some tender loving care!

Yoga

Held once a week at the centre. Each session includes aerobic exercise, aimed at improving balance, flexibility, and strength and helping to relieve pain.

thewestoncentre@echc.org.uk



FOOD AT THE WESTON

Our service users can work towards obtaining their Food Hygiene Level 2 certificate. All the food we offer at the centre is freshly prepared, nutritious and healthy.

Throughout the year, our menus change, offering a selection of dishes from soup & crusty bread, cottage pie, roast dinner, spaghetti bolognese, curry and rice or various other foods from around the world. We also have BBQs and buffets in the summer.

On a Thursday, the centre has a brunch café where some of the people who come to the centre help make some fantastic sausage and bacon butties!

I like coming here to the day centre because it's very therapeutic...

The thing I like most is the baking and cooking. I take the recipes home and make them straight away. The centre gives me a change of scenery."

A service user



“

I have been able to see the benefit service people get out of attending ... they are developing confidence whilst they learn new skills in a learning environment they take pride in and look forward to attending.”

Employability & Community Learning Tutor



“

The atmosphere is friendly and supportive, encouraging independence and learning.”

Employability & Community Learning Tutor



VOLUNTEERING

We offer a variety of opportunities for people to develop their skills in a busy working environment.

We currently have volunteers working in our kitchens helping to prep meals, delivering or supporting courses to other service users and helping staff clear up after a busy day. The programme can be adapted to suit the needs of our volunteers.

Training can be provided for anyone wishing to volunteer at the centre.