

9<sup>th</sup> 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

Demolition and Structural alteration

Prop and remove walls as per drawings

Electric removal and make safe

Plumbing removal and make safe

Remove Kitchen

Remove flooring

Structural Works

Building Control

Engineer and design

Steel supply and fit

Strengthen rear ceiling

Build bulkheads for Komfort Partions

Make good floors and walls

Plumbing central heating and rads

Move water cylinder and increase rads

Plumb kitchen

Sewage and waste

Joinery

Internal Doors and casing

Internal stud walls

Fit light track

Window boards skirt and loft hatches

Decoration

Internal as per acitce spec

Preliminaries @£1,250 per week (caped at 10 weeks)

Kitchen PC Sum

Kitchebfitting and move gas pipe

General clean repaire gutters

Outside painting

Decking Area estimate £150 per meter 50m2

Sealing

Payments

18/04/2017

06/06/2017

18/07/2017

01/08/2017

Final Payment

Fixed costs

Window £11,300

Tool Hire £1,000

Steel £1,500

Plastering £10,500

Partitions £16,950 est

Flooring £9,625

Skips £1,750 10 skips

£11,200 Lights Mr Resisitor £2,100

Electricain £4,300

Other light fittings £2,450

Total £61,475

Profit @20% £12,295 £73,770

£13,500

£4,500

£5,750

£6,900

£12,250

£5,500

£2,200

£1,500

£1,800

£5,250

£400

£24,800

£69,550

Total

Vat

£73,770

£70,750

£144,520

£28,904

£173,424

£36,000

£36,000

£24,000

£36,000

£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	
	<b>H&amp;S &amp; SECURITY RELATED WORKS</b>	
	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@ckcsproperty.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.	
	<b>GENERAL WORKS</b>	
	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

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# THE WESTON HUB

LAUNCH DATE  
**28th February  
2022**

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





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

This block is contained within a large orange circle. It features a white telephone handset icon above the phone number, and a white location pin icon above the address. The text is centered within the circle.



CONTACT

The Weston Centre  
01625 440700  
thewestoncentre@echc.org.uk

or  
01625 500166  
info@echc.org.uk



ECHC

The Weston Centre

Providing a brighter future

thewestoncentre@echc.org.uk

The Weston Centre

## 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.



## WHAT'S ON continued



### 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.



### 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.

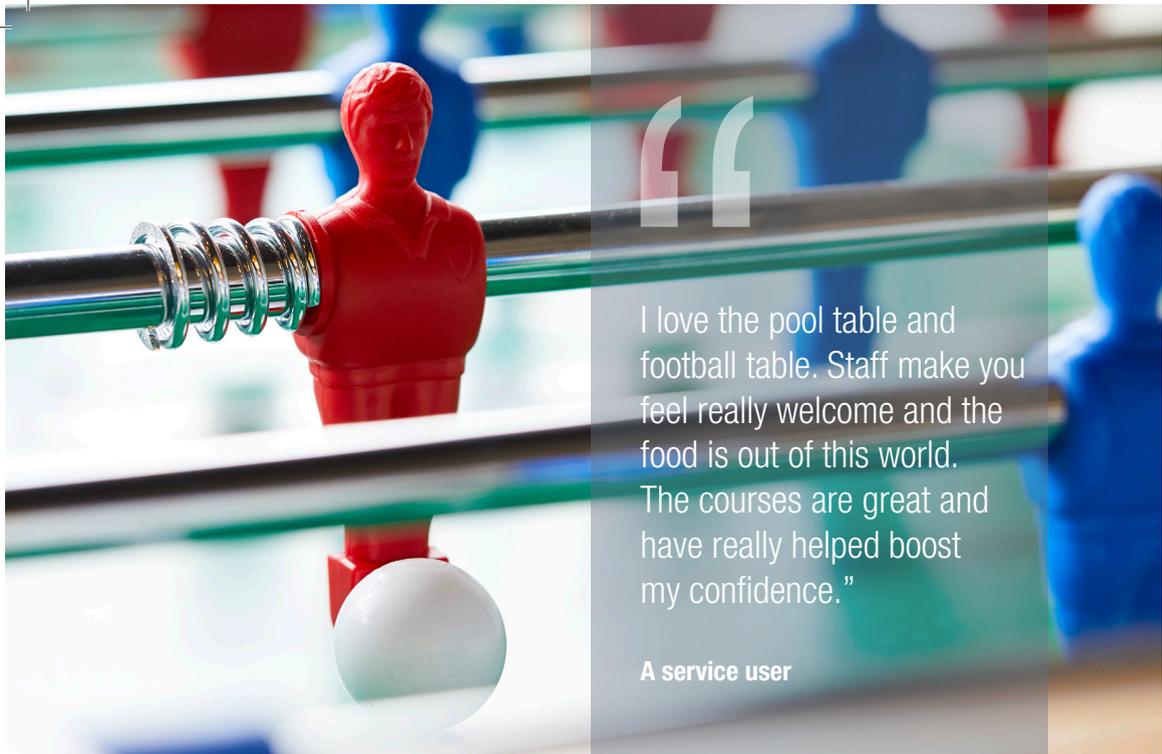
### Arts & crafts

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.

“

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

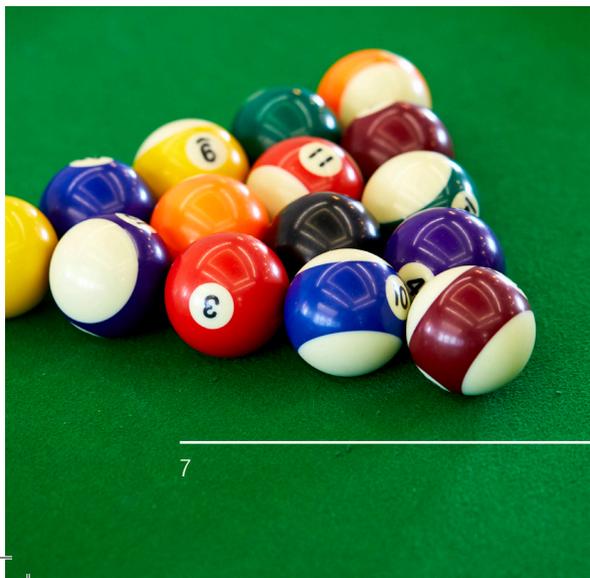


I love the pool table and football table. Staff make you feel really welcome and the food is out of this world. The courses are great and have really helped boost my confidence.”

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.



## 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.



## 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**

## 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.



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

Employability & Community Learning Tutor



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

