

Report



DATE: 11 February 2020
TO: Capital Projects and Tenders Committee
FROM: Chief Executive

PENSIONER HOUSING – BATHROOM UPGRADE

1 SUMMARY

- 1.1 The purpose of this report is to seek approval for the immediate upgrade of one bathroom at the pensioner units at 205 Revell Street, and to include the upgrade of three bathrooms in Revell Street in the 2020-2021 Annual Plan.
- 1.2 This issue arises from a health and safety issue identified with the current bathrooms.
- 1.3 Council seeks to meet its obligations under the Local Government Act 2002 and the achievement of the District Vision adopted by the Council in May 2018, which are set out in the Long Term Plan 2018-28. These are stated on Page 2 of this agenda.
- 1.4 This report concludes by recommending that Council approve \$12,488.36 be made immediately with the balance of \$42,837.18 referred to the 2020-2021 Annual.

2 BACKGROUND

- 2.1 Of the 46 Council pensioner flat units managed by Destination Westland, there are four flats that still have baths and these need to be replaced as soon as possible. Included in the work is replacement hand basin units and the installation of extractor fans as per the ventilation requirements of the Healthy Homes Initiative.

3 CURRENT SITUATION

- 3.1 The current situation is that the four pensioner flats need to be modernised.

4 OPTIONS

- 4.1 Option 1 is the status quo and the bathrooms not be upgraded.
- 4.2 Option 2 is that the work be undertaken on a staged process, with one bathroom being replaced immediately due to a tenant's health, and health and safety reasons. The remainder bathrooms be upgraded and included in the 2020-2021 Annual Plan.

5 SIGNIFICANCE AND ENGAGEMENT

- 5.1 This item is deemed to be of high significance.

6 ASSESSMENT OF OPTIONS (INCLUDING FINANCIAL IMPLICATIONS)

- 6.1 Option 1 is not the preferred option.
- 6.2 Option 2 is the preferred option as this will enable the upgrade of one unit where the tenant has high needs and requires assistance from two care workers to use the bath.

The remaining bathrooms to be replaced during 2020-2021.

7 PREFERRED OPTION(S) AND REASONS

- 7.1 Following the upgrade of the remaining bathrooms during 2020-2021, all WDC aged care units will meet current best practice for elderly housing bathroom facilities and comply with standard AS3588: Shower bases and shower modules.

Based on the quotes received the cost to upgrade one unit at 205 Revell Street will be \$12,488.36 with the balance \$42,837.18 required during the 2020-2021 Annual Plan period.

8 RECOMMENDATION(S)

- A) **THAT** Council approve \$15,110.92 to upgrade one bathroom immediately, and include \$40,214.62 for the upgrade of three bathrooms in the 2020-2021 Annual Plan. Note: All amounts quoted are GST exclusive.

Simon Bastion
Chief Executive

Appendix 1: Pensioner Housing Information from Destination Westland



Memorandum

To: Simon Eyre
WDC Property & Projects Supervisor

From: Graham Smith
DW Facilities/Property Manager

Date: 28th November 2019

Subject: 2020/2021 Annual Plan Request
Pensioner Housing – Bathroom upgrade

Of the 46 WDC units managed by Destination Westland, there are four that still have baths and these need to be replaced as this is a Health and Safety issue.

The hand basin units are badly cracked and also need replacing.

We will also install extractor fans as per the ventilation requirements of the Healthy Homes Initiative.

Quote/s received: \$55,325.54

Materials/Labour

Price is GST exclusive

Price includes Management fee.

Prices may be subject to increases.

Note: The floors in 199 Revell are concrete and costs reflect the additional work that needs doing. The floors in 205 Revell are wooden and are more easily accessible.

Pics below show existing bathrooms.

