

**Dunmow Youth Centre & Family Hub
Subsidence Issues Update
May 2023**

Background/Review

Dunmow Youth Centre is typical of a Victorian/early 20th century school building, which it appears to have been built in 2 phases. It is not listed, but is within a conservation area and locally listed. The building is sub-divided and forms a Family Hub and Youth Centre. The Youth Centre is managed by the Youth Service with the Family Hub being operated by HCRG under a lease from ECC with an associated service contract.

The building has in recent years experienced significant subsidence. In August 2020, temporary support was installed to support the external walls in the affected area, comprising scaffold and water tanks. This installation is subject to regular inspection by surveyors to ensure that it continues to provide the necessary structural support. The cost of temporary support to date is c. £100k, with future costs being approximately £9k per quarter.

Investigative trial pit excavations were undertaken in September 2020 to aid identification of the reasons for the subsidence which could assist with determining the optimal solution for addressing the subsidence, which is often complex in situations such as this.

A further report was received in November 2022 which identified the cracking was in parts 20-30mm wide, and between 4-5 on the BRE scale of 0-5 thus requiring '*major repair ... involving partial or complete re-building*'.

On Friday 20 January 2023, Facilities Management concluded that there was no guarantee that it was safe to utilise any part of the building, so alternative options for provision of the Youth Service and the Family Hub were quickly looked into to ensure both services could be retained in Great Dunmow.

Interim Arrangements

A review of local available property was undertaken by ECC's Property Team. This was thorough and included the following:

- i. Undertaking a review of commercial properties currently available and there are none that would be suitable.
- ii. Exploring a number of existing community facilities in Great Dunmow. The Town Council are considering whether they would be prepared to offer long

term options utilising their premises (Dourdan Pavilion, Foakes Hall and the new community facility proposed at Land West of Woodside Way). Other community facilities that were explored which did not meet requirements are as follows:

- i. Helena Romanes – location not favoured by service, site understood to be required for redevelopment. Currently little scope for youth to locate here.
 - ii. Leisure Centre – location not favoured by service, car parking and health & wellbeing synergy but peak use times likely to conflict
 - iii. Scout Hut – at full capacity during the evenings
 - iv. Maltings – not suitable and not available for most days required
 - v. Drill Hall – at full capacity during the evenings
 - vi. Arts Centre – enquiry suggested little availability and does not seem suitable
 - vii. Quaker Meeting House – response awaited, although does appear small, so may not be suitable.
- iii. The options outlined below are the longer term suitable options available;
- a. United Reformed Church Hall – good location, poor condition, car park some outside space. The Property and Youth Services have visited the property and have had positive dialogue with the URC. This has long term potential subject to any condition issues. We have instructed Mitie to undertake a condition survey to assess the costs of repair.
 - b. Library – is too small for main Youth Club, but is suitable for smaller clubs long term.

Following a review of the various options, we have identified the following interim options for the Youth Service and HCRG Family Hub (see fig.1). HCRG are in the process of being re-located to the library, with the exception of one session. Whilst, we need to ensure co-ordination with Blue Badge assessments and Registrars, there is a likelihood that this would be a suitable long term option and we will need to find a suitable community facility for the one session which it is not possible to accommodate at the library.

Fig. 1 The below shows the service provision at the Youth Centre & Family Hub, prior to closure, and the new current interim arrangement.

Prior to Closure					Interim Arrangements
Day	Hours	Frequency	Session Type	Provider	
Monday	9.00am – 12.00pm	Weekly	Development Reviews	HCRG	Dunmow Library
Monday	1.00pm – 4.00pm	Weekly	Development Reviews	HCRG	Dunmow Library
Monday	3.00pm – 5.00pm	Monthly	School Age Drop-In	HCRG	Dunmow Library
Monday	4.00pm – 6:30pm	Weekly	Young Carers Club	Action for Family Carers	Dunmow Library
Monday	7.00pm – 9.00pm	Weekly	Youth Club (Open - split into various age groups)	Old SKOOL youth club community group	Dourdan Pavilion
Tuesday	10.00am – 12.00pm	Weekly	Baby Beginnings Group	HCRG	Dunmow Library
Tuesday	1.30pm – 3.00pm	Weekly	Baby Massage Group	HCRG	Dunmow Library
Tuesday	7.00pm – 9.00pm	Weekly	Youth Club (Open - split into various age groups)	Old SKOOL youth club community group	SUSPENDED
Wednesday	9.30am – 11.30am	Weekly	Assisted Weight Clinic with infant feeding support	HCRG	Dunmow Library
Wednesday	1.00pm – 3.00pm	Weekly	Stay, Play & Learn Group	HCRG	Dunmow Library
Wednesday	2.00pm – 4.00pm	Weekly	Bounce Back Group	HCRG	Dunmow Library
Wednesday	6:30pm – 8:30pm	Weekly	Special educational needs and disability provision	Accuro	Dourdan Pavilion
Thursday	9:00am – 12:00pm	Weekly	Development Reviews	HCRG	Dunmow Library
Thursday	1:00pm – 3:00pm	Weekly	Homestart Group	HCRG	
Thursday	6:30pm – 9:00pm	Weekly		St Johns Ambulance	
Friday	9.30am – 11.00am	Weekly	Talk Together	HCRG	Dunmow Library
Friday	1.00pm – 3.00pm	Weekly	Stay, Play & Learn Group	HCRG	Dunmow Library
Friday	7.00pm – 9.00pm	Weekly	Youth Club (Open - split into various age groups)	Old SKOOL youth club community group	Dourdan Pavilion (refer report)

Next Steps

Mitie are undertaking the condition survey to work out the cost of repair for the URC building. This could provide a good long-term home for the Youth Service.

ECC Property Services are working through the various options regarding the current Dunmow Youth Centre building and will provide a full update in due course. To date:

- a condition survey has already been undertaken to understand future maintenance liabilities not covered by the proposed subsidence remedial works. This has identified further maintenance costs of c. £1.5m over the next few years to address significant and urgent maintenance issues, particularly roof and electrical installation.
- Lambert Smith Hampton (LSH) are currently in the process of obtaining pre-application advice from Uttlesford DC to understand whether demolition and re-build is an option and if so, what type of building mass, architecture would be acceptable, as well as any heritage issues. However, early indications are that this may be challenging from a planning perspective.

A review of the future of youth service building will be carried out over the summer, with viable options for members to consider, expected in the autumn.