

**Briefing Paper to the Wyke Area Committee****Wards: Avenues**19<sup>th</sup> January 2022**Avenues Centre Update****Briefing Paper of the of Assistant Director of Major Projects & Infrastructure****1. Purpose of the Paper and Summary**

- 1.1 The purpose of the briefing paper is to provide Wyke Area Committee with an update on the developments relating to the Avenues Centre redevelopment.

**2. Background**

- 2.1 The Avenue's Centre was handed back to the Council by Goodwin Development Trust in August 2021. Following a condition survey, a full refurbishment of the building was required and needed the existing occupiers to vacate so works could be undertaken. The relocation of the occupiers completed early September 2021.
- 2.2 Concurrently, it was identified that there was a requirement to relocate the Council's Hull Training and Adult Education (HTAE) service from the Endeavour site into the Avenues Centre on a temporary basis. This was due to Trinity House Academy obtaining approval to relocate from their existing premises in the city centre to the Endeavour site as part of their expansion proposals.

**3. Refurbishment of The Avenue's Centre**

- 3.1 The Council entered into an NEC4 Engineering and Construction contract with Hull Esteem on 15<sup>th</sup> October 2021, for the Phase 1 works which included:-
- Full replacement of the roof (due to the lengthy lead in time for the approved tiles, these works due to start January and complete June 2022);
  - New replacement boiler and thermostatic radiator valves;
  - Drainage repair works;
  - Full refurbishment and repainting of existing windows;
  - Urgent electrical works;
  - Fire stopping works;

- Stonework repairs to boundary walls; and
  - Minimal decoration and flooring works
- 3.2 Phase 1 completed on 20<sup>th</sup> December 2021 and HTAE moved into the building from this date. They start their new term in the facility on Monday 10<sup>th</sup> January 2022.
- 3.3 It has recently been identified that following condition surveys on the existing Endeavour building, the works to bring the school back up to current educational standards are significantly more than originally anticipated which means they will take around 16-18 months to complete. Hull Trinity House will now relocate into Endeavour in August 2023 instead of August 2022.
- 3.4 The impact of the delay is that Hull Training and Adult Education will remain at the Avenue's Centre until they are able to move into their permanent building at the Trinity building on George Street, which is anticipated to be December 2023.
- 3.5 In terms of Phase 2 of the works at the Avenue's Centre for its end use, the scope will be developed towards Autumn 2022, with the anticipation that these works will commence when HTAE move out. Once the works have been scoped out and a date as to when HTAE can move into their permanent building has been finalised, a date can then be determined as to when the works are anticipated to be completed and the end users can move in.
- 3.6 The Avenues Centre Support Group have been made aware of this recent development along with the previous occupiers of the Avenues Centre who were decanted and given first refusal to return, so they are aware of the current situation.
4. Next steps
- 4.1 Major Projects team to update the Wyke Area Committee late Summer of progress to the refurbishment programme and of any future developments relating to the Avenues Centre.

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Officer Interests: None

Background Documents: None