

PC194 22c)

Request from the Hub:

There are two **related** projects connected to the Hub Kitchen that have been discussed before and where work is partly funded in next year's precept.

Equipment Replacement Project

- **OVEN** The present floor-standing oven and hob is the original from when the Hub opened 9 years ago and has been subject to daily and intense use since then. The oven does not reliably hold temperature and two of the hob plates do not function. Catering staff get by but this obviously needs to be addressed.

- **DEEP FAT FRYER** The current fryer is a table top model that is potentially unsafe due to the present space and layout constraints. It is the most hazardous of all the equipment in the kitchen for obvious reasons. Proposal it be replaced with a floor-standing model.

- **LAYOUT CHANGES** To overcome these issues any new equipment must be installed in a way that optimises space and creates a safe working environment. Some new custom made worktop will be required to fit in with the existing kitchen.

These costs were anticipated and were included in the 2023/2024 Precept :

A quote is attached for this work from Gratte Brothers who installed the original kitchen systems to carry out all of the above. A second quote is not recommended as Grattes also have the kitchen maintenance contract and the project requires bespoke installation work. However the quote is greater than the anticipated sum in the precept, due to project complexity and the present rates of inflation. It is therefore desirable to place an order for this as soon as possible to avoid further cost overrun. Present overrun is £6421 - £5000 = **£1421**

This project would normally be funded through next year's precept. If helpful, the work if approved could be ordered now by the Hub and cross charged to the parish council at some point in the next precept year.

Upgrade to Kitchen Electrics

Electrical supplies to the Hub kitchen were underspecified at the time of the original build due to changes made to the layout and also that certainly did not anticipate the level of trade we now experience. These circuits were not addressed during the 2021 building extension work as they were part of the original building services.

This results in frequent power drop outs, requiring a catering person to attend the Plant Room at the rear of site and re-set the breakers on the distribution board. This is clearly not good practice and a more permanent solution is needed.

Quotations for upgrade work will follow. It is proposed to approve this cost by utilising remaining S106 funds designated for the Hub upgrade from

S/1032/17/FL (46/56 New Road)

The kitchen equipment replacement and electrics upgrade are linked and have to be carried out together. The electrics require upgrade to accommodate the new equipment. Installation will take 4 days during which power will be off to the kitchen area and we will not be able to trade. The only 4 day window available before next Christmas is the Easter Bank Holiday 7/8/9/10 April.

Hence both the above project elements need to be addressed as linked but separate items in the upcoming meeting of 27th February or nothing will happen until Christmas

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| 6401 | Melbourn Hub 2023-24 Projects | | | | | |
| | Convection oven & deep fat fryer (incl installation) | 5,000 | | | | Replace equip; oven £2,500; floor standing deep fat fryer £1,500/counter adjs & installation £1,000 |