

Summary of the Options Appraisal for Jumbo water tower by Purcell Miller Tritton for Balcerne Tower Trust Ltd, October 2009

The report includes:

- An assessment of Jumbo's condition
- A comprehensive list of repairs required, with costs and priorities for each
- A detailed analysis, with costs, of three different options for public uses of Jumbo
- Cash flow reports for each option
- Supporting drawings and photographs

The options considered are:

Option 1

Relatively short term repairs to the building; alterations necessary for safe public access. The total cost for this option is given as £299,595.

Option 2

Comprehensive repairs carried out in three phases; alterations necessary for safe public access including provision for a display space in the tank. The total cost for this option is given as £710,243 (in three phases).

Option 3

Comprehensive repairs carried out in a single contract; alterations necessary for safe public access including provision for a display space in the tank; additional single storey accommodation at ground level for a tour waiting area, toilets, a small office and retail space; a lift to the tank platform level. The total cost for this option is given as £1,192,184.

All options provide for public tours of Jumbo to the tank platform level and the cupola, escorted by Colchester Blue Badge Guides, and the provision of six car parking spaces to the west of the building. The latter is needed to provide a modest income for Balcerne Tower Trust to contribute to ongoing costs; it would not obstruct the entrance to Jumbo.

A consideration of the pros and cons of each Option is given in the conclusion, the main factor being the level of funding (grants, public appeals, donations, fundraising activities) available.