

Appendix C - Emergency works for Care Homes

Item	Sum	Year	Site	Justification	Notes	
New Furnishings & Beds	£22,000	1	SBC & Mallards	CQC	Sofas and beds for both sites. New beds as identified in CQC report	
Priority P1 works identified from condition surveys	£25,000	1	SBC	Condition Survey	Fabric, Plumbing, loft insulation and Electrical Priority 1 work. Relocate Distribution Board from Sensory Room to remove electrocution risk	Building Fabric. Prevent further deterioration
Priority P1 works identified from condition surveys	£34,500	1	Mallards	Condition Survey	Fabric, Plumbing, loft insulation and Electrical Priority 1 work	Building Fabric. Prevent further deterioration
Remove existing radiators and install low surface temperature (LST) radiators. Box in all accessible pipework. Repairs to assistive bath.	£41,200	1	SBC	Safety/CQC	Allow for remedial work for fixings. Inc firestopping.	Mechanical
Fire Door Remedial Work	£54,000	1	Mallards	Fire Safety	Note. Outstanding queries on Door closer and Fire Door ratings. Priced for FD60	Fire Safety Compliance Requirement
Fire Door Remedial Work	£66,000	1	SBC	Fire Safety	Raised by Fire Officer - Swing free electric door closers that release on fire alarm.	Fire Safety Compliance Requirement
Fit door closers to bedroom doors	£10,000	1	SBC & Mallards	Fire Safety inspection	Raised by Fire Officer - Swing free electric door closers that release on fire alarm.	Fire Safety Compliance Requirement
Compartmentation Survey and allowance for remedial works*	£31,205	1	SBC	FRA Non Compliance	Survey £1200. *Estimate of £30,000 for fire curtain and remedials (based on Hillside cost)	Fire Safety Compliance Requirement
Enclose Server cabinet in fire resisting enclosure or relocate out of escape route	£2,000	1	SBC	FRA Non Compliance	Improvement fire compartmentation works	Fire Safety Compliance Requirement
Improvement work to external fire exit areas	£10,000	1	SBC	FRA & CQC	Fire exit escape routes have obstacles and are hazardous - Decking, slabs, slip and trip hazards	Fire Safety Compliance Requirement
Fire Door Improvement work	£189,000	1	Hillside	Safety	Improvement on door ironmongery and upgrade Fire Door ratings	Fire Safety Compliance Requirement
Fit door closers to bedroom doors	£10,000	1	Hillside	Fire Safety inspection	Raised by Fire Officer - Swing free electric door closers that release on fire alarm.	Fire Safety Compliance Requirement
Fees, Contingency and Project Management	£55,095					
TOTAL	£550,000					

Note -

FRA = Fire Risk Assessment

SBC = South Bank Close

CQC - Care Quality Commission