



**STRADBROKE HEALTH CENTRE,
WILBY ROAD,
STRADBROKE IP21 5JN**

Schedule of works required following site visit 8th April 2019, independent assessments undertaken and reports from medical practice and users.

| | Requirement | Information notes | Quote agreed / Estimated cost | Contractor |
|----|---|---|-------------------------------|-----------------|
| 1. | External works: Clad fascia and bargeboards in UPVC in Rosewood colourway. Window and door frames painted to prevent further deterioration. | Work scheduled for Spring 2021 | £6,060 | Manning & Woods |
| 2. | Electrical works: Waiting area requires RCD sockets 1 x twin and 2 x single. Replacement 4 pole isolator (air con) | Contractor could not undertake work as vaccines were being stored and power could not be disconnected. New works re air con pole isolator advised in Feb. 21. All works due to take place, a date is being agreed between the Practice and Electrician. | | |
| 3. | Flooding in carpark | Ditch overflowing – inspection indicated problem is further “down the line”. February 21: Suffolk County Council have been contacted – response awaited. Front area: 1 quote received, further quotes would be required. | £7,000 | |
| 4. | Air conditioning extension: Room 1 – Dr Morris Room 2 – Dr MacKay Room 3 – Mrs Stones Room 4 – Treatment Room Room 5 – Dispensary reception Room 6 – Entrance Lobby (hot air curtain) | November 2020 – all works on hold pending agreement on access to the building. | £15,809 | Manning & Woods |
| 5. | Flooring upgrade: Uplift and disposal of carpet Latex Screed Install safety flooring and PVC skirting to match. | November 2020 – all works on hold pending agreement on access to the building. | £9,708 | Manning & Woods |
| 6. | Seating – waiting area | To be undertaken when flooring upgrade takes | Appx. £90 each | Millar West |

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| | Bench seating to be removed when flooring upgraded. Seats with and without arms to be purchased. | place. Colourway to be discussed with PPG at time of ordering. | | |
| 7. | Internal works: Cracks need repair – door frames and walls and repainting of all areas. | Quotes required | | |
| 8. | Access issues: Low counter required to facilitate access for wheelchair users, either to main reception or dispensary reception. | Quotes required. | | |
| 9. | Upper floor: a. Roof insulation: Currently insufficient. Improved insulation could assist with heat loss in the winter. b. Fire wall needs to be reinstated c. Upper floor room to be finished to provide storage space. d. Install staircase and reinstate access to it, to provide easier access to upper floor storage. e. Move cleaners' cupboard to "shower" room and provide storage in its place. | Quotes required. | a. £8,000 | |
| 10. | EPC recommendations: a. Replace glazing as poorly insulated b. Replace lighting c. Install ground source heat pump. d. Install PV | Quotes for all areas required. a. to be looked into b. to be looked into c. Community energy project d. Community energy project | | |

Recommendation:

- a. The Parish Council obtains quotes for all outstanding works and continues to liaise with Suffolk County Council and Mid Suffolk District Council on the Community Energy Project for the ground source heat and car park PV.
- b. The Parish Council investigates taking out a Public Works Loan for all the works required and uses rent received to cover the repayments required. This will enable the works to be completed at the same time and keep disruption at the surgery to a minimum. Without a loan, the works will have to be carried out over a number of years as rent is received.

Example cost: PWLB £70,000 loan over 12 years (term of new lease) at present rates would cost: approx. £6200 per annum.