



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.

As at: 18/01/2020

	Requirement	Estimate	Actual Cost	Contractor	Date completed
1.	Alarm upgrade Connection to central services		£2167.00 £43.48	Waveney Security Suffolk Constabulary	29/05/19 29/05/19
2.	Alarm required in accessible toilet Fit emergency light and exit sign to main entrance door in lobby.	Electrician contacted			
3.	Works required to sinks and taps, work may require: Installation of Thermostatic Mixer Valves Possible replacement of water heaters Replacement of scaled taps Possible replacement of oversink heaters in WC x 2	Plumbing Company being sought			
4.	Legionella internal inspections: Training Equipment	£50 £100			
5.	Roof insulation – currently insufficient. Improved insulation could assist with heat loss in the winter and heat gain in the summer.				
6.	Air conditioning extended to: Consulting Room 1 Consulting Room 2 Consulting Room 3 (small stuffy room) Dispensary Office area				
7.	Asbestos in roof needs work to cover and protect				
8.	Soffits and bargeboards need repainting				
9.	Cracks in need of repair: Treatment room – door frame inside and outside room Dispensary/reception – various faults connected to new wall				

	Waiting room – cracks to left hand wall Entrance lobby -shrinkage where old doorway filled in. Entrance lobby – crack near front door				
10.	Consulting rooms carpet replaced with lino				
11.	Damp patch in WC2 – near pipe, lead flashing around exit of pipe needs checking to ensure no area for water to seep in.				
12.	Waiting room seating – tear and scuffs on seating. Clerk receives regular complaints from users of the surgery that current seating is uncomfortable. Seating to be completely reviewed when waiting area next redecorated. Chair with arms £91 Chair without arms £89				
13.	Flooding in Car Park: <ul style="list-style-type: none"> ditch needs to be desilted. Blockages in drains that take water from ditch need to be resolved Maintenance of ditch to keep it clear needs to be added to annual routine. 				

Points to note:

- Heating is supplied by night storage heaters or newer air conditioning units.
- Each sink has an individual water heater.
- There is no water tank.

Possible additional upgrades: Solar Panels / Air Source heating.

Updates on work required/undertaken:

May 2019 - Investigate whether there are green grants available for solar panels and ground source heating.

31/5/2019 - Department for BEIS now administering the grant scheme.

22/6/2019 – contact from regional co-ordinator. Details will be sent to Parish Council as soon as available.

1/7/2019 – information received is being reviewed.

30/9/2019 – a report on actions taking following Legionella Assessment prepared and sent to surgery.

1/10/19 – a brief is being prepared for review by the full council to apply for a grant to undertake a feasibility study for community building energy efficiency.

26/10/19 – schedule of works sent to plumbing firm. Awaiting date to meet on location.

30/10/19 – Fire Risk Assessment suggested relocation of bins. No suitable location was identified and the assessor was contacted for opinion, he replied as follows: “Not essential, it was more of a recommendation. Leave where they are if there is no suitable alternative.”

09/01/20 – Following emailed received from Practice Manager concerning non-compliant accessible toilet and toilet roll holder missing, Clerk and local builder visited site. The only non-compliance of accessible toilet was the lack of alarm – electrician has been contacted. The missing toilet roll holder could not be located so a replacement was purchased and installed on 10/01/20.

12/01/20 – following two reports of flooding in carpark, the MWG inspected the drainage system and identified blockages. SCC have been contacted as the land owner. Issues that will remain is that part of one of the drainage ditches has been piped whilst the rest of the ditch is open. This issue will need resolving as the problem will reoccur. The ditch at the health centre has silted up over the years and needs to be dug out – the Clerk will contact M. Hammond and arrange for this to be undertaken in the Spring when the ground is firmer.