

**DERBYSHIRE COUNTY COUNCIL**

**CABINET MEMBER**

**15 April 2015**

**Report of the Strategic Director for Adult Care**

**REFURBISHMENT OF THE MAIN KITCHEN AT BRIAR CLOSE,  
BORROWASH**

**ADULT SOCIAL CARE**

**1. Purpose of the Report**

To seek Cabinet Member approval for the refurbishment of the main kitchen at Briar Close at a total cost of £0.122m.

**2. Information and Analysis**

Corporate Resources Property Services have obtained approval to upgrade the ventilation system at Briar Close to comply with current gas legislation as part of the Planned Maintenance Programme for 2014/15. This involves creating a ventilation canopy over all the cooking equipment, rewiring, alterations to the gas supply and installation of a suspended ceiling.

The storage cupboards in the kitchen are wood, not in good repair and do not meet current Environmental Health standards. The cooking equipment is old. It would be more cost effective in the long term to refurbish the whole kitchen including replacing the existing equipment.

Refurbishment would require the kitchen to be closed for approximately 3 months to enable the work to take place.

The disruption to residents would be kept to a minimum by doing the ventilation and refurbishment work together as each part will include the closure of the kitchen for six to eight weeks.

Contingency arrangements for providing meals includes the preparation of breakfast, evening meal, drinks and snacks in the small kitchenettes located on each wing and the main cooked meal would be delivered from Ladycross House at Sandiacre. These contingency arrangements have been successfully used in other homes where there has been kitchen refurbishment.

Property Services would be the managing agent for the project and as such is the main contractor.

Following the process under protocol 7 of the Council's financial regulations various sub-contractors have been approached to carry out the works in connection with the supply, installation and commissioning of the kitchen.

The ventilation canopy will be procured using the existing ventilation canopy framework (awarded 2012).

The elements of the project that have been selected in accordance with the financial regulations are;

- Builders Work
  - Suspended Ceiling – Main Kitchen Area
  - Roof/Wall/Window Penetrations
  - Store Wall Layout Alterations
  - Ceiling replacement Corridor/Stores
  - Door Replacement
  - New Flooring
  - New Drainage
  - Altro Walling
  - Making good
- Asbestos removal
- Kitchen equipment
  - New Kitchen Equipment inc. Shelving
  - Cooking equipment etc.
- Ventilation works

Due to the minor nature of ancillary works in connection with the refurbishment i.e. electrical, water and natural gas connections, Property Services will undertake them directly as part of the contract.

As managing agent for the works, Property Services have produced a scheme for the kitchen work in consultation with the Catering and Domestic Services Manager and the kitchen staff at Briar Close.

### **3. Financial Considerations**

Property Services has provided a tender for the work. The cost to do the ventilation and refurbishment together is economically advantageous and the total cost is £0.122m.

The Capital Cost of the refurbishment of the kitchen including 10% fees is £66,114 which includes a contingency of £3,000. This can be met from the Adult Care Capital 2014/15 Maintaining Minimum Standards Budget.

The cost of the ventilation work including fees is £55,930 and will be funded from the Corporate Property Planned Maintenance Budget 2014/15, via a revenue contribution to capital.

### **4. Human Resources Considerations**

In preparing this report the relevance of the following factors has been considered; legal, prevention of crime and disorder, equality of opportunity, and environmental, health, human resources and transport considerations.

### **5. Legal Considerations**

No

### **6. Other Considerations**

No

### **7. Background Papers**

None

### **8. Key Decision**

No

**9. Is it necessary to waive the call-in period?**

No

**10. Officer's Recommendation**

That Cabinet Member approves the refurbishment of the main kitchen at Briar Close at a total cost of £0.122m.

**Mary McElvaney  
Strategic Director – Adult Care  
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MATLOCK**