

**DERBYSHIRE COUNTY COUNCIL
CABINET**

4 April 2017

Report of the Strategic Director – Adult Care

**REFURBISHMENT OF THE MAIN KITCHEN AT NEW BASSETT HOUSE,
HOME FOR OLDER PEOPLE**

ADULT SOCIAL CARE

1. Purpose of the Report

To seek Cabinet approval for the refurbishment of the main kitchen at New Bassett House at a total cost of £0.108m.

2. Information and Analysis

Corporate Resources Property Services has highlighted the need to upgrade the ventilation system at New Bassett House as an urgent priority to comply with current gas legislation and to prevent the build-up of gases in the kitchen. Following an inspection by the Environmental Health Officer this recently resulted in the need to disconnect the fryer. The work required to rectify this involves creating a ventilation canopy over all the cooking equipment, rewiring, alterations to the gas supply and installation of a suspended ceiling.

The kitchen layout at New Bassett House is very poor. It has very limited work surfaces which makes it difficult for staff to separate tasks in order to prevent cross infection and ensure compliance with Environmental Health standards. The cooking equipment is old and it is considered that 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 all the necessary work to take place.

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

Contingency arrangements for providing meals include the preparation of breakfast, evening meal, drinks and snacks in the kitchenette located in the central area with the main cooked meal being delivered from Shirevale or one of the other residential homes in the area. 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. Property Services have produced a scheme for the kitchen work in consultation with the Catering and Domestic Services Manager and the kitchen staff at New Bassett House.

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

Following the process required under protocol 7 of the Council's Financial Regulations, various sub-contractors have been approached for quotations to carry out the following works in connection with the supply, installation and commissioning of the kitchen.

- Building 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 including 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.

3. Financial Considerations

Property Services has provided a tender for the work. It is economically advantageous to do the ventilation and refurbishment together and the total cost is £0.108m which is broken down as shown:

	£
Ventilation works	53,600
Refurbishment works	36,945
Contingency	8,000
Design fees at 10%	9,855
Total cost	108,400

This can be met from the Adult Care Capital Funding of £4.210m (Minute No. 222/15 refers).

4. Social Value Considerations

New Bassett House is a 40 place care home for older people, the service provided supports vulnerable older people who require high levels of care and support. The work described in this report will ensure the continued high quality provision of meals to the residents as part of the overall service provision.

5. Other 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.

6. Key Decision

No

7. Is it required that call-in be waived in respect of the decision proposed in this report?

No

8. Officer Recommendation

That Cabinet approves the refurbishment of the main kitchen at New Bassett House at a total cost of £0.108m.

**Joy Hollister
Strategic Director – Adult Care
County Hall
Matlock**