



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

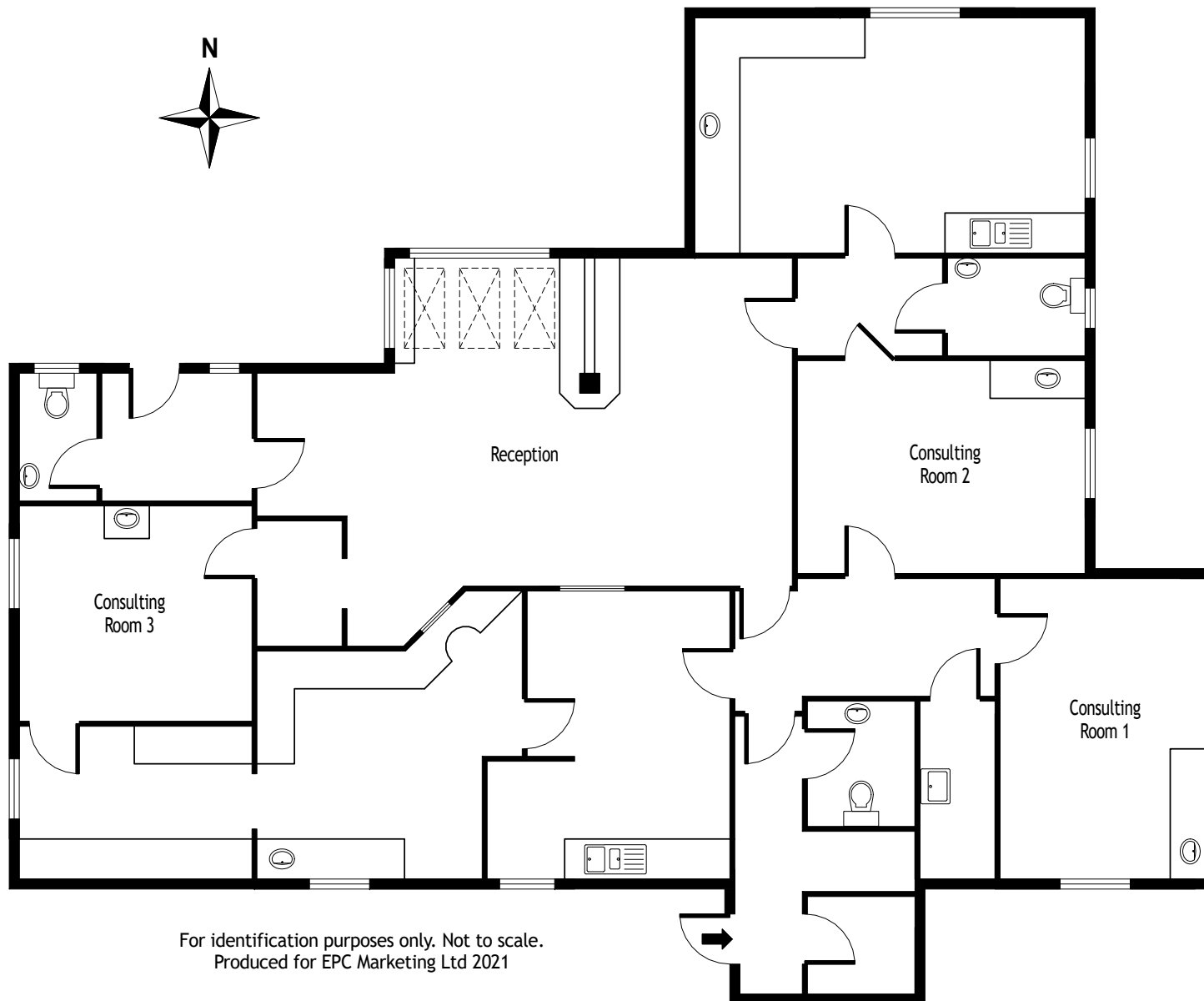
Schedule of works required

	Requirement
1.	External works: a. Asbestos under roof to be painted b. Flooding in carpark: i. Some of the shrubs to be removed (larger shrubs to be relocated if possible). ii. Accessible path to be laid in place of some of the shrubs – to allow access avoiding carpark flooding. iii. Car park area to be reviewed to resolve the flooding issue. OR c. Excavate edging kerb and lay drain, excavate soft planting area and install soak away and lay new tarmac to front area.
2.	Windows: Replace all windows with energy efficient double glazed units.
3.	Other areas: a. Redesign cleaners' cupboard to allow staircase to be installed. b. "shower" room shelved to provide more room for storage.
4.	Heating/Cooling: a. Install cold/hot air conditioning to all rooms and waiting area. b. Leave current night storage heaters in place as back up.
5.	Lighting: Energy efficient new lighting to be installed in all areas where necessary.
6.	Flooring upgrade:

As at: 28/08/2022

	Requirement
	<p>a. Uplift and disposal of carpet / Latex Screed / Install safety flooring and PVC skirting to match. Rooms where this is required:</p> <ul style="list-style-type: none"> • Consulting Room 1 • Consulting Room 3 • Reception • Waiting Room • Hall outside Consulting Room 1. <p>b. New flooring required in entrance lobby.</p>
7.	<p>Upper floor: to provide easier access to upper floor and to prepare rooms for future use</p> <ol style="list-style-type: none"> a. Install staircase and access to it including installation of a fire door. b. Chipboard flooring throughout c. Insulate d. Dry line walls & ceilings, plaster skim – mist coat paint to seal plaster e. Install roof lights f. Electric sockets and lighting g. First fix plumbing h. Install security grill to upstairs window
8.	<p>Other Internal works:</p> <ol style="list-style-type: none"> a. Seating – Bench seating to be removed when flooring upgraded. Seats with and without arms to be purchased. b. Cracks need repair – door frames and walls and repainting of all areas. c. Replace hand washing sink and taps in treatment room. d. Install low counter - to facilitate access for wheelchair users, to dispensary reception.

Stradbroke Medical Centre
Approx. Gross Internal Floor Area - 1921 Sq ft / 178 Sq M



For identification purposes only. Not to scale.
Produced for EPC Marketing Ltd 2021