

**Broadway House Kitchen refurbishment 2020 specification****Lease - Schedule 8 (services provided by the Landlord) extract -**

- Replace the kitchen fitted units and work surfaces at least once in every 15 year period, or when reasonably necessary whichever the sooner.
- It is noted that ...[the] kitchen units are all the original ones fitted in December 2005.

**Our examination suggests that -**

- None of actual cabinets of the wall or low level cabinets are in need of replacing yet
- None of the work surfaces need replacing yet (note the work surface over the dishwasher with the kitchen sink, was replaced when the dishwasher was moved)

**Our priority** - a 30 amp power socket near the dishwasher taken as an extension off the unused 30 amp power socket by the cooker, concealing cables inside or behind the cupboards underneath the hatch work surface and a small amount of chasing into the wall where necessary.

**SPECIFICATION**

Starting with the "back wall" of the kitchen and working clockwise -

**Back wall**

- Wall mounted notice-board - twist from Landscape to Portrait and re-hang
- Reposition wall mounted Fire Blanket, put First Aid Box above the wall mounted hand paper towel dispenser, reposition wi-fi hub to somewhere near the wall power socket by the kitchen window and tidy up cables by concealing them behind the notice board and with cable-ties to high level exposed water pipes

**Outside wall facing car park** (No changes to Dishwasher or Lincat water boiler)

- Replace wall mounted and low level cupboard doors to match other new ones being supplied.

**Front hatch wall**

- Overhaul and clean roller shutter mechanism
- Drawers - replace all "running gear" and drawer fronts to match other new ones being supplied
- Cupboard doors - replace to match other new ones being supplied
- (Covid-19) Fit full width Perspex clear screen across front on the hall side of the opening with a 12 inch/300mm gap at the bottom.

**Internal wall** (Retain existing gas cooker but replace free standing refrigerator with one that will fit underneath a work-surface)

- New work surface to match others between the cooker and the door to allow new smaller refrigerator to go underneath
- New double door wall mounted cupboard to replace existing single cupboard above the new work surface
- Replace wall mounted and floor standing cupboard doors to match other new ones being supplied.