

Acquisition of 2 homes at One Lockleaze

Draft specification upgrades required for x2 Children Homes

- Fire Risk Assessment (FRA) – higher standard (initial risk assessment Aiden Cleary FRA officer)
- Recommended fire alarm system and measures from FRA.
- 18mm MDF panelling to walls within the property (children's bedroom areas and lounge areas) – partition walls ie plasterboard
- FD30S doors and frames with continuous stainless-steel hinges, soft-close Perko door closers, and anti-vandal door handles.
- Window restrictors to all windows – balance level of risk
- Wireless door sensors in all doors to monitor activity within the property (Tunstall or similar).
- Radiator covers throughout the property to avoid contact burns.
- Temperature control valves to be fitted to all sinks, showers, and suggest remove baths.
- Shower fittings and head to be close fit to walls
- Commercial-grade vinyl flooring throughout, including 9mm plywood substrate.
- All light fittings/ceiling bulkheads to be flush to prevent damage.
- Grade A fire alarm.
- Master key system.
- The property is to be fully furnished with furniture and furnishings that comply with standards BS 7176 (upholstered furniture), BS 7177 (bed bases and mattresses), and BS 5867 (curtains and blinds). All curtains/blinds are to be anti-ligature – involve the providers as part of this process
- Fencing – needs to be considered – need to view property
- Stairs - considering managing of incidents