**Document 2**

*Building Fabric (Orpington Hospital) [C392755]*

**Specification**

**Introduction**

###### King’s College Hospital NHS Foundation Trust is one of the biggest and busiest Trusts in the country, primarily serving the London Boroughs of Southwark, Lambeth and Bromley, with a population of over 1 million people, and acting as a referral centre for millions more. Our vision is to be bold, supported by our values – Kind, Respectful Team (more information on our vision and values can be found on the KCH website).

###### King’s specialist services are also available to patients from a wider area. King’s provide nationally and internationally recognised treatment and care in live disease and transplantation, neurosciences, haemato-oncology, and fetal medicine.

###### King’s have several hospitals under their banner dotted around the area. One of which is Orpington Hospital in Kent which specialist in Elderly Care. Both inpatient and outpatients services specialist in a range of services including: bone care, falls, Parkinson’s disease, continence disorders and dementia.

**Scope of Works**

This specification outlines the required building fabric upgrade works across multiple areas within the Trust estate. The aim is to address backlog maintenance issues and enhance the overall condition and functionality of the facilities.

**Dementia Friendly Requirements**: The primary dementia-friendly element in this scope is the flooring. Contractors will be expected to assess suitability during site visits, which they are welcome to arrange directly. We do not require maps or images at this stage, as the works are straightforward and site access will provide sufficient context.

There is a detailed overview of the requirements across Orpington Hospital, along with a site map. All materials must comply with NHS infection control standards and fire safety regulations. These policies and procedures can be found on the King’s website. Works must be scheduled to minimise disruption to clinical services and patient care. Contractors must liaise with Estates and Facilities teams for access and phasing of works.

1. **Orpington Hospital**

* Full refurbishment of the men's toilets
* First floor corridor: installation of White Rock and painting of door frames – dementia-friendly finishes required
* Installation of dementia-friendly flooring to support accessibility and safety (colour to be confirmed)

**2. Ontario Ward**

* Corridor entrance upgrade:
* First half: White Rock hygienic wall cladding (including bins area)
* Second half: white emulsion paint
* Damaged shower flooring replacement – dementia-friendly
* White Rock opposite reception and around toilet sinks; make good as needed
* General re-mastic around baths and sinks
* New shower rooms: sealing, cleaning, and checking wall corners
* New drainage covers
* Inspect and address rotting wooden door frames

**3. Frank Cooksey Unit**

* General redecoration:
* Painting around door frames and adjacent wall surfaces
* First half of corridor: White Rock hygienic wall cladding (including bins area)
* Second half: white emulsion paint
* White Rock around toilet sinks; make good as needed
* General re-mastic around baths and sinks
* Replace damaged ceiling tiles
* Shower area: replace existing flooring with non-slip, hospital-grade vinyl

**4. General Areas (Various Locations)**

* Replacement of damaged or discoloured ceiling tiles
* Minor patch repairs and touch-up painting as required
* Additional Work: Any further work will be carried out based on an agreed schedule of rates, subcontractor mark-up, and materials.

**Start Date and Budget**

The contract will commence on 01/11/2025 and will run for 2 years, contingent upon the Trust securing necessary funding, after a successful supplier has been selected upon the completion of a tender process, which will be evaluated by the Trust. The Trust also reserves the right to initiate works in phases, depending on budget availability and operational priorities. All details regarding the tender is provided within Document 1 – Instructions and Guidance to Tenders.

Total estimated budget for this project is £75,000 and subject to final confirmation. The business case is currently in progress and will be aligned with this funding.

**Site Map**

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