**Void Kitchen Specification**

Contents

[Intro 1](#_Toc32222312)

[Scope 1](#_Toc32222314)

[Design 1](#_Toc32222317)

[Install 2](#_Toc32222318)

[Client Specified Components](#_Toc32222321) 2

# Intro

This document details the specification for Lincoln Void Property Kitchen refurbishments.

# Scope

This specification lays out the design and installation requirements for Void kitchen replacements. Kitchen units are by Moores Kitchens from the Vita Range as per below.

Moores Kitchens Vita Range:

* 18mm White Carcasses on adjustable legs
* Doors in Natural Oak with F96 Handle
* Worktops, 40mm post-formed 6mm radius worktops in Cumbrian Stone.
* White Ceramic tile splashback, with satin square edge aluminium tile trim.

## Design

1. The kitchen manufacturer is to be Moores Kitchens, the Service Provider will organise a survey and design the kitchen layout to ensure it meets the Decent Homes Standard.
2. All items of kitchen units are to be installed in the same location unless the layout needs to be changed to meet Decent Homes Standard as above.
3. Materials or components specified by the client are to be used during the programme of works.
4. Any materials not specified by the client need to be compatible with client specified materials and to the correct BS standards and agreed prior to the commencement of the works.

## Install

1. The complete kitchen installation should be in compliance with best practice or manufacturer’s instructions when installing and components relating to the works.
2. All of the below are included in the scope of the works.

Kitchen

1. Demolition/Strip out existing kitchen units, floor covering, wall tiles, wallpaper & remove white goods.
2. Install new kitchen units as plan
3. Waste
4. Plug
5. Chain
6. Trap
7. Service valves
8. Splashback
9. Silicone sealant
10. Make all service connections
11. Skirting and architraves
12. Cross bond
13. All testing
14. Decorate
15. Floor covering

Flooring

Take up any covering, clear away, lay approved non-slip vinyl floor tiles/sheet safety flooring with adhesive to and including approved sheet sub-base, on solid floors apply self-levelling floor compound. On timber floors wpb plywood, lay new floor covering, cutting, all labours, clean off.

New floor tiles are to be Tarkett Tapiflex 3 mm Soft Stone Beige 25094234 500 x 500mm and fitted in compliance with manufacturer’s instruction.

White Glazed Ceramic Tiles to Splashback, Windowsill and Reveals

Existing wall tiling adhesive, tile trim are to be removed and the walls prepared for the new tiling.

Supply and install 150 x 150 mm white ceramic wall tiles to 450mm (3 Rows) above worktops to the underside of the wall units. In the cooker space the ceramic wall are to extend from the skirting/finished floor level up to the level of the tiling line level of the underside of wall unit line. Wall are to be fixed using a water repellent adhesive and mould resistant grout. External edges of wall tiling to be finish with satin square edge aluminium tile trim, to window sill, reveals, top edge at cooker location.

# Client Specified Components

Plumbing

If a lead main is found during the work, it must be replaced with a new blue MDPE 25mm pipe laid in a trench which is to be between 750mm and 1350mm below finish ground level. The trench with 100mm of sand to protect the pipe, the new water service pipe is then laid on top and then another layer of sand placed on top. Pipe work which is raised above 750mm below ground level should be insulated. The new water service pipe is to be sleeved where it pass through external or internal wall. The Service Provider is responsible for notifying the Water Authority and for the completion of any documentation and any certification provided. Stop taps and gas taps are to be relocated (where necessary) to a location which is accessible. The Service Provider is to fully price this work and submit to the Council’s Contracts Manager for approval and issuing of a Variation Order prior to the works commencing. Failure to do so will invalidate any claim for this work.

**Kitchen**

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| Element | Client specified component |
| 1. Demolition, | Strip out existing kitchen units, with broad arch handle (HO12) floor covering, wall tiles, wallpaper, ceiling tiles and remove white goods |
| 1. Plaster, | Plaster patch including making good all chases, repairs to sills  and making good areas of tile removal Airbrick  2 Coat plaster (Cement Bonding and Skimming). |
| 1. Install new kitchen units, | Fit Kitchen (Including fixings, sundries etc.) Make good skirting’s and architraves. Stop tap to be easy access.  Basic inclusion, wall units, base units, end panels, 38mm worktops, Base Unit are to be adjusted on adjustable legs to a height to allow for the standard height of white goods such a washing machine, under counter fridge / freezer. Base boards / plinths are scribe where necessary to floor or skirting and fitted up to the underside of the bottom shelf of the base unit/draw pack. Wall Unit is to be position 450mm up from the worktop to allow for 3 rows of wall tiles. Sink top is to be inset, 1 tap hole Linear stainless sink with drainer (393483) Washing machine service connection. Where sink units are being relocated, this should not be over an existing gas meter, where practicable. Where gas meters are found in difficult or awkward positions, provision must be made to ensure easy access to the meter and meter control tap. Aperture edges are to be sealed to stop ingress of moisture, also any cut edges to worktop. All corner joints are be machine mitre joints and fixed together using connecting 5mm hex drive tension zip bolts. |
| 1. Taps, | Fit Deva by Methven Lever Mono Sink Mixer. LEV104 Chrome. |
| 1. Waste, | Stainless Steel Basket Strainer Waste. |
| 1. Electrical | Install Envirovent Filterless Infinity and wired in accordance with the manufacture’s instruction. Should a mechanical extractor not be installed, the Service Provider must install one as part of the kitchen refurbishment. The date of the install is to be recorded to comply with the 7-year warranty.  Ring Main, Distribution Board, Relocation of Cooker Control Theses are only where necessary and are to be brought to the attention of the Councils Contract Manager for approval via a Variation Order. A new test certificate will be required and is to be issued to the Councils Contract Manager on practical completion. |
| 1. Service Valves, | 15mm Isolating Valve CP or flexible tap connector with isolating valve WRAS approved. |
| 1. Chain, | N/A See item 5. |
| 1. Trap, | Combination Sink & Washing Machine 75mm Trap 1½” |
| 1. Splashback/Walls Window Sill, | Supply and install 150 x 150 mm white ceramic wall tiles to 450mm (3 Rows) above worktops to the underside of the wall units. In the cooker space the ceramic wall are to extend from the skirting/finished floor level up to the level of the tiling line level of the underside of wall unit line. Wall are to be fixed using a water repellent adhesive and mould resistant grout. External edges of wall tiling to be finish with satin square edge aluminium tile trim, to window sill, reveals, top edge at cooker location. Wall tiles are to be sealed to the worktop and where tiles abuts up to window using silicone sealant that will adheres to smooth non-porous materials and contains a powerful anti-fungal compound to prevent mould. |
| 1. Silicone Sealant, | Anti-fungal/Bacteria resistant sanitary silicone sealant (White) that will adheres to smooth non-porous materials and contains a powerful anti-fungal compound to prevent mould |

Electrical

The Service Provider is to check any mechanical extractor which may be present for compliance to the Current I.E.E Edition Wiring Regulations and Building Regulations Approved Document Part P of Building Regulations. If the extractor fan is to be changed to an Envirovent Filterless Infinity and wired in accordance with the manufacture’s instruction. Should a mechanical extractor not be installed, the Service Provider must install one as part of the kitchen refurbishment. The date of the install is to be recorded to comply with the 7-year warranty.

Should it be necessary that the kitchen requires a new ring main or distribution board or the new kitchen lay out requires the cooker point relocating, the Councils Contract Manager is to be made aware of this and the reason why it is required and fully priced for consideration and a variation order issued for the works prior to the commencement of the works. A new test certificate would be required for this works and is to be issued on practical completion of property to the Council’s Contract Manager.

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| Element | Client specified component |
| 1. Extractor Fan, | If there is an extractor fan fitted it is to be changed to an Envirovent Filterless Infinity and wired in accordance with the manufacture’s instruction.  Should a mechanical extractor not be installed, the Service Provider must install one as part of the Kitchen refurbishment. The date of the install is to be recorded to comply with the 7-year warranty. A minor works test certificate would be required. |
| 1. Electrical Sockets, | Where necessary electrical sockets are 13amp switched sockets above worktop height. 13amp fuse spur to operate 13amp socket below worktop level for washing machine, fridge/freezer and marked up accordingly. Fit un-switched fused spur in kitchen, connect circuit suitable to receive Extractor fan Cooker control switch with socket outlet mounted to the side of cooker space which will operate cooker cable outlet and a 13amp socket outlet in cooker space. |
| 1. Light Fitting, | Fit a fully enclosed low energy light fitment in full compliance with the current wiring regulations. |

**Flooring**

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| Element | Client specified component |
| 1. Flooring, | On standard house/flat accommodation, Existing floor coverings are to be removed in compliance with Health & Safety Guidelines. Concrete floors to kitchen re to have a covering of a self-levelling compound ready to receive Tapiflex floor tiles. Where tiles abut skirting’s a clear silicone sealant is to be used. Door openings are to be finished using a suitable threshold door bar. Timber floors are to be covered with a WPB plywood and fixed accordingly ready to received floor finish as describe above with the omission of the self-levelling floor compound. Tarkett Tapiflex 3 mm Soft Stone Beige 25094234 500 x 500mm are to be fitted in compliance with manufacturer’s instruction. Should a variance to the kitchen type / style be required, this must be agreed with the Councils Contract Manager. |

Decoration

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| Element | Client specified component |
| 1. Decorations, | Removal of all existing wall and ceiling coverings back to bare plaster. If in a suitable and sound condition prepared for decorations. If not in sound condition, patchwork or replastering will be required for approval via variation order Walls & Ceilings are to receive 1 mist coat and 2 full coats of emulsion. Walls are to be finish in Magnolia emulsion and Ceilings in White emulsion.  New woodwork to be knotted, all new and existing woodwork and pipework are to be rubbed down, a suitable primer is to be applied before 1 undercoat and 1 full white gloss finish. |
| 1. Window Batten & Kitchen Blind | Ensure a wooden window batten has been installed above the kitchen window area and decorated as above |

Push fit connectors are prohibited.

Flexible tap connectors are allowed providing they are Water Regulations Advisory Scheme (WRAS) approved stainless steel over braid banded red for easy identification with isolating valve.