**SPECIFICATION – AUTHORITY SCHEDULE OF RATES**

The schedules for works carried out under this contract will be made up of a collection of different schedules depending on the type and scope of works being undertaken, examples as follows: -

**Kitchen and/or bathroom including/or not general works**

* C742-001, C742-002 or C742-003, depending on area the works fall in, only one per property will be paid.
* C742-004 or C742-005, Depending on property status and only one per property will be paid.
* C742-006, if social service adaptation required in a tenanted property, this to be paid as an addition to C742-004 or C742-005 and only one per property.
* C742-007 and/or C742-008, depending on which refurbishment is being carried out..
* C742-009 and/or C742-010, depending on what refurbishment is being carried out and whether the designs need completing or not.
* C742-011 and/or C742-012, depending on which refurbishment is being carried out.
* C742-013, Tenanted properties and only if applicable.
* C742-019, Covid 19 payment if still applicable.
* Various material schedules as supplied and fitted.

**General Works Only**

* C742-014 or C742-015 or C742-106 or C742-017, depending on time scale specified by the Authority and only one per property.
* C742-019, Covid 19 payment if still applicable.
* Various material schedules as supplied and fitted.

**AREAS OF WORKS:**

To undertake the planned and reactive refurbishment of kitchens/bathrooms and/or General Works within the Authority’s housing stock in the areas below, which include dwellings of several types consisting of bungalows, houses, bedsits, flats, maisonettes, tower blocks and Sheltered housing schemes, etc.

**What is included in this schedule?**

The Contractor is to allow in their pricing for prelims, overheads, profits, health and safety, parking, access issues and all costs associated and requirements in delivering this contract and works within the given area, as stated below.

This rate will only be applied if a kitchen or/and bathroom is carried out and then made up with the appropriate schedules added.

1. **Area A – Braunstone & Saffron**
2. **Area B – New Parks & Beaumont Leys**
3. **Area C – Central & Humberstone**

Where no kitchen or bathroom is being undertaken, this schedule is not to be used.

1. **WORKING IN TENANTED PROPERTIES:**

Kitchens and Bathrooms only.

This rate will only be applied if a kitchen or/and bathroom works is carried out.

This to include any additional costs not included in **“AREAS OF WORKS”** above, which may be incurred due to working in tenanted properties; this price is paid once per property and must also include the following items:

**Tenant’s induction pre-start:**

The Contractor is to carry out a tenant’s induction not more than 14 days prior to the start date. As well as any Contractor specific requirements, the induction must include the following:

* Confirmation of layout and tenant’s colour choice,
* Overview of what the works involve,
* Programme of works (identifying when services will be off)
* Extent of disruption and inconvenience that the works will cause.
* Duration of works (10 consecutive working days, unless structural works then they may take longer),
* Identify tenant’s needs/specific requirements (including temporary facilities),
* Health and safety info and brief,
* Provide Contractor contact details (including emergency out of hours numbers).
* Arrange a convenient start date,
* Contractor to ensure that all appliances that need to be installed in the kitchen on completion of the works are available, this to enable the product installation guide to be read to ensure all correct fittings are installed.
* Contractor to inform tenant that they will not return to fit appliances that are not present upon completion.

1. **WORKING IN VOID PROPERTIES:**

Kitchens and Bathrooms only/or with General Works

This rate will only be applied if a kitchen or/and bathroom works is carried out, for areas of works where no kitchen or/and bathroom is carried out and only general works are completed, call out schedules below are to be used.

This to include all costs not included in **“AREAS OF WORKS”** above,due to working in Void properties; this price will be paid, once per property.

1. **WORKING ON SOCIAL SERVICE ADAPTATIONS:**

This to include all costs included in working in tenanted properties as above and any additional costs the Contractor may envisage as a result in working with vulnerable people.

This rate will only be applied if a kitchen or/and bathroom is carried out, for areas of works where no kitchen or/and bathroom is carried out and only general works are completed, call out schedules below are to be used.

1. **SURVEY KITCHEN:**

This price to include all costs to carry out the works mentioned below.

When requested, the Contractor will carry out a site survey including but not limited to.

* Completing survey sheets, providing information as requested by the Authority,
* Provide detailed sketch layout identifying:
* External and internal layout of the affected areas (external and internal) including all rooms deemed necessary by the Contractor, which may be affected by any proposals i.e., when a wall is removed.
* Fully detailed dimensions sufficient to produce an accurate design, these to be adequate to enable a third party to design if required.
* Note position and photograph all services (i.e., gas valves and meter, water meter, electric consumer unit, Dpi switch if fitted and meters, stop tap, boiler etc.). Where these fall within the work area they should **also** be indicated on the drawing.
* Noting any suspected asbestos containing materials.
* Photographs showing all aspects of the kitchen.
* Dpi switch, if not fitted, a new switch will be fitted prior or during the refurbishment.
* Panties, if remaining no works will be carried out to this area, flooring to finish flush with pantry door. Contractor to ensure tenant is advised off this.
* Existing steel work,
* Identifying walls load bearing or otherwise, that may be required to be removed to enable an adequate design.
* Location of external drainage
* Tenant’s requirements during the refurbishment (i.e., temporary facilities).
* Design considerations and recommendations.
* Show the tenant the range of colours (wall & floor tiles, floor covering, worktops and units' doors and record their choice.
* District heated properties are to have the location of the radiator/zone valves, (if located within the kitchen area) noted and photographed to ascertain whether it can be relocated or replaced.

The contractor is to inform the tenant, if the kitchen refurbishment is still wanted that the next stage of the refurbishment process will be a refurbishment/demolition (R&D) asbestos survey carried out, this will/could involve the destructive sampling off walls, ceilings, floors etc. This will be carried out by the Authority.

The detailed survey documents will either be passed back to the Authority or used by the Contractor to design and draw up the proposal.

This process may include further visits should there be design changes or details requiring clarification. The Contractor is to allow for this in their pricing.

Contractor to inform the Authority that the survey has been completed, the tenant still requires the refurbishment and what areas, if outside the main kitchen area are/could be affected, so that the Authority can arrange to have a refurbishment/demolition (R&D) asbestos survey complete.

Contractor to include tenant’s up to date contact details if known.

1. **SURVEY BATHROOM:**

This price to include all costs to carry out the works mentioned below.

When requested, the Contractor will carry out a site survey including but not limited to.

* Completing survey sheets, providing information as requested by the Authority,
* Provide detailed sketch layout identifying:
* Fully detailed dimensions sufficient to produce an accurate design, these to be adequate to enable a third party to design if required.
* Separate adjoining WC and bathroom, can the wall be removed?
* External and internal layout of the affected areas (external and internal) including all rooms deemed necessary by the Contractor, which may be affected by any proposals i.e., when a wall is removed.
* Fully detailed dimensions sufficient to produce an accurate design.
* Note position and photograph all services (i.e., gas valves and meter, water meter, electric consumer unit and meters, stop tap, boiler etc.). Where these fall within the work area, they should **also** be indicated on the drawing.
* Type, location, and age of boiler

1. Noting any suspected asbestos containing materials.
2. Photographs showing all aspects.
3. Dpi switch, if not fitted, a new switch will be fitted during the refurbishment.
4. Existing steel work,
5. Identifying load bearing walls,
6. Tenant’s requirements during the refurbishment (i.e., temporary facilities).
7. Design considerations and recommendations.
8. Show the tenant the range of colours (wall & floor tiles, floor covering, and record their choice.
9. Douche shower heads/taps will/are not be fitted.

**For social service adaptations the following additional information will also be required: -**

* Photographs of the external wall and doorway to bathroom, this to identify whether an external sliding door can be fitted.
* Any items outside the bathroom that my effect the installation of a sliding door, i.e., electrical accessories.
* Location of the toilet as social services prefer this relocating so that they are opposite the bathroom door.
* Shower trays when installed need to be located as far from the door as/if possible, this to eliminated water escaping the bathroom floor area.
* Construction of walls, as these may need to be reinforced for the installation of disability aids.
* Floor construction shower area, gravity or pump waste required?
* Location of external drainage.
* These additional requirements are to be included in the schedule C742-006.

The contractor is to inform the tenant, if the bathroom refurbishment is still wanted that the next stage of the refurbishment process will be a refurbishment/demolition (R&D) asbestos survey carried out, this will/could involve the destructive sampling off walls, ceilings, floors etc. This will be carried out by the Authority.

The detailed survey documents will either be passed back to the Authority or used by the Contractor to design and draw up the proposal.

This process may include further visits should there be design changes or details requiring clarification. The Contractor is to allow for this in their pricing.

Should the tenant want a wet room, the contractor is to identify whether this can be achieved using a gravity shower waste, if this is not achievable a wet room cannot be installed. (except for Social Service adaptations).

Contractor to inform the Authority that the survey has been completed and what areas if outside the main work areas are to be affected, so that the Authority can arrange to have a refurbishment/demolition (R&D) asbestos survey complete.

Contractor to include tenants updated contact details if known.

1. **DESIGN KITCHEN:**

The Contractor will/may be asked, from a completed survey, (which may have been carried out by a third party) to design a kitchen (using computer aided design software). A fully detailed, two- and three-dimensional design, along with a full schedule of works, tenant agreement, to be supplied to the authority, these consisting of the following: -

**Kitchen Design Considerations**

See example Kitchen designs, (kitchen1, 2, and 3)

The design must comply with all applicable regulations etc. (this is not an exhaustive list, others may apply)

* Gas, Electric and Water Regulations.
* Building Regulation
* Housing Health and Safety Rating system (HHSRS)
* H&S and CDM (risks should be designed out, where this is not possible, they should be reduced)
* Asbestos
* Manufacturer's installation instructions and user manual

The life cycle for the refurbishment is 25-30 years. The refurbishment must benefit all tenants why may live in the property both current and future. Therefore, it is important that we **DO NOT deviate from the standard specification**. This is an investment in the tenant's home and the Authority's housing stock. The following items should be considered when designing a kitchen.

* Layout
* Storage
* Lighting
* Ventilation & Heating
* Cost
* Tenant's requirements (appliances)

**Standard specifications:**

To ensure consistency and reduce costs present and future the following are installed to a standard specification.

* Kitchen refurbishment
* Pantry refurbishment (do not remove unless absolutely necessary).

**Non-standard specification requests**

There may be a liability and/or health and safety risk associated to non-standard the material/request.

We do not install tenants' own materials as the quantity and quality cannot be guaranteed, special equipment /adhesive for tile may be required, future costs to the Authority.

Where a tenant already has their own materials installed, they are to be advised that they will be removed and not refitted as they do not form part of the standard specification or the JCT contract. The removed items must be left with the tenant.

Kitchen Design should aim to improve usability of the kitchen by eliminating design faults. e.g., cookers with no adjacent worktop, washing machine spaces too far from waste outlet.

Where practical a clear space of at least 1000mm is to be provided in front of all fittings and units and 1200mm where units are located on opposite walls.

Kitchens must be designed so that preference is given to larger units e.g., where it is feasible to fit a 1000mm unit, 2 x 500mm units will not be accepted. Corner base units are preferred over a single unit and a double base unit with a half blank face (minimum size of corner base units 900 x 900mm), Wall units to be 720mm if possible.

Where practical, a small gap should be left at the end of a run of units where it abuts adjacent walls to ensure unit doors will open to a minimum of 90 degrees. The gap to be filled with an infill panel to match the kitchen design. Consideration should also be given to the location of radiators adjacent or in front of units.

As far as practical, the sink should be located under a window and 300mm away from corners and ends of worktop runs.

Layout of the kitchen to form a “work triangle” between the refrigerator, cooker and sink where practicable.

**Appliances**

When designing a kitchen allow for a **standard** size cooker, under counter fridge (where space allows full height fridge freezer) and washing machine (where the design allows). Allow a standard gap of 640mm for appliances (consider skirting when next to wall).

All appliance spaces are to have a 20mm colour matched work top support panel installed, unless adjacent to a solid wall.

Some tenants do not have these three appliances or do not want them in the kitchen. In these instances, allow in the design for a 600mm base unit with 2x20mm Work Top Support Panels, these could be removed in the future so that appliance can be fitted. Ensure services including electrics are installed and in a suitable position.

Confirm with the tenant if they are keeping their existing appliances or buying new ones. If they are having new ones, we will include these in the design but to advise them that the minimum space will be 640mm wide.

Additional appliance

* If the kitchen is of sufficient size, then these can be accommodated if they do not compromise the regulation for applicable to the design.

Appliance spaces

* A standard space of 640mm should be allowed for.
* When the space is next to a wall consider the skirting 18mm. You will need to leave a space of say 660mm.
* Pipe work behind the appliance may make it protrude forward of the worktop. Consider this when an appliance is adjacent a corner base. You will have to fit an additional infill panel and reduce the door size.

Cooker:

* See Gas Safe Technical bulletin 022 – This should be used as guidance for the design of cooker spaces. Manufacturer’s instructions should be checked were available and the design meet their requirements. Where those requirements are less than the Gas Safe Technical bulletin 022 then the greater shall apply
* This must be min 300mm away from a sink and drainer.
* There must be worktop on either side. Guidance notes recommend 300mm. where this is not achievable then this can be reduced accordingly to a minimum of 150mm. if reducing this should be kept as wide as possible.
* Wall units must be set back minimum 150mm from the cooker (130mm from the line base unit) to allow for hi-level grills.
* Electrical switches/sockets must be set back minimum 300mm from the line of the cooker space opening.
* The floor to ceiling clearance in relation to a cooker must be min 2150mm.
* They cannot be placed next to a wall mounted boiler, in front of windows, serving hatches or directly behind a door opening.
* Electrics should be positioned 300mm to the side of the cooker space above the worktop.
* Tile splash back to be (750mm) high above worktop and (900mm) wide. Tiles should be symmetrical

Washing machine

* Close to services i.e. Should be positioned under or adjacent to the sink.

Fridge or freezer (under counter)

* Ideally should not be placed next to a cooker but should this be unavoidable then a worktop support panel must be fitted between the two appliances.

Other appliances

If the kitchen as sufficient space allowance can be made for.

* Dishwashers: these should be positioned close to the sink.
* Tumble dryers: should be positioned on or adjacent to an external wall where an external vent can be fitted.
* Cooker hood; provide an electrical single outlet socket (SSO) for a cooker extract hood. This should be positioned above the adjacent wall unit.

Appliances sited outside of the kitchen

* In some instance either as a request by the tenant or due to existing kitchen footprint certain appliances are sited outside of the kitchen e.g., fridge, freezer, washing machine, tumble dryer.
* Considerations is this a suitable place to install electric and plumbing. Is it watertight, is it likely to freeze in winter, does it restrict access and what works are involved?

**Units**

These should be kept to the footprint of the kitchen.

Base units

* Ideally there should be a base unit between each appliance. If this is not possible then a worktop support panel should be fitted.

Corner base units

* Consider the door size, whilst a 300mm wide door is available it makes access into the unit difficult.
* Is there an appliance adjacent the unit? If so an additional100mm infill panel should be allowed for and the door reduced, or the unit positioned further along the wall. This will prevent the door and drawer being obstructed by the appliance because it protrudes from the space.

Wall units

* Should not be positioned above a kitchen sink or drainer.
* They must be set back min 150m from the line of the cooker space.
* Should not be positioned so that the door opens over the cooker e.g., on a return wall adjacent a cooker. If fitted 90o hinges are to be used.

Larder Units (special order)

* Limited options only to be consider when absolutely necessary. Check with contract administrator before including in design and ordering.

**Structure**

Walls (rooms adjoining the kitchen and pantries) should only be removed when absolutely necessary.

**Pantries/Under stairs Cupboards**

Do not remove unless absolutely necessary i.e., to provide a layout that is compliant with regulations or to accommodate tenant’s appliances if no other option is available (relocate appliance).

* St Peters – these should not be removed because.
  1. The ceiling is asbestos containing textured coating and needs special removal.
  2. The cupboard houses pipework (district heating) and must be boxed out. Boxing is quite large.
  3. The kitchen is large enough to house all appliances as well as provide adequate storage and work surfaces.

**Floor**

Replacement floor. Where possible identify the condition of the existing floor.

* Type of construction
* Quarry tile floors to be replaced, these often extend into the hallway/passage, these are also replaced.
* Is it level?
* Does it need replacing

**Floor coverings**

Consider the final floor level in relation to adjoining floors. A maximum difference of 5mm is acceptable.

Vinyl floor tiles. These are available to all tenants as part of their choice.

Replacing floors. Floor that are uneven, sloping, sound hollow should be replaced with a concrete one. Quarry tile floors are more prone to this.

**Kitchen/Dining rooms**

The new kitchen units/appliances are to be installed in the footprint of the existing kitchen area only, (unless the Authority standard cannot be met), the kitchen/dining room will then be fully refurbished. This includes floor covering, décor, electrics etc.

**Electrics** (Must comply with regulations, check for changes)

Where a consumer unit is to be upgraded or repositioned a double pole 100amp mains isolation switch must be fitted. These can only be fitted by specialist fitters approved by the Network operator. Lead time can be up to 4 weeks. This must be done either before the kitchen starts or on day one (strip out). Contractor will arrange

When repositioning a consumer unit consider the location. The consumer unit must be accessible to allow an operative to work on unhindered and allow the tenant to reset without a struggle. As a rule, it is in many cases easier to move the consumer unit up.

Sockets and switches should be positioned to suit the layout.

* Min 300mm away from sink & drainer
* Min 300mm away from cooker space
* They must not be positioned above the cooker space.
* Bottom of socket to top of first tile off worktop.

Positions should be clearly detailed on the drawing.

**Gas** (Must comply with regulations, check for changes)

When repositioning a gas meter consider the location. The meter must be accessible to take a reading, allow an operative to work on unhindered, have a secondary gas isolation valve. The original isolation valve also must be accessible.

The meter and pipework must be a minimum of 150mm away from electrics.

**Central Heating boilers & radiators**

Boilers:

* Only in exceptional circumstances should a boiler be repositioned i.e., when you cannot get any storage in the kitchen. ***This should be referred to the contract administrator for approval.***
* If the boiler is old check with the contract administrator to see if it is due to be replaced. If not check to see if they would consider replacing it i.e., floor standing type.
* Boiler must have a clear space of 50-100mm all around to allow for maintenance & annual servicing. Pipework below the boiler should be boxed in using removable talon pipe cover (not tiled) or similar approved.

Radiators:

* A radiator should be allowed for in the kitchen. If space is very tight an electric wall mounted fan heater can be installed.
* Radiators can be repositioned (also see district heating note for radiators)
* If the existing radiator is in poor condition, it should be replaced.
* Radiators and valves must be accessible for maintenance.

Note: radiators under worktops and in small voids should be avoided where possible. Is there sufficient storage and worktop already in the kitchen.

**District heating:**

Valves:

* These must be accessible, allow for access panels in boxing-in. Consider access into corner base units (door size).

Radiators:

* It is exceedingly difficult & costly to reposition district heating radiators when they are on black iron pipework. In most cases a suitable layout can be achieved without repositioning the radiator.
* If the existing radiator is in poor condition, it should be replaced. Contact the Authority who will request it to be changed.
* Radiators and valves must be accessible for maintenance.

Note: radiators under worktops and in small voids should be avoided where possible. Consider is their sufficient storage and worktop already in the kitchen.

**Back-to-Back Bungalows**

In these style bungalows the kitchen scores high on the HHSRS. Tenants are offered the following options

* Bathroom refurbishment only. Bathroom squared off and kitchen pantry reduced in depth to allow for this. This approach allows the kitchen to be addressed at a later stage with minimal disturbance to the bathroom
* Kitchen and bathroom refurbished at same time. This requires a decant of up to 4 weeks. If the tenant picks this option, advise that it will take time to plan and contact the housing officer to arrange the decant.

The above will normally have the bathroom completed first, with the contractor returning sometime later to complete the kitchen.

See attached drawing, examples back-to-back types.

**Ceilings**

**As a rule, the following conditions apply: -**

* Houses replace ceiling (kitchen area only), all properties to aid with the installations of new services and reduce the impact of the works on other areas of the property.
* Bungalows only replace if in poor condition or asbestos removal required. The installation of new services can be carried out via the loft space, where this is not possible full removal of ceiling will be permitted.
* Flats :

Concrete

* + 1. good condition décor only (RAMS apply).
    2. poor condition
       1. non- asbestos scrape affected area & decor.
       2. non-asbestos skim & decor.
       3. Asbestos full removal and skim & décor.

Plasterboard (assume fire break) all services run surface.

* + 1. Good condition skim and décor.
    2. Poor condition or asbestos removal replace with appropriately rated fire break.

Once completed the following are then passed back to the Authority, who will check the design, its suitability and that it conforms to the Authority’s and tender requirements.

Items required: -

* Two and three dimensional fully itemised drawings
* Full schedule of rates
* Photographs, as required in survey.

These documents once approved by the Authority will be passed back to the contractor who will revisit the property, check the design accuracy, suitability, confirm tenants' white goods requirements, answer any tenant queries, and obtain the tenants approval by getting them to sign the approved agreement form, (see attached approved format) and drawings. These to be returned to the Authority upon tenant approval.

This process may include further visits should there be design changes or details requiring clarification. The Contractor is to allow for this in their pricing.

1. **DESIGN BATHROOM:**

The Contractor will be asked, from a completed survey, to design a Bathroom/wet room (using computer aided design software), a fully detailed, two- and three-dimensional design, along with a full schedule of works and tenant's agreement form, these consisting of the following: -

Tenants can have the choice of wet room or bathroom, but can only have the option of a wet room if wet room can be achieved using a gravity shower waste only not pumped, (these only available for Social Service adaptations)

The design must comply with all applicable regulations etc. (this is not an exhaustive list, other may apply)

* Gas, Electric and Water Regulations.
* Building Regulation
* Housing Health and Safety Rating system (HHSRS)
* H&S and CDM (risks should be designed out, where this is not possible, they should be reduced)
* Asbestos
* Manufacturer's installation instructions and user manual

The life cycle for the refurbishment is 25-30 years. The refurbishment must benefit all tenants why may live in the property both current and future. Therefore, it is important that we **DO NOT deviate from the standard specification**. This is an investment in the tenant's home and the Authority's housing stock. The following items should be considered when designing a bathroom

* Layout
* Disabled recommendation
* Lighting
* Ventilation & Heating
* Cost
* Tenant's requirements

**Standard specifications:**

To ensure consistency and reduce costs present and future the following are installed to a standard specification.

* Bathroom
* Wet room
* Repairs
* Disabled adaptation wet room

**Non-standard specification requests**

There may be a liability and/or health and safety risk associated to non-standard the material/request.

The Authority does not install tenants' own materials as the quantity and quality cannot be guaranteed, special equipment /adhesive for tile may be required, future costs to the council.

Where a tenant already has their own materials installed, they are to be advised that they will be removed and not refitted as they do not form part of the standard specification. The removed items must be left with the tenant.

**Layouts**

* where possible the layout should not be changed.
* an adjacent separate toilet can be knocked through to create a larger bathroom.
* Where a bathroom and a separate toilet is to be left separate, both these areas are to be refurbished, a small wash hand basin must be included to the separate WC if this is not possible due to size etc, a combined WC/basin to be fitted.

**Disabled adaptations**

**These will be designed by the contractor and then passed back to the Authority to get the approval of Social Services, who will visit site, check that the design meets all the tenants needs and add the require adaptation aids.**

* Only adaptation aids recommended by Social Services (Adults Social Care (ASC)) are to be installed.
* Where a property already as adaptation aids installed ASC must be consulted first to establish if they are required. Note the adaptation aids may have been for another person.

**Windows in shower areas**

Where possible the bathroom should be design so that window does not fall within the shower areas. Where this is not achievable either a ‘U’ shaped shower curtain and rail should be used or a second shower rail and curtain to cover the window area.

**Door options**

* Hinged - standard
* Sliding – only if recommended as part of an adaptation (door opening usually needs to be widened to provide required clear access).
* Bi-fold – only if recommended as part of an adaptation (note reduces clear opening and privacy can be an issue.
* Concertina – do not use, flimsy, reduce opening, short life.

**Shower types**

* Electric – refurbishments where the boiler is not a combination boiler with mains pressure hot water. **Standard for all Disabled adaptations.**
* Mixer valve installed to all properties with a combination boiler installed that provides mains pressure hot water.

**Taps**

* Mixer taps are not available.
* Requests for additional taps to fill jugs/buckets are not permitted as it is deemed once refurbished to have adequate facilities.

**Tiling**

* Shower areas. Only walls within the shower area are to be tiled full height, (2500mm maximum height).
* All other walls to a height of 1000mm, (this to include the 150mm upstand to vinyl sheet flooring).
* A single Blue border tile to extend to all tiled areas at a height of 1000mm.

**Floor type (existing) for shower areas.**

* Timber – inset shower tray
* Quarry tile – replace with new concrete floor with falls in screed.
* Concrete – break out screed to shower area and create falls in new screed.

**Floor covering**

As specified below, a safety sheet flooring with 150mm upstand to perimeter of bathroom all walls including boxings. Welded joints. Choice Blue or Grey.

Note: The flooring is slip resistant (Not anti-slip) and conforms to British standards.

* Tenants can choose form two colours blue/grey.

**Extraction**

* All bathrooms shall be provided with a new extract ventilation fan. The fans shall be fitted with integral automatic back-draught shutters.
* All new fans installed to discharge through walls shall be fitted with a wall liner and external grille. Where the unit is ceiling mounted the extract shall be ducted through the roof space with a pre-insulated duct and appropriate roof tile adaptor fitted.

**Radiators:**

* A radiator should be allowed for in all bathrooms. If space is very tight an electric wall mounted fan heater can be installed.
* Radiators can be repositioned (also see district heating note for radiators)
* If the existing radiator is in poor condition, it should be replaced.
* Radiators and valves must be accessible for maintenance.

**District heating:**

Valves:

These must be accessible, allow for access panels in boxing-in.

Radiators:

* It is exceedingly difficult & costly to reposition district heating radiators when they are on black iron pipework. In most cases a suitable layout can be achieved without repositioning the radiator.
* If the existing radiator is in poor condition, it should be replaced. Contact the Authority who will request it be changed.
* Radiators and valves must be accessible for maintenance.

1. **KITCHEN STRIP OUT:**

The Contractor shall give one price for stripping out of all full kitchen refurbishment with further Authority schedules and NSR’s being added when applicable for all other works not covered in the strip out kitchen and bathroom schedules below.

**What is included in this schedule?**

This is a full strip out, preparation works, waste disposal etc.

The Contractor shall also include in their pricing for any downtime (up to 6 continuous hours) caused by unforeseen occurrences. i.e., 3rd party involvement, district heating, Authority repairs team, Authority sub-Contractor work, tenant issues including access issues, school runs, etc.

Additional payments for other works required for the refurbishment of the kitchen will be included in other priced schedules.

Any concerns or errors should immediately be brought to the attention of the supervising officer.

At the close of each day's work, the Contractor is to ensure that all essential services are left safe, secure and in working order, including lighting, electrics, gas, water, heating, television, fridges, freezers, temporary facilities (where applicable) etc.

The Contractor shall be responsible for the safety of existing buildings and the adequacy of any temporary works required in carrying out the works specified.

**PRIOR TO STRIP OUT.**

**Protection:**

Provide suitable protection to floors, walls, doors, windows, furniture, etc. including access and egress areas. Risk assessment must be carried to minimise the risk of trips and falls, etc.

**Asbestos:**

Before any works commence the Contractor should familiarise themselves and their staff (including sub-Contractors) with the property asbestos report.

**White goods** (appliances)**:**

Inspect white goods and record any damage, missing parts etc. and notify the tenant prior to moving and disconnecting. Disconnect the tenant's white goods and relocate to a dry, safe, and secure location. Ensure fridges and freezers are immediately reconnected after repositioning and ensure that they are working.

**Electrics:**

Carry out a visual inspection of the whole property’s electrics, record the inspection and report any issues or concerns immediately to the supervising office for further investigation and instruction.

**THE STRIP-OUT:**

Isolate and make safe all existing services (gas, electric, heating, hot & cold water, drainage etc.) to kitchen in preparation for strip-out.

Stop taps – external (clear stop tap box) and internal, check stop taps are working freely (ease as necessary) and free from leaks.

Re-route any services (electric, gas water, heating waste) as necessary to maintain continuation of services to the rest of the property and minimise disruption / disturbance to the tenant.

Temporary circuits:The Contractor shall be responsible for all temporary installations required to maintain supplies to tenant’s essential services. All temporary installations shall comply with current regulations.

Carefully strip out existing kitchen complete including units, worktop, sink top etc., skirting and architraves, UPVC door and window trims, all fixture & fittings etc., and remove from site unless otherwise instructed.

All pipework should be stripped back to point of entry into the room and isolated / capped off. Ensure no dead legs are left on the water supply. These may extend beyond the kitchen (internally or externally) The Contractor is to allow for this and any necessary accessing of boxing, lifting floorboards, etc.

Waste pipes are to be fully stripped back to point of discharge e.g., SVP (soil & vent pipe). These may extend beyond the kitchen (internally or externally). The Contractor is to allow for this and any necessary accessing of boxing’s, lifting floorboards, etc.

Radiator/s are to be taken off and set aside (with brackets) if to be reused or disposed of if new radiator/s to be fitted.

Any structural defects or concerns must be reported immediately to the supervising officer. Inspect floor for defects, floor should be structurally sound and safe, level, and free from defects.

Waste disposal: remove all waste generated by this strip out from site.

**UP ON COMPLETION.**

**Final Clean:**

The Contractor is to clear the site of all rubbish, surplus materials, kit, remove protective coverings and carry out a thorough clean of the kitchen and all areas affected by the works both internal and external on completion of works.

Clean UPVC window frames, door, and frame with suitable PLASTIC cleaner.

**Handover pack:**

The Contractor will provide a handover pack (to be left at property) up on completion.

**White goods** (appliances).

Reinstall and test where appropriate the white goods upon completion of the kitchen. Ensure fridges and freezers are immediately reconnected and ensure that they are working. Inspect white goods and record any damage, missing parts etc.

1. **BATHROOM STRIPOUT:**

The Contractor shall provide one price for stripping out of all full bathroom refurbishment with further Authority schedules and NSR’s being added when applicable for all other works not covered in the strip out kitchen and bathroom schedules below.

**What is included in this schedule?**

This is a full strip out, preparation works, waste disposal etc.

The Contractor shall also include in their pricing for any downtime (up to 6 continuous hours) caused by unforeseen occurrences. i.e., 3rd party involvement, district heating, Authority repairs team, Authority sub-Contractor work, tenant issues (including access issues, school runs, etc.

Additional payments for other works required for the refurbishment of the bathroom will be included in other priced schedules.

Any concerns or errors should immediately be brought to the attention of the supervising officer.

At the close of each day's work, the Contractor is to ensure that all essential services are left safe, secure and in working order, including lighting, electrics, gas, water, heating, television, fridges, freezers, temporary facilities (where applicable) etc.

The Contractor shall be responsible for the safety of existing buildings and the adequacy of any temporary works required in carrying out the works specified.

**PRIOR TO STRIP OUT.**

**Protection:**

Provide suitable protection to floors, walls, doors, windows, furniture, etc. including access and egress areas. Risk assessment must be carried to minimise the risk of trips and falls, etc.

**Asbestos:**

Before any works commence the Contractor should familiarise themselves and their staff (including sub-Contractors) with the property asbestos report.

**Electrics:**

Prior to commencement carry out a visual inspection of the whole property’s electrics, noting any that may potentially pass through the bathroom both visible and concealed within the fabric of the building. Report any concerns to the supervising officer for further investigation and instruction.

**Gas:**

Prior to commencement carry out a visual inspection of the gas pipework and pipe routes, noting any that may potentially pass through the bathroom both visible and concealed within the fabric of the building. Notify the supervising officer of any gas within the bathroom.

**THE STRIP OUT**

Isolate and make safe all existing services (gas, electric, heating, hot & cold water, drainage etc.) to bathroom in preparation for strip-out.

Stop taps – external (clear stop tap box) and internal, check stop taps are working freely (ease as necessary) and free from leaks.

Re-route any services (electric, gas water, heating waste) as necessary to maintain continuation of services to the rest of the property and minimise disruption / disturbance to the tenant.

Carefully strip-out existing bathroom complete, including all services skirting and architraves, UPVC trims, all fixture & fittings etc., and remove from site unless otherwise instructed (see also tenants own fittings below).

All pipework should be stripped back to point of entry into the room and isolated / capped off. Ensure no dead legs are left on the water supply. These may extend beyond the bathroom (internally or externally). The Contractor is to allow for this and any necessary accessing of boxing’s, lifting floorboards, etc.

Waste pipes are to be fully stripped back to point of discharge e.g., SVP (soil & vent pipe). These may extend beyond the bathroom (internally or externally). The Contractor is to allow for this and any necessary accessing of boxing’s, lifting floorboards, etc.

Radiator/s are to be taken off and set aside (with brackets) if to be reused or disposed of if new radiator/s to be fitted.

Any structural defects or concerns must be reported immediately to the supervising officer. Inspect floor for defects, floor should be structurally sound and safe, level, and free from defects.

Waste disposal: remove all waste generated by this strip out from site.

**Tenant's own fittings.**

Carefully remove tenant's own fittings e.g., cabinet, mirror, shelf/s, etc. where appropriate and set aside in a safe and secure location within the property. All fixings must be retained and handed back to the tenant.

**UP ON COMPLETION.**

**Final Clean:**

The Contractor is to clear the site of all rubbish, surplus materials, kit, remove protective coverings and carry out a thorough clean of the bathroom and all areas affected by the works both internal and external on completion of works.

Clean UPVC window frames, door, and frame with suitable PLASTIC cleaner.

**Handover pack:**

The Contractor will provide a handover pack (to be left at property) up on completion.

1. **OP’S IN TWO’S:**

The Authority operates a High-Risk Register, which includes some of the Authority’s tenants and properties. The Contractor will be notified at the point of issue of properties that are included on the register, and what actions the Contractor needs to take to minimise any risks, health, and safety issues.

Some of these properties if visited must be conducted in two’s (Op’s in 2’s) and under no circumstances must any operative be left in these properties alone, (one leaves to collect materials/tools from van, both leave).

The Authority understands that they may be additional costs to the Contractor for these properties so therefore an additional rate for the extra operative may be required.

Contractor to submit an hourly rate if required.

**ATTENDANCE FEE**

Should the Authority require the Contractor to carry out general works where either the kitchen strip out (C742-011) or bathroom strip out (C742-012) schedule does not apply then an attendance fee will be applied.

The Contractor is to allow in their pricing for prelims, overheads, profits, health and safety, waste disposal, working in all areas of the city and all costs associated and requirements in delivering this contract and works.

**The attendance fee will be applied once only per property, not schedule.**

The Contractor must allow in this price for responding to the following categories as detailed in ‘RESPONSE TIMES’ (KBGW.11)

1. EMERGENCY
2. CAT1
3. CAT 2
4. CAT 3
5. CAT 4
6. **COVID 19 PAYMENT:**

At the time of this Tender being compiled, the UK is currently operating under working restrictions due to COVID-19. It is anticipated that once restrictions are lifted, “social distancing” practices will still be required to be adhered to. Therefore, all Contractors will be required to take this into consideration within their bid. Operations that would usually require Operatives to be less than two metres away from one another will need to be re-assessed and an equally safe working practice developed. There may also be restrictions regarding the number of operatives on site.

An allowance for the correct Personal Protective Equipment (PPE) must be made and Contractors should note that buildings in which works may be conducted may contain occupants who are classified as “at risk.” Contractors must ensure operations can be completed with as little disruption to the occupants as possible.

Therefore, the Authority intends to make an additional payment to cover these costs, this will be one payment per property.

Once all restrictions are lifted this payment will not apply.

1. **SURVEY VOID:**

The Authority may require the contractor to inspect void properties to ensure that they achieved the Authority’s consistent letting standard.

This will require the contractor to carry out a room by room survey to ascertain if that room meets the attached “Authority’s letting standard” and to prepare a fully itemised room by room specification of works based on the schedules listed below.

The contractor is also to provide photographs of the following: -

* Front door.
* Boiler location.
* Gas meter location
* Electric meter location
* Consumer unit and Dpi switch if fitted
* Stop tap location
* Front and rear gardens
* All internal rooms
* All repairs required

If the void property is having a kitchen and/or bathroom these areas are not to be included in this survey. But photographs of these areas are still required.

**THE FOLLOWING SCHEDULES ARE TO BE PRICED FOR THE WORKS SPECIFIED IN THE SCHEDULE DESCRIPTION ONLY.**

All other costs such as prelims, overheads, profits, health and safety, parking, access issues and all costs associated with the requirements in delivering this contract must be included in schedules **Areas of Work** and **Attendance Fee** as stated above.

**CEILINGS, REMOVAL:**

Carefully take down the various types of ceilings or coverings and dispose of. These may be of several types (false/suspended, lath & plaster, plasterboard) as well as and being over boarded. Taking care to avoid damage to any concealed services. Per M²

1. Plasterboard
2. Lath and plaster
3. Timber cladding to ceilings
4. Polystyrene tiles
5. Suspended ceiling grids, including all fittings

**FLOOR COVERINGS;**

Remove and dispose of various floor coverings, this to include the removal any adhesives used: -

1. Carpets, including underlay etc.
2. Vinyl floor tiles (including multiple layers)
3. Ceramic floor tiles
4. Laminate flooring
5. Vinyl sheet flooring
6. Plywood over boarding
7. Non-licensed asbestos containing floor tiles, (these in accordance with current regulations and Authority asbestos requirements.)
8. Gripper Rods, glued or nailed.

**STRIP WALLS;**

Remove and dispose of various wall coverings, this to include all adhesives and residue and there may be numerous layers. These to be stripped back to the finish plaster.

1. Wallpaper (including multiple layers)
2. Ceramic tiles
3. Wood or plastic cladding includes any battens etc.
4. Artex (non-asbestos containing)
5. Various types of coving, per linear meter

**DEMOLISH STRUCTURE;**

Remove and dispose of none/load bearing walls, (propping included in lintel and rsj specification) comprising of various materials including any surface coverings that may be applied: -

1. 100mm brick/block walls
2. 225mm brick/block walls
3. 100mm stud walls
4. 100mm concrete walls
5. **REBUILD OUTER SKIN BRICKWORK OF 220MM SOLID OR CAVITY WALL:**

Break out brickwork at alternative course to create toothing in to either side of aperture and re-build to match existing including remedial wall ties and replace headers where required. Cement or cement lime mortar, pointed finish to match existing, whether struck or bucket handle.

Price to include all access platforms required to ground floor openings.

**INSTALL PRE-STRESSED CONCRETE LINTEL:**

Break out brickwork above opening and supply and install pre-stressed concrete lintel, end bearing 150mm bedded on mortar. Lintel to support loadings assessed to BS 5977 (100 x 70mm or 100 x 140mm standard or high strength dependent on opening). Slate pin above lintel to existing brickwork and cement or cement lime mortar pointed finish to match existing whether struck or bucket handle. Price to include all propping and access platforms required.

1. Lintels up to 1200mm long
2. Lintels up to 1500mm long
3. Lintels up to 1800mm long

**INSTALL SINGLE LEAF STEEL LINTEL ABOVE EXISTING OPENING TO CAVITY WALL:**

Break out brickwork above opening and supply and install single leaf lintel Catnic ANG, CCS or similar approved to suit opening size. End bearing 150mm bedded on mortar. Lintel to support loadings assessed to BS 5977. Replace Brickwork and slate pin above new to existing brickwork and cement or cement lime mortar pointed finish to match existing whether struck or bucket handle. Price to include all propping and access platforms required to ground floor openings.

1. Lintels up to 1200mm long
2. Lintels up to 1500mm long
3. Lintels up to 1800mm long
4. Lintels up to 2100mm long

**INSTALL RSJ:**

Supply and fit Reinforced steel joist, up to 3m in length, 203mmx102mmx23KG Ubs to be used, this to be laid on 3 course of class A engineering bricks (70n/mm²) up to 600mm wide and to include all necessary propping. Two layers of 12.5mm plasterboard or one layer of 12.5mm fire resistance plasterboard to be applied, this to include all wood noggins etc.

1. RSJ cost as above
2. Additional cost per extra 100mm of RSJ
3. **ASPHALT FLOORING:**

Supply and lay mastic asphalt flooring, this to conform to type F1076 in BS 6925:1988 grade ii. Light duty flooring. Grade II flooring should be laid in one coat within the range of 15mm to 20mm thick.

1. **RENEWS CONCRETE FLOORS.**

Break up existing concrete floor (up to 150mm thick) or remove existing timber floor and joists and excavate to the required depth to allow for new concrete floor.

New concrete floor to consist of 100mm suitable grade premixed concrete on 100mm polystyrene insulation board (25mm insulation board up stands to all external edges) on 1200-gauge polythene on 25mm sand blinded 150mm well consolidated graded type 1 hard-core (all in compliance with current Building Regulations).

New floor is to be level, with a tamped and trowel finish (this to a standard as not to require a latex addition) and match the finished floor level of adjacent rooms.

1. **SCREED FLOORS:**

Lay cement and sand floor screed ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove waste and debris.

1. **OVERLAY WITH CONCRETE:**

|  |
| --- |
| Overlay any sub-base with fine concrete (1:2:4), up to 100mm thick including clean off sub-base, tamp level to receive floor screed and remove waste and debris. |

1. **FLOOR LEVELLING COMPOUNDS:**

Clean existing floor and apply a latex based two-part self-levelling compound, as per manufacturer’s instructions to take new floor coverings (vinyl tile, sheet vinyl).

1. **CORE HOLE:**

Carefully create 100mm core hole to 225mm solid or cavity brick/concrete walls.

**DOOR WIDENING.**

Include for all necessary support and protection of all areas and surfaces under and affected by the works. Surplus materials to be disposed of site. Make good all surfaces disturbed.

Carefully remove existing door, frame, and architraves and cut back existing skirting boards. Cut out existing brickwork/block work/concrete/studwork and lintel to form apertures for new doorway, install suitable lintels and the like, including toothing /bonding, propping, cutting, pointing and plastering to match existing. All fitting, scribing, and jointing and the like complete. Fit new internal frame or lining average 125mm wide for door openings not exceeding 1m x 2400mm including fixings at minimum of 600mm centres. Fit new internal wooden skirting, architraves, mouldings, etc. generally mechanically fixed at 600mm centres. All fitting, scribing, and jointing included and to match existing.

Supply and fit of new door and furniture to be claimed separately.

Price is for complete works and to different construction materials as listed below.

1. Brick/block walls
2. Concrete walls
3. Stud partition walls
4. **STUD WORK:**

All framings must be constructed using 100mm x 50mm Pse Timber, this must be straight, plumb and true, and provide a firm support for the plasterboards. Timber studs should be installed at maximum 600mm centres for 12.5mm plasterboard. Framing should be arranged to avoid plasterboard widths of less than 300mm. Plasterboard edges must be supported at all openings and corners. All framings should provide a minimum bearing width for the plasterboard of not less than 38mm.

The timber studs must be fixed to timber floor and ceiling plates.

1. **REINFORCING STUD WALLS:**

Reinforcing stud partition/dry-lined walls (new and existing) with 22mm WBP/Marine ply as necessary to allow for the fixing of base & wall units, radiators, shower seats etc.

1. **ACOUSTIC INSULATION:**

Supply and install acoustic insulation, (Rockwall RWA45 or similar approved) to stud partition walls.

**INSULATION BOARD:**

Supply and install PIR insulation board between existing timber members.

1. 50mm thick insulation board, L value 0.022 W/m.k & R value 2.25 m².k/w
2. 75mm thick insulation board, L value 0.022 W/m.k & R value 3.15 m².k/w
3. 100mm thick insulation board, L value 0.022 W/m.k & R value 4.50 m².k/w

**SKIRTING BOARD:**

Supply and fit new skirting. Skirting can be softwood or moisture resistant MDF all with a profile of 100mm x 15mm pencil round (rounded top). Skirting to be primed both sides prior to install. These to be mitre (at all joints) and scribe to fit. These to have a decorative caulk applied and all fixing holes filled and sanded flush.

1. Supply and fit new as above
2. Remove existing and supply and fit new as above

**ARCHITRAVES:**

Supply and fit new architraves to all doorframes. Architrave’s can be softwood or moisture resistant MDF all with a profile of 50mm x 15mm pencil round (rounded top) to match skirting. Architrave to be primed both side prior to install. These to have a decorative caulk applied and all fixing holes filled and sanded flush.

1. Supply and fit new as above
2. Remove existing and supply and fit new as above

Supply and fit new architraves to all doorframes. Architrave’s can be softwood or moisture resistant MDF all with a profile of 50mm x 15mm pencil round (rounded top) to match skirting. Architrave to be primed both side prior to install. These to have a decorative caulk applied and all fixing holes filled and sanded flush.

1. **WINDOW BATTERNS:**

Supply and fit 75mm x 25mm softwood window curtain batten. Batten to extend beyond the window by 50mm each end. These to have a decorative caulk applied and all fixing holes filled and sanded flush.

**BOXING INS:**

Tolerance. Squareness ± 5mm max deviation in 250mm.

Accessible screws are to be fitted with ‘snap cap washer and cover in white/cream for easy access. All other screws to be countersunk filled and sanded.

Where the boxing is close to a boiler or radiator ensure a min 50mm gap all around for maintenance.

Create neat, tidy and discrete boxings with framing around all pipework (heating, water, waste, etc.) using either WBP ply, moisture resistant MDF or an approved manufactured system.

All valves must have an access point of sufficient size to allow access and maintenance.

Where the boxing extends to the worktop through the tiled area it is to be tiled. A joint must be made in the boxing to allow the section/s above the tiling to be removed without disturbing the tiling.

Tolerances. Square ± 5mm max deviation in 250mm.

1. Up to 150mm wide
2. Up to 300mm wide
3. Up to 500mm wide
4. **REMOVABLE BOILER BOXING:**

Supply and fit removable boxing below boiler.

* Width 400mm, Depth 250mm, up to height 500mm.
* Boxing to finish 10mm below boiler,
* Seal all unfinished/cut edges with either clear silicone sealant or yacht varnish.
* DO NOT SEAL BOXING TO worktop, wall, tiles or boiler.

Material:

* Constructed using 15mm or 18mm fine surface chipboard manufactured to EN 312-2:2003 and faced in 80g/m2 melamine providing greater strength and preventing water ingress. Birch.
* 4x strong magnetic catches.
* 740mm clear plastic plinth protector.
* 4x fixing blocks & suitable fixings etc.

**REPLACE DOOR LINING/FRAME WITH NEW:**

Remove existing doorframe and replace with new softwood door casing, this to be primed on all surfaces prior to installation. All fixing holes to be filled and sanded flush.

1. Door casing, separate stops,
2. Rebated door casing,
3. Rebated door casing complete with intumescent strips and smoke seals,

**INTERNAL DOORS:**

Replace internal doors into existing frames. Remove existing internal doors, fill and sand frame as necessary ready to receive new door. Supply and fit new ready to paint internal ply faced hollow core doors (metric and imperial sizes) unless stated below), Includes cutting down, planning, fitting of new bottom or top rails if required and new door furniture (1 pair 75mm but hinges, furniture set and mortice latch).

1. 610x1981x35mm or equivalent imperial size
2. 686x1981x35mm or equivalent imperial size
3. 762x1981x35mm or equivalent imperial size
4. 838x1981x35mm or equivalent imperial size
5. 926x2040x35mm solid core door

Supply and fit into existing or new frames a FD30 fire check ply faced flush door complete with 1.5 pairs of fire rated 100mm steel hinges, furniture set and mortice latch.

1. 610x1981x35mm or equivalent imperial size
2. 686x1981x35mm or equivalent imperial size
3. 762x1981x35mm or equivalent imperial size
4. 838x1981x35mm or equivalent imperial size
5. 926x2040x35mm solid core door
6. **SLIDING DOOR:**

Remove existing door and make good to frame, (filled and sanded smooth & flush), supply and fit a sliding door gear to opening, as per manufacturer’s instructions, create new plinth to sliding gear, this to extend the full length of the gear and return at both ends, minimum 150mmx25mm PSE timber to be used, and this to be securely fitted. Supply and fit new paint grade 926x2040x44mm solid core plywood doors; these to be fitted as per manufacturer’s instructions.

**DOOR FURNITURE:**

1. Door Furniture set. Remove old door handle set and latch, fill holes and sand to provide suitable smooth flush surface to take paint finish. Supply and fit new contract grade furniture set and mortice latch.
2. Supply and fit - Indicator bolt.
3. DDA indicator bolt. Supply and fit -disabled facility hinged toilet indicator bolt.
4. Sliding door furniture. Supply and fit 150mm Single pull handle with rose and 1No 100mm rectangular flush pull.
5. **EASE AND ADJUST:**

Remove existing door, ease and adjust to suit frame or new floor levels, rehang using new screws to existing hinges.

**PLYWOOD OVERBOARDING**

Supply & fix marine grade plywood ensuring all existing floorboards are securely fixed prior to laying. Plywood to be mechanically fixed, fixings to be located every 300mm in all directions, countersunk, filled and sanded.

1. 6mm Marine grade plywood
2. 12mm Marine grade plywood
3. 18mm Marine grade plywood

**FLOORBOARDS:**

1. Renew existing floorboards, small areas per linear meter
2. Renew existing floorboards, larger areas per meter squared
3. Rescuing loose floorboards.

**RENEW FLOOR JOISTS:**

Renew any floor joists, including removing existing, remove waste and debris, level to existing, (packing) and make good as necessary.

1. Renew existing floor joists up to 150mm deep,
2. Renew existing floor joists up to 225mm deep,
3. **FLOORING:**

Renew any flooring with 19mm flooring grade V313 waterproof chipboard including de-nail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.

**RENEW/REPLACE STAIR COMPONENTS:**

1. Remove stair trends or risers ne900mm long and renew, includes wedging, blocking, screwing and gluing.
2. Renewing existing square edged newel post.

**C742-107** Renewing existing timber square edged 32mm x 32mm balustrades

1. Renew timber stairs handrail.

**THRESHOLD STRIPS:**

Supply and fit polished chrome lino cover strip silver – Silver as per manufacturer’s instructions.

1. 25mm wide
2. 40mm wide
3. 70mm Wide

1. **DADO RAILS:**

Take off existing picture or dado rail, clear away and make good plasterwork and remove waste and debris

**PLASTERBOARD DRY LINNING:**

1. Supply and fit 12.5mm plasterboards to existing stud walls fixed with Drywall High Thread Screws at 300mm centres or adhered to masonry walls using Gyproc Wall boarding compound or similar approved.
2. Supply and fit 37.5mm Insulated plasterboards to existing stud walls fixed with Drywall High Thread Screws at 300mm centres or adhered to masonry walls using Gyproc Wall boarding compound or similar approved.

**PLASTERBOARD CEILINGS:**

1. Supply and fit new 12.5mm plasterboard screwed to ceiling joists, taped joints and apply skim coat of plaster.
2. Supply and fit new 12.5mm Fireline plasterboard screwed to ceiling joists, taped joints and apply skim coat of plaster.
3. Supply and fit 37.5mm Insulated plasterboards to ceiling joists fixed with Drywall High Thread Screws at 300mm centres.
4. **PLASTERING BONDING COAT:**

Supply and apply 12mm of Gypsum bonding plaster (or similar approved) to brick, block or concrete walls.

1. **PLASTERING SKIM COAT:**

Prepare existing surface to take PVA seal and apply a 3mm of Gypsum thistle plaster (or similar approved) to brick, concrete or plasterboard walls and ceilings. This to include the installation of a scrim tape to all joints and metal beads to all corners and stop ends.

1. **REMOVE PLASTER:**

Hack of plaster up to 20mm thick back to existing brickwork/blockwork and dispose of.

1. **UPVC WINDOW BOARD:**

Supply and fit a suitable white UPVC window board to all windowsills that fall within work area that are not being tiled. Carefully remove existing windowsill where appropriate, level sill and fit new sill and seal with mould resistant silicone sealant (white). Open cavities discovered between inner and outer leafs of the structure should be closed with an insulating material. Care should be taken to maintain the integrity of the DPC.

**ACCESS PANELS:**

Supply and install plastic access panels as indicated on drawing, this to include cutting out of aperture and fixing as per manufacturer’s instructions.

Panels to be used: -

1. Plastic access panel white 100mm x 150mm
2. Plastic access panel 200mm x 200mm

**LOUVRE VENT:**

Supply and fit white plastic surface mounted louvre vents complete with fly screen.

1. Plastic louvre air vent 229mmx229mm.
2. Plastic louvre air vent 229mmx152mm.
3. Plastic adjustable air vent 229mmx229mm.
4. Plastic adjustable air vent 229mmx152mm.

**UPVC TRIMS:**

Supply and fit Upvc white D Mould to windows and doors, this to be glued into place and a silicone seal applied to match.

1. Supply and fit 25mm trim
2. Supply and fit 45mm trim
3. Supply and fit 65mm trim
4. Supply and fit 100mm trim
5. **WALL VENT KIT:**

Supply and fit wall kit (external vent cover with gravity flaps, rigid wall liner and internal cover) suitable for standard tumble dryer.

1. **DP SERVICE ISOLATION:**

Where a Mains Isolating switch does not already exist the Contractor shall arrange for the supply and installation of a 100A Double Pole Isolation switch to each property before electrical works are carried out. The provision of Mains Isolation shall be the responsibility of the Contractor.

The works to isolate the service and the installation of the 100A double pole switch shall be carried out by a suitably qualified Contractor who is also authorised by the supply authority to carry out these works.

**On no account shall the Contractor break the seal on the supply Authority meter or service fuse unless authorised to do so by the Supply Authority.**

**CONSUMER UNITS:**

The Contractor shall satisfy themselves as to the compliance & suitability of the existing consumer unit.

The existing consumer unit must be

* compliant to BS7671 & latest amendment or equivalent, suitability; including all sheathing, insulation, containment, mechanical protection, polarity, continuity, loading/capacity, sizing, segregation, identification, routing, impedance and more.
* Suitable; it is anticipated that on average a retained consumer unit would also include approximately 6 MCB’s and 1 RCBO.

Where the consumer unit is deemed non-compliant or the Contractor has concerns, this is to be immediately raised with the supervising officer for further instruction.

All residual current devices shall have 30ma, 30msec tripping characteristics.

The consumer unit circuit designation label shall be fully completed, and a functional RCD Test label affixed to the unit. The user shall be fully instructed on the operation of the consumer unit. A test label shall be affixed to the unit identifying the company who installed and tested the unit, the name and signature of the tester, the date of the test and the date of the next test.

These to be wired as follows: -

|  |  |  |
| --- | --- | --- |
| **Main switch non-protected ways (RCBO)** | | |
| **No** | **Circuit** | **Rating** |
| 1 | Smoke detectors and heat detectors | 6 amp |
|  | Spare |  |
|  | Spare |  |
| **Controlled by the main switch and RCD 1** | | |
| **No** | **Circuit** | **Rating** |
| 1 | Cooker | 32 amp |
| 1 | Ground Floor Ring Circuit | 32 amp |
| 1 | Immersion Heater/ central heating | 16amp |
| 1 | 1st floor lighting, hall light and |  |
|  | bathroom fan point. | 6amp |
| 1 | Spare |  |
| 1 | Spare |  |
| **Controlled by the main switch and RCD2** | | |
| **No** | **Circuit** | **Rating** |
| 1 | Shower Circuit | 40 amp |
| 1 | First floor ring circuit | 32 amp |
| 1 | kitchen ring circuit | 32 amp |
| 1 | Ground floor lighting including |  |
|  | 2 first floor landing light | 6 amp |
| 1 | Spare |  |
| 1 | Spare |  |

Consumer units to be fitted: -

1. Wylex combatable Mcb, Metal cased, 15-way high integrity consumer unit with 100A isolator and split load dual 30mA RCD (3+6+6).
2. **KITCHEN ELECTRICS:**

**Electrical.**

New electrical installations must comply with the current I.E.E. regulations & Building Regulations (Approved Document ‘P’).

**What is included in this schedule?**

Test certificate/s must be provided for all electrical works.

* Testing. All Inspection and test results shall be recorded on an Electrical Installation Certificate that complies with the requirements of BS7671:2008 (or equivalent) including all subsequent amendments thereof and meeting the latest regulations, with serialisation numbers.
* On completion of the electrical installation, the series of tests as stated in the current I.E.E. regulation are to be carried out. The final tests shall be carried out by the electrical Contractor. The electrical Contractor shall issue the supervising officer a certificate on which a record of the test readings shall be tabulated. All readings shall comply in all respects with the requirements of the Electricity board, the regulations for electrical installations and the fire insurance. Test instruments shall be provided by the electrical Contractor and calibrated at regular intervals.
* All materials used shall be free from defects and shall comply with the appropriate British Standard

Electrical 1st & 2nd fix, testing and certification, all necessary new fittings (excluding replacement of consumer unit and DPI 100amp isolation switch).

Electrics that are included

* + - Isolate and strip out all redundant wiring, sockets, switches back boxes, ducting/channelling/conduit) etc.
    - Alterations/reconnecting/rewiring any circuits that are affected by the kitchen refurbishment (junction boxes and crimping are not allowed and if found are to be reported to the supervising officer)
    - Chasing out of walls (various construction types),
    - All materials; cables, fittings (spurs, switches, etc.), capping/channelling, trunking (including cable restraints), conduit and all accessories.
    - Provide new kitchen ring main and new cooker circuit.
    - Cooker (cooker switched (etched) above worktop & cooker flex outlet beneath in cooker space and single socket outlet for cooker ignition)
    - Washing machine, fridge/freezer, (switched spurs (etched) above worktop and un-switched single sockets beneath in appliance space)
    - 2 x Double switched socket outlets above worktop.
    - 1 x Light switches 1g2w or 2g2w (connected to existing circuit)
    - Plaster bond to all chases etc.
    - Testing
    1. Part ‘P’ registration and certification

The Contractor is informed that unless otherwise instructed by the Authority, the rewiring shall be installed flush within the wall construction and within the floor zones and roof void. However, there are certain exceptions to this where trunking at ceiling level is acceptable with drops chased into wall. The Authority will provide a list of these property types to the successful Contractors. This to be carried out at no additional cost to the Authority.

All other electrical works will be paid as extra schedules, these are listed separately.

**ADDITIONAL ELECTRICS:**

Supply and fit additional electrical accessories to the new kitchen ring main, these to be chased in and to include all capping, surface or recessed pat tresses/back boxes and any additional wiring. Accessories to be etched to match appliances being switched and must comply with all British and European standards.

1. Supply and fix13 amp DP switched fused spur
2. Supply and fix13 amp un-switched socket
3. Supply and fix13 amp single socket
4. Supply and fix13 amp double switched socket
5. Supply and fit 5amp one gang two-way light switch
6. Supply and fit 5amp two gang two-way light switch
7. Supply and fit blanking plates
8. Renew electric drop wire to light switch
9. Supply and fit a two gang IP66 rated waterproof socket.
10. Labelled safety electrical earth, do not remove, supply and fit
11. Supply and install 10mm² single core earth bond, per meter
12. Supply and fit 45amp pull switch with neon.
13. 45amp pull switch pattress
14. Supply and fit 5amp pull switch.
15. Supply and fit new ceiling rose.
16. Supply and fit new batten holder

**KITCHEN LIGHT:**

Supply and fit the following light fittings to existing lighting circuit, as per manufacturer’s instructions and to current regulations: -

1. LED 1200mm, 44w, Meets British standard, minimum 3--year guarantee
2. Batten holder
3. Pendant

**EXTRACTOR FAN:**

Supply and fit extractor fan including wall kit and grill, Fan to be fitted to existing services, (electrics and core hole), this to include a mains feed to the existing isolation/spur location, as per manufacturer’s instructions. This to include the wiring of the fan from the extract unit to the installed isolation switch

Fan Specification:

* One Make and model fits all.
* 100mm diameter fan should be capable of wall, ceiling, window or duct mounting to meet the Building Regulations Part F.
* The one fan shall ventilate any domestic kitchen, utility room, bathroom or shower room.
* The fan shall be a continuous running 2-speed Filter less Extract Fan and incorporate humidity tracking controls, which enables the fan to automatically increase and decrease speed in direct correlation with indoor relative humidity and occupancy levels.
* The fan should also have a double helix expansion chamber and cyclone technology to assist the unrestricted flow of moisture laden contaminated air from room to atmosphere with quiet running and a pull cord to boost for odour control.
* For safety and ease of cleaning, the fan should have a safety device fitted to isolate the fan when the front cover is removed.
* The fan shall have a removable 4” spigot which converts to 6” spigot by means of a kit for installation in any situation. •
* The fans should have a factory fitted back draught shutter.
* The fan should be powered by an Ultra-Low Watt DC motor.
* The fan must be able to be supplied in mains (IPX4) or SELV (IPX5) complete with a SELV (Safety Extra Low Voltage) fused spur unit.
* The fan shall have an ongoing, maintenance free, five-year warranty
* After the warranty has expired and / or the fan has stopped working after 5 years, the only maintenance required shall be achieved by the removal and cost-effective rapid replacement of an interchangeable central cartridge without removing the fan from the wall. This work does not require an electrically qualified person. This new cartridge shall have a five-year maintenance free warranty.

1. Main's voltage 100mm extract FAN & kit
2. 100 mm extract fan Low voltage -SELV

**EXTRACTOR FAN ELECTRICS:**

1. **Bathroom**. Install new fan isolation point, this shall be wired off the bathroom lighting circuit and shall terminate in a fan isolation switch with 1 gang surfaced mounted accessory box at high level outside and above the bathroom door (centred).
2. **Kitchen.** Supply and fit fuse etched fused spur to existing/new kitchen ring main, this to be chased in and to include all capping, surface or recessed pat tresses/back boxes etc.

**HEAT DETECTORS:**

The domestic fire detection and alarm system shall be designed by the Contractor to meet the latest regulations.

Alarms shall be supplied with two separate sets of instructions – one for the installer and one for the user.

The installations are to be made using mains operated smoke/heat alarms with rechargeable back-up cells.

**Heat detectors (to BS5839** (or equivalent) including all subsequent amendments thereof and meeting the latest regulation)

The Contractor shall supply, fit and wire 1 heat detector in the kitchen of each dwelling if required. Heat detectors shall be installed strictly as per manufactures instructions and in accordance with the requirements of BS5839 (or equivalent) including all subsequent amendments thereof and meeting the latest regulation. Upon completion a full test/operation shall be carried out.

The Contractor shall clearly explain the method/operation of the system to the tenant(s). Heat detectors to be mains powered 230v Type with alkaline back up battery.

The Heat Alarm shall carry the BSI Kite mark to indicate type testing to BS 5446: Pt.2: 2003 (or equivalent), Class A1 or latest versions including all amendments and meeting latest regulations. It must meet the requirements of Grade D (and exceed the requirements of Grades E and F) as defined in BS 5839: Pt.6: 2004 (or equivalent) and be CE marked to indicate conformance to BS EN 60065-1994(or equivalent) Low Voltage, and BS EN 50081-1: 1992(or equivalent) and BS EN 50082-1: 1992 (or equivalent) Electromagnetic Compatibility Directives.

The Contractor is to price for the following options: -

1. No existing alarm install in the property, supply and fit a heat detector as described above, this shall be wired on to a new circuit ran from the consumer unit, also to be installed at the same time is a three core and earth cable, this to run from the new heat detector back to the consumer unit and clearly marked future interconnecting cable.
2. Existing system H/S/L, The Contractor shall provide and install interconnecting wiring between new heat and all detectors, so that if one detector activates, all alarms sound. The Contractor is to allow for any associated works outside of the kitchen e.g., lifting floorboards etc.
3. Existing kitchen detector, fully interlinked, to allow for taking down whilst works are completed and replace upon completion

Radio link bases, where it is not possible to interlink to the existing system, i.e., nearest detector is upstairs, radio link bases to suit detectors specified above can be fitted, this will mean all bases throughout the property will have to be exchanged, detectors already fitted by the Authority will fit bases specified above, Contractor to price for first radio base and detector and replacing existing bases with radio link and using existing detectors.

1. First radio base and detector
2. Additional radio bases and existing detectors

1. **ELECTRIC SHOWER CIRCUIT:**

The Contractor shall install a new flush shower circuit with all the necessary materials. This to include all works required, i.e., chopping in and refilling of all chasse’s, lifting replacement of floorboards, etc.

A separate permanently connected supply must be taken from the consumer unit to the new ceiling mounted double pole pull cord switch with neon. This to manufacturer’s recommendations, current regulations and conditions below.

In accordance with electrical current regulations, a 30mA residual current device (RCD) **MUST** be included in the electrical circuit. This may be part of the consumer unit or a separate unit.

* Supply fuse/circuit breaker: 45amps
* RCD: 30mA
* Supply Cable: No larger than 16mm2. Note: refer to current IEE regulations and BS 7671 to determine minimum cable size.
* Isolation switch: 45-amp double pole, with 3mm contact separation, pull cord & neon indicator light.

1. **WARM AIR HEATER SPUR**

Install new wall mounted isolation point, this shall be wired off the existing ring main circuit and shall terminate in an etched spur isolation switch with 1 gang surfaced mounted accessory box at high level outside and above the bathroom/kitchen door (centred).

1. **WARM AIR HEATER:**

Supply and install a wall mounted 2kw electric fan heater, this to be fitted as per manufacturer’s instructions and to existing electrical supply, includes required flex.

Items to be used: -

1. **BATHROOM LIGHT:**

Supply and fit Bulkhead light Prime line round bulkhead 28w IP65 (light fitting)

1. **RELOCATE ELECTRICAL ACCESSORIES:**

Relocate electrical accessories affected by the widening of doorways, removal of walls or the installation of sliding doors. This per accessory, service to be isolated and made safe, accessory to be removed and cables taken back to the last accessory, if not possible cables to be taken back to the nearest point outside of the works area and terminated in a recess box with blanking plate applied, this to be located at the highest (ceiling) or lowest point (above skirting) depending on the direction of feed. This to current regulations and to the satisfaction of the Authority.

1. **PREVIOUSLY REWIRED PROPERTIES:**

Where the property has been rewired prior to the refurbishment of the kitchen and the positions of the electrics are installed to suit the new layout, an allowance is to be made for the removal and replacement of accessory fronts during the plastering, tiling and painting of the kitchen.

1. **REPOSITION GAS METER (GAS SAFE MET1):**

Reposition gas meter as indicated on the drawing all in accordance with gas regulations. A second MCV must be fitted near the new gas meter position. The original main gas valve must be fully accessible to operate. Ensure access panels are of sufficient size and easy to remove. Mains gas valve position must be labelled.

A suitable qualified Contractor as per Gas Safe and who is also authorised by the supply Authority / metering company to carry out these works must carry out the repositioning of the gas meter.

1. **GAS SUPPLY TO APPLIANCES:**

The Contractor is to carry out a gas tightness test upon start of the works. Report any issues or concerns immediately to the supervising office for further investigation and instruction.

Install new gas feed (copper pipework) to cooker position, including all necessary fittings. (Allow for up to 5lm of pipework)

Carry out a gas tightness test upon completion.

A copy of the gas test certificates (customer copy) is to be left on site and a copy of the test certificates is to be submitted with the application for payment (failure to do so will result in the payment for that job being put in dispute). These are to be submitted for **every job**, where the property does not have gas the gas sheet should indicate so i.e., stating ’No gas in property’.

**ADDITIONAL GAS PIPWORK:**

Supply and install additional copper pipework including all fittings to allowance above or renew/relocate any other existing pipework, this to current regulations and to Authority specifications.

1. 15mm Copper
2. 22mm Copper

Remove and dispose of, old iron gas pipe work and fittings, this to include capping of any pipe work not removed, all other works required for the removal and replacement and replace with new copper pipework and fittings, this to current regulations.

1. 15mm Copper
2. 22mm Copper

Carry out a gas tightness test upon completion and if this is the only gas works being completed a gas test certificate will be required.

1. **GAS COOKER, SUPPLY OR RENEW SUPPLY BAYONET FITTING:**

Isolate supply to any gas cooker point, remove existing bayonet socket, capped end or other fitting, renew or supply and fix new bent or straight bayonet socket fitting screwed to existing supply pipe, test and leave safe and remove waste and debris.

1. **CAP OFF GAS SUPPLY:**

Remove, disconnect, isolate and cap off gas supplies, this to current regulations.

Carry out a gas tightness test upon completion and if this is the only gas works being completed a gas test certificate will be required.

1. **COOKER CHAIN:**

Supply and fit cooker chain to wall in all cooker spaces as per current regulations

1. **DRAIN DOWN CENTRAL HEATING**

Drain down central heating water system to void property. Ensure all valves, drain cocks etc are closed and water turn off at stop tap on completion. Return and refill system upon occupation

1. **EXISTING RADIATOR:**

Drain down heating system; remove radiator/pipework affected by works, radiator to be set aside and protected until refitted. Refit existing radiator and new pipework as required, system to be filled, bleed, an inhibitor added, and tested for soundness on completion of works.

**NEW RADIATORS:**

Supply and fit new radiator, TRV and lock shield valve, including drain down heating system, new pipework as required, system to be filled, bleed, an inhibitor added, and tested for soundness on completion of works.

All radiators used are to be manufactured to BS EN442-1: 1996.

Radiators are to be sited under windows where possible with the top edge at least 25mm below the sill or as specified on drawing. In order to minimise length, only convector type radiators are to be used.

Design temperatures are to be achieved, under design conditions, after a maximum of two hours running using radiators only and with a boiler flow temperature of 82ºC.

Allowance must be made for the intermittent use of the heating, when calculating radiator outputs. The Mears method of calculation shall be used using the given room temperatures (presuming external temperature of -1ºC).

Living Room 21C.

Dining Room (where applicable) 21C.

Kitchen 21C.

Hall/Landing 21C

Bedroom(s) 21C.

Bathroom 21C.

Note: The Contractor is to size the Hall radiator at 1½ times the calculated output.

Should the exact size radiator required not be listed below, then the next size radiator listed below is to be used.

Radiators available for use: -

1. 500 x 600mm single convector
2. 600 x 600mm single convector
3. 700 x 600mm single convector
4. 800 x 600mm single convector
5. 900 x 600mm single convector
6. 1000 x 600mm single convector
7. 1200 x 600mm single convector
8. 1400 x 600mm single convector
9. 1600 x 600mm single convector
10. 500 x 600mm double convector
11. 600 x 600mm double convector
12. 700 x 600mm double convector
13. 800 x 600mm double convector
14. 900 x 600mm double convector
15. 1000 x 600mm double convector
16. 1200 x 600mm double convector
17. 1400 x 600mm double convector
18. 1600 x 600mm double convector
19. **RADIATOR VALVES:**

Where required supply and fit new valves to each **existing** radiator, valve is to be replaced with a TRV on the flow, (TRV not to be fitted in bathrooms and area of room thermostat location) and a Lock shield valve on the return. All valves must be fitted in an upright position.

1. **RADIATOR VALVE COVERS:**

Where required supply and fit new valve plastic white covers to **existing** radiators.

1. **STOPTAP BOX:**

|  |
| --- |
| Clear out existing external stop tap box, this including all necessary excavation and backfill and make good to existing finishes and remove waste and debris. |

1. **STOPTAP:**

Replace mains cold-water stop tap, Isolate supply, remove existing stop tap and install new stop tap complete with drain point. Must comply to BS1010-2.

1. **SURESTOP:**

Supply and fit Sure stop remote water switch. This is to be fitted on the incoming cold water main on the property side of the mains cold-water stop tap. Only to be fitted in a position that isolates the whole property. Position to be clearly labelled.

**INSERT SINKTOPS**

Supply and install new 950mm x 508mm x 0.7-gauge stainless steel, reversible sink top with drainer, 1 x 35mm tap hole. (Bowl size to be 420mm x350mm x160mm and must be able to sit inside a 500mm base unit). 10-year warranty is required.

This to include cutting out of worktop, waste and all associated plumbing required to connect on to existing stripped backed services, (i.e., back to stop tap and exit point of kitchen). Isolation valves to be fitted to all accessories.

Install services for washing machine, cold water supply, (this **to be capped off using a screwed blank plug, if no washing machine being installed and always in void properties),** plus waste.

Sink combination wastes may be used but only one appliance (e.g., washing machine) is to be connected. A separate waste must be supplied and fitted for each additional appliance (e.g., dishwasher).

A 25mm x 50mm timber batten is to be securely fixed to the wall below the worktop to support the full length of the cut out for the sink.

**No flexible tap connectors to be used**.

1. Supply and fit new insert sink as specified above
2. As above but replace existing insert sink with new using existing pipework and worktop cut out.
3. Renew rubber plug and chain to sink/basin and securely fix to and including new stud or backplate as necessary.

**MIXER TAPS.**

1. Supply and fit mixer tap to new insert sink as specified above and to new services, these to be installed as per manufacturer’s instructions. **flexible tap connectors if supplied with taps to be discarded and rigid copper tails used**.
2. Remove existing mixer taps and supply and fit new mixer taps, these to be installed as per manufacturer’s instructions, **flexible tap connectors if supplied with taps to be discarded and rigid copper tails used**.

Taps to be used: - Mono Sink mixer tap (1/2”), with double lever ¼ turn operation and complete with a minimum 5-year guarantee.

**ADDITIONAL PIPEWORK:**

Supply and install additional pipework and fittings to locations that fall outside of the kitchen or bathroom strip out. Pipework routes are to be planned prior to installation to minimise the use of joints and to suit the new layout. Pipe work routes are to be kept discrete where possible. All exposed pipework to be clipped min every 1m. The lifting/replacing of floorboards is to be included.

1. 32mm plastic solvent weld, per metre
2. 40mm plastic solvent weld, per metre
3. 15mm soldered copper pipe, per metre
4. 22mm soldered copper pipe, per metre
5. **OUTSIDE TAP:**

Supply and fit new outside bib tap. Double check valve and isolation valve and drain tap to be provided internally to the tap. All must be accessible.

**SOIL & VENT PIPE:**

Remove old and supply and fit new 110mm soil and vent pipe, (this to be clipped at 1000mm centres) and or other accessories, outside of the bathroom strip out area, this to include all access equipment required. Colour to match existing.

1. 110mm pipe
2. 110mm junctions
3. 110mm bends
4. 110mm cowl
5. Plastic Hopper head

**Scaffold required for works over first storey height will be paid at cost plus 10%.**

**VINYL FLOOR TILES:**

Supply and lay vinyl floor tiles flooring, these to be 2.0mm gauge, (EN 428/ISO 24336), 300mm x 300mm size, (EN 427/ISO 24342) and a slip resistance of Class DS, (EN 13893). Only colours stated will be acceptable. These to be installed as per manufacturer’s instructions and an appropriate manufacturer’s approved floor adhesive to be used.

1. Vinyl floor tiles – Colour Pennine Fawn
2. Vinyl floor tiles – Colour Brecon Beige
3. Vinyl floor tiles - Colour Firth Grey

**VINYL SHEET FLOORING:**

Supply and fit the vinyl sheet flooring, Flooring to conform to EN 13845, including Appendix C and have BRE A+ certification and fully HSE compliant - 36+ TRL/4S Pendulum (wet test). Only colours stated will be acceptable.

Flooring to be fitted in accordance with manufacturer’s instructions, this to include cove former for a 150mm up-stand with a white cap tile installed and where required black capping strip.

All joints to be welded using equivalent weld rod. A suitable manufacturer’s approved adhesive must be used.

1. Vinyl sheet flooring – Colour Marine
2. Vinyl sheet flooring - Colour Tempered Steel

**KITCHEN UNITS:**

**C745-224 to C745-260**

Supply and fit drawer line units, these can be rigid or flat pack kitchen units, Carcass colour White, complete with door, draw fronts and handles, corner posts (where applicable), filler panel (where applicable), etc.

The units are available in either self-assembly (flat pack) or pre-assembled (rigid). The Authority as no preference, however, should the Contractor choose to use rigid and then later wish to change to flat pack then the Authority will not uplift the SoR to reflect a change in Contractor's choice. Likewise, should the Contractor change from flat pack to rigid the Authority will not ask for a saving to be applied. Therefore, the Contractor should consider this when pricing these schedules.

**Product Specification**

* Must be FIRA Gold accredited
* Manufactured to EN 312-2:2003 from fine surface chipboard, type P2 faced in 95 g/m2 Melamine to comply with the requirements of BS EN 14322:2003.
* Cabinets must be constructed using 18mm MFC. – **Colour White**
* Base cabinets must be 720mm high (without legs) and available in both 500mm and 600mm deep versions.
* Wall units must be303mm deep and available both 570mm and 720mm high.
* Must be available in flat-pack or rigid construction.
* All exposed edges to either be lipped with melamine or ABS edging and bonded with hot melt adhesive tested to conform to BS6222 part 3:1999 for surface finish.
* All units must have a minimum 3mm hardboard back.
* Drawer box to be a metal single skin product, with 15mm base and back.
* Wall brackets to be a three-way adjustable product.
* A service gap of 67mm (base) and 19mm (wall).
* All legs must be 150mm, constructed from High Pressure Polystyrene with a minimum of 35mm adjustment, four per base units up to 800mm wide and an extra fifth leg positioned centrally to larger base units.
* Shelves must be height adjustable to three levels, these supported by nylon shelf pegs.
* **Handles to be fitted 128mm Brushed Nickel T Bar**
* **Doors and draw fronts to be 18mm MFC with a High Gloss White finish**

Assemble and install a range of base, wall, housings and tall units, etc. Units are to be assembled in accordance with manufacturer’s instructions, unless otherwise instructed by the supervising officer. Layout is to be as per the approved drawing and allowing for the following variations: -

* All cabinets must be fitted using a clip on 170-degree hinge unless the unit door opens towards an adjacent cooker then 90-degree hinges are to be used.
* Corner units are also to include corner post filler and blank panel for open end.
* Carcasses, worktop support panels and plinths in white, doors and drawer fronts to be high gloss white.
* Units must be scribed to the wall to ensure a correct secure fit.
* Carefully cut out for pipes and access points (position and size to suit), access points should be sufficient to allow the item to be repaired and/or replaced e.g., access points; earth bonding clamp 100mm x 100mm, stop tap 175mm x 175mm, etc. or as appropriate to site conditions.
* Cut openings for gas & electric meters, service valves, isolator switches and/or consumer units, etc.
* Create removable false back where required.
* Provide blanking off panel on concealed open end of corner base unit
* Removable work units, these will be marked on the drawing and are to either allow access to services or a space for future appliances. Consideration should be given to fixings and they must all be easily accessible.
* All units should be level and at correct high. Fit shelves, Handles, drawers and doors.
* Reduce unit depth (base unit only) up to 65mm.
* Supply additional legs if using a wall unit as a base unit.

**DOORS AND DRAWER FRONTS:**

Replacement of door and drawer fronts, remove existing, supply, and fit new.

**C745-261 to C745-264** High Gloss White drawer fronts to suit.

**C745-265 to C745-272** High Gloss White base/wall door to suit.

1. **PLINTHS:**

Supply and fit 150mm x 18mm edged plinths to all units as required, scribe as required to achieve a snug fit – Colour White, this to have a clear silicone bead applied between bottom of plinth and floor upon completion of works.

1. **RETURN PLINTH:**

Supply and fit 600mm x 150xmm x 18mm return plinths, scribe as required to achieve a snug fit and fit plastic colour matched corners to all exposed ends. Colour White, this to have a clear silicone bead applied between bottom of plinth and floor upon completion of works.

1. **INFILL PANELS:**

Supply and fit to a maximum width of 120mm, 150xmm x 18mm plinth, scribe as required to achieve a snug fit and to include all required materials. Colour White, this to have a clear silicone bead applied between bottom of plinth and floor upon completion of works.

**Any gaps wider than this should have the kitchen unit replaced to reduce the gap to the minimum stated gap allowance abow.**

1. **WORKTOP SUPPORT PANELS:**

Supply and fit 900mm x 600mm worktop support panels as indicated on drawing, this to include all cuts, scribe and mitring required. – Colour White

**WORKTOP:**

Supply & fit worktop (includes all cuts, scribing and jointing/end strips). All cut edges to be sealed as per manufacturer’s instructions. Aluminium end strips to be fitted.

1. Worktop 600mm x 38mm thick square edged, (EN 438 Compliant) Colour – Antique Oak
2. **Removable worktops:**

These will be marked on the drawing and are to either allow access to services or a space for future appliances. Consideration should be given to fixings and they must all be easily accessible. These will have worktop joint/end trims fitted, this to allow the removable worktop to be slotted in and out after removal of fixings.

1. **Breakfast bars:**

Cut worktop to suit position and size. Fit in position using softwood wall batten and worktop support panels and/or chrome poles with collars. (worktop support panels and/or chrome poles with collars to be claimed separately).

1. Worktop 38mm square edge end trim – Colour Black
2. Worktop 38mm square edge Jointing strip, rarely used, see below – Colour Black
3. **Worktop jointing:**

All jointing of worktops either corner or for length are to be jointed as specified below-

Ensure the two edges to be joined are clean and then apply a continuous bead of colour-matched sealant down the entire length of the joint and down the front edge. Draw the tops together with three tension bolts mitred in from below, tightening the bolts until the joint is tight allowing excess sealant to form over the joint. Wipe off all excess sealant with a clean damp cloth.

**Layout of worktops is to be designed as to avoid the positioning of joints close to any cut-outs.**

**CERAMIC TILING, SUPPLY AND FIT:**

Prepare wall/s to receive ceramic wall tiles. Supply and fit tiles to wall, including neat cuts, trims to all edges and grouting. Tiles to be level and even. Grout joint to be even and uniform.

* White, water, heat and mould resistant waterproof wall tile adhesive and grout recommended for use in showers, bathrooms and kitchens. Suitable for splash areas and tile type.
* White mould resistant silicone seal tiles at abutment with window, door, worktop, sanitary ware, soffit, reveals and cill.
* Fit L shape chrome effect tile trim. Trim to be fitted to all exposed edges and around windows cills/openings. Trim to run full length of top of tiles.
* Under no circumstances are tiles to be fixed to bare plasterboard. Plasterboard must be skimmed first to the plastering, skim coat specification.

**DO** **NOT TILED AROUND** central heating controls, electrical outlets and spurs etc., these are to be removed prior to tiling and re-fixed after grouting, extra-long screws may be required. Allow for this within the pricing.

Tiles supplied and fitted must comply with the following minimum standards: -

|  |  |  |  |
| --- | --- | --- | --- |
| Test | Standard | Requirement | Typical test value |
| Length/Width | EN ISO 10545-2 | ±0.5%≤ ± 2mm | ±0.25% |
| Thickness | EN ISO 10545-2 | ±10%≤ ± 0.5mm | ±2.5% |
| Straightness of Sides | EN ISO 10545-2 | ±0.3% ≤ ± 1.5mm | ± 0.15% |
| Rectangularity | EN ISO 10545-2 | ±0.5% ≤ ± 2mm | ± 0.4% |
| Surface Flatness | EN ISO 10545-2 | ±0.5% ≤ ± 2mm | ±0.2% |
| Water Absorption | EN ISO 10545-3 | 10% to 20% | 15% to 17% |
| Chemical Resistance | EN ISO 10545-13 | Min Class B | Class A-B (better) |
| Stain Resistance | EN ISO 10545-14 | Min Class 3 | Class 3 (better) |

**Kitchen Tiles.**

1. Flat plain, ceramic, gloss wall tile, 200mm x 100mm x 6.5mm – Colour White, with Grey grout.

**Bathroom Tiles.**

1. Flat plain, ceramic, gloss wall tile, 200mm x 200mm x 6.5mm – Colour White, with white grout
2. Flat plain, ceramic, gloss wall tile, 200mm x 200mm x 6.5mm – Colour Lapis Satin, with white grout.
3. **ELECTRIC SHOWER:**

Supply and fit new shower to existing electric service and onto tiled surface in a position as indicated on the drawing and in accordance with the manufacturer’s instructions.

The shower is to be plumbed to the mains cold water supply only (not tank feed). Pipework to be chased in and contractors to allow for up to 4m of soldered copper pipework, and have a non-restrictive (full bore, free flowing) isolation valve fitted within 1m of the shower.

**The valve is to be easily accessible**.

The Contractor is to allow for new electrical cable to be installed from the isolation switch located within or adjacent to the bathroom. Wiring as per IEE regulations, BS7671.

Shower to conform to the following: -

* 8.7 Kw Power requirements.
* Control type: Thermostatic (electronic)
* Adjustable maximum temperature for on-site conditions
* Phased shutdown flushes hot water from the tank to make it safe for the next user
* Factory set to safe max temp: Adjustable to 4 different max temp settings (41°C-48°C)
* Wired or wireless connection to waste pumps, for where gravity drainage is not suitable
* Two-way communications between shower and pump, (if fitted) to reduce the risk of flooding if the power to the pump is turned off.
* Easily accessible controls, with high contrast on critical touch points.
* Audible and tactical features for the visually impaired user
* Four different maximum temperature settings
* Anti-glare matte finish panel
* 110mm showerhead with 3 spray modes and extra-long easy to use slide bar.
* WRAS Approved
* KIWA UK Approved
* BEAB Care Approved
* RNIB Approved Gold awarded
* RNIB Approved Gold awarded

1. **SHOWER RAIL:**

Remove existing and supply and fit a 110mm showerhead with 3 spray modes, flex and extra-long easy to use slide bar.

1. **SHOWER VALVE:**

Supply and fit new shower onto tiled surface in a position as indicated on the drawing and in accordance with the manufacturer’s instructions.

The shower is to be plumbed to the mains hot and cold-water supply only (not tank feed). Pipework to be chased in and Contractors to allow for up to 4m of soldered copper pipework per feed, and have a non-restrictive (full bore, free flowing) isolation valve fitted on both feeds within 1m of the shower. **The valve is to be easily accessible.**

Shower installed as per manufacturers installation instructions and in line with all current regulations.

Shower to conform to the following: -

* Control type: Thermostatic
* Thermostatic shutdown: Within 2 seconds
* Adjustable maximum temperature for on-site conditions. Factory set at 41°C
* Easily replaceable pull-out filters at the inlets backed up by an integrated filter in the cartridge body prevent blockages and enhance lifetime of the product
* Reversed inlets support
* Pipe Centres of 153mm
* Cold water range: Up to 25°C
* Hot water range: 60°C-65°C
* Minimum maintained pressure: 0.1 bar (1 metre head)
* Maximum maintained pressure: 5.0 bar (50-meter head)
* Maximum static pressure: 10.0 bar (100 metre head)
* One single control for on/off and temperature
* TMV2 Approved.
* Four spray 110mm showerhead

**TOILET SYSTEMS NEW:**

Supply and fit new White Vitreous China Toilet and cistern, this to include new multi kwik and all required copper pipework, combined chrome double check and isolation valves to be fitted.

**No flexible connectors are to be used.**

**All water pipes to appliances must either, be concealed in walls or boxed in.**

**Items to be fitted: -**

1. Close coupled WC pan with horizontal outlet, to BS EN 997 & BS EN 33
2. Close coupled lever cistern 6 or 4 litre single flush syphon bottom supply and internal overflow, to BS EN 997 & BS EN 33
3. Wash-down low level WC pan with horizontal outlet, to BS EN 997 & BS EN 33
4. Low level lever cistern 6 litre single flush syphon bottom supply and internal overflow, to BS EN 997 & BS EN 33
5. Concealed cistern 4.5 or 6 litre single flush syphon side supply and internal overflow plastic flush bend, long CP lever, to BS EN 14055.
6. Seat & cover, white, high impact plastic with Fixings to allow for adjustment between 15cm & 18cm nominal centres. Seat projection can also be adjusted to suit the WC.
7. Two in one combined compact basin and close coupled cistern combo, including all required fitments, (hot and cold services etc)

**TOILET SYSTEMS EXISTING:**

Isolate existing services, disconnect and remove existing and supply and fit new White Vitreous China Toilet and/or cistern, this to include new multi kwik and all required copper pipework, combined chrome double check and isolation valves to be fitted.

**No flexible connectors are to be used.**

1. Close coupled WC pan with horizontal outlet, to BS EN 997 & BS EN 33
2. Close coupled lever cistern 6 or 4 litre single flush syphon bottom supply and internal overflow, to BS EN 997 & BS EN 33
3. Wash-down low level WC pan with horizontal outlet, to BS EN 997 & BS EN 33
4. Low level lever cistern 6 litre single flush syphon bottom supply and internal overflow, to BS EN 997 & BS EN 33
5. Concealed cistern 4.5 or 6 litre single flush syphon side supply and internal overflow plastic flush bend, long CP lever, to BS EN 14055.
6. Seat & cover, white, high impact plastic with Fixings to allow for adjustment between 15cm & 18cm nominal centres. Seat projection can also be adjusted to suit the WC.
7. Two in one combined compact basin and close coupled cistern combo, including all required fitments, (hot and cold services etc)

**WASH HAND BASINS NEW:**

Supply and fit the following white vitreous china sanitary ware items, to manufacturer’s instructions, Authority specification and to location identified on the drawing, this to include all waste pipes, bosses, traps and copper pipework back to strip out location, isolation valves to be fitted.

All water pipes to appliances must either be concealed in walls or boxed in.

1. 260mm x 350mm hand rinse washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets.
2. 300mm x 460mm, 3.2 litre capacity, hand rinse washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets and conform to BS EN 14688 & BS EN 31.
3. 420mm x 500mm, 6 litre capacity, washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets and conform to BS EN 14688 & BS EN 31.
4. 460mm x 550mm washbasin, 2 tap holes, with overflow and chain stay hole, includingwall fixing set and conform to BS EN 14688 & BS EN 31.
5. 340mm x 340mm, corner hand rinse washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets and conform to BS EN 14688 & BS EN 31.
6. Pedestal to suit washbasins above.

**WASH HAND BASINS EXISTING:**

Isolate existing services, disconnect and remove existing and supply and fit the following white vitreous china sanitary ware items, to manufacturer’s instructions, this to include all waste pipes, bosses, traps and copper pipework, isolation valves to be fitted.

1. 260mm x 350mm hand rinse washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets.
2. 300mm x 460mm, 3.2 litre capacity, hand rinse washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets and conform to BS EN 14688 & BS EN 31.
3. 420mm x 500mm, 6 litre capacity, washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets and conform to BS EN 14688 & BS EN 31.
4. 460mm x 550mm washbasin, 2 tap holes, with overflow and chain stay hole, includingwall fixing set and conform to BS EN 14688 & BS EN 31.
5. 340mm x 340mm, corner hand rinse washbasin, 2 tap holes, with overflow and chain stay hole, complete with washbasin support brackets and conform to BS EN 14688 & BS EN 31.
6. Pedestal to suit washbasins above.

**BATHS:**

Supply and fit new bath, complete with chrome-plated handgrips and anti-slip tread pattern. This to include waste, bosses overflow, waste pipe and all copper pipework required to connect bath back into stripped out services, isolation valves to be fitted and a silicon seal applied to all adjacent wall surfaces prior to tiling.

All water pipes must either be concealed in walls or boxed in.

Baths being supplied and fitted must meet the following: -

:-

1. 1500mm x 700mm, 148 litre capacity baths complete with 2 tap holes, conforming to EN 198:2008 & EN 14516.
2. 1700mm x 700mm, 174 litre capacity baths complete with 2 tap holes, conforming to EN 198:2008 & EN 14516.

**BATH PANELS:**

Supply and fit new bath panels, this to include new timber frame, silicon seal to walls and floor and to manufacturer’s instructions, panels to be fitted: -

1. Acrylic universal 150cm front panel for bath.
2. Acrylic universal 170cm front panel for bath
3. Acrylic universal 70cm end panel for bath
4. Hardboard plastic faced with aluminium trim secured with plastic screw caps 1500mm
5. Hardboard plastic faced with aluminium trim secured with plastic screw caps 1700mm
6. Hardboard plastic faced with aluminium trim secured with plastic screw caps 700mm

**TAPS:**

Supply and fit taps to bath or wash hand basin, these to be installed as per manufacturer’s instructions, **flexible tap connectors if supplied with taps to be discarded and rigid copper tails used.**

Taps to be supplied and fitted must meet the following: -

* Long life and easy to use 1/4 turn ceramic disc valves
* Lever action
* Metal back nuts for added durability
* Supplied with 3-inch (76mm) metal lever handles
* Approved by WRAS
* Supplied with a minimum 5-year manufacturer guarantee

1. New install, Lever Action Basin taps pair (1/2”)
2. New install Lever Action Bath taps pair (3/4”)
3. Renew existing Lever Action Basin taps pair (1/2”)
4. Renew existing Lever Action Bath taps pair (3/4”)

**THERMASTATIC MIXING VALVES:**

Supply and fit TMV 2 & TMV 3 approved thermal mixing valves, these to be located under the bath if required and installed as per manufacturer’s instructions, valves to be used: -

1. Thermal mixing valve 15mm
2. Thermal mixing valve 22mm

**SHOWER TRAYS:**

Supply and fit inset level access floor shower tray as per manufacturer's instructions, (include cutting down if required), complete with gully, and connected to existing waste outlet/Svp.

Carefully lift and cut floorboards sufficient to allow tray and waste pipe to be installed. Trim out opening with 100mm x 50mm joists reinforce if required, ensuring the tray is supported as per manufacturer’s instructions. Connect waste to SVP, pipework to gully/hopper.

Trays being installed must comply with the following: -

* Formed from compressed GRP.
* Must be able to be trimmed up to 150mm from the waste on all edges without losing any strength or integrity.
* Compatible with many waste options.
* Pre-formed fixing holes
* Offset waste position to avoid joists pipework
* Maximum weight capacity 60 stone / 381kg
* Must finish flush with adjoining floor when installed.

1. Level access inset shower tray 1500 x 820mm
2. Level access inset shower tray former 1000 x 1000mm
3. Level access inset shower tray former 1200 x 1200mm

Gully to be used: -

* 75mm shower waste gulley
* 50mm shower waste gully
* Pumped systems, 22mm shower tray gulley

1. **SHOWER FLOOR UPTO 1200X1200MM:**

Break out screed/concrete floor sufficiently to allow new shower floor area, also allowing for the gulley and waste pipes to be installed. Install gulley and waste pipes with correct falls connecting to Svp/waste outlet. Make good screed with sand and cement screed as necessary. Break out screed sufficiently to allow falls to be created for shower area as indicated on drawing. Provide new sand and cement screed and create falls to shower area. The Slope to fall is the required incline in the floor that runs from the edges of the designated wet area to the waste outlet. The minimum recommended fall is 1:60 and the maximum recommended fall is 1:80. Ensure rest of floor is level or slopes are to the shower area.

Gully to be used: -

* 75mm shower waste gulley
* 50mm shower waste gully
* Pumped systems, 22mm shower tray gulley

**SHOWER PUMP:**

Supply and fit shower pump and gully to manufacturer’s instructions connecting to shower gulley and svp/waste outlet. Installation of all pipework, fittings, all electrical works required and associated works to floor. Valves and flow switches to be accessible. Pump comes complete with 1 flow switch which must be fitted and wired back to the electric shower. Shower pump must only be fitted with an electric shower unit.

Pump, gully and additional flow switches to be used: -

* IP45 rated
* 22mm inlets and outlets
* Must be compatible with installed electric shower, so that flow rates are matched.
* Flow rate of 17 litres per minute.
* Silent in operation, (virtually)
* 24VDC operation
* Outlet lift of 1000mm
* Inlet lift of 500mm
* Combined lift of 1500mm
* Can be rotated to allow flow in either direction
* Five years warranty

1. 17litres per minute shower pump.
2. 22mm pumped waste for screed floors.
3. Additional Flow Sensor Kit.

**BATHROOM ACCESSORY’S:**

Supply and fit and cut to suit if required the following accessory’s, these must have a 12-year minimum guarantee and be fitted as per manufacturer’s instructions and to location specified on drawing: -

1. Hook style, chrome toilet roll holder, 100 x 165 x 60mm, concealed fixings.
2. Chrome straight towel rail, 57 x 520 x 80mm, with concealed fixings.
3. Chrome towel ring, 180 x 160 x 60mm (H x W x D), with concealed fixings

Rail Specification, minimum requirements: -

* 12-year minimum guarantee
* Must be lightweight but strong aluminium rail system
* satin anodised aluminium rail, grey plastic wall brackets
* Pre-formed for perfect bends with a rigid 'H' section
* The system features a smooth-running internal hook and glider system
* Supplied with a minimum of twelve hooks and gliders.
* Rail size 24 x 14mm

1. Straight 1830mm curtain rail & fixing kit.
2. Angle curtain rail & fixings 760mm x 1675mm.
3. Angle curtain rail & fixings 1000 x 1000mm.
4. Angle curtain rail & fixing kit made to measure 1200 x 1200mm.
5. U shaped curtain rail & fixings 915 x 915 x 915mm.
6. Shower curtain 2100mm (w) x 1800mm (drop) weighted made to measure – White
7. Shower curtain 2100 (w) x 2100mm (drop) weighted – White

**GRAB RAILS:**

Supply and fit the following grab rails, to the following minimum specification and as per manufacturer’s instructions: -

* A 59mm rail to wall clearance
* Fluted surface gives additional grip.
* Can support loads up to 100kg/15.5 stone
* Made from high quality uPVC
* Option of 5 fixing points for optimum wall fixing
* Available in white or blue, this for the visually impaired
* Tested to BS EN 12182:1999

1. 300mm x 32mm large plastic fluted grab rail
2. 450mm x 32mm large plastic fluted grab rail
3. 600mm x 32mm large plastic fluted grab rail
4. **DROP DOWN RAIL;**

Supply and fit a drop-down rail, complete with support leg, to the following specification and as per manufacturer’s instructions: -,

* Epoxy resin coating and rust inhibitor treatment
* Made from 32mm diameter steel projecting 765mm from wall
* Tested to ASTM B117-87
* The adjustable supporting leg on some options ensures added strength and stability
* Supporting leg must be adjustable in length

**SHOWER SEATS:**

Supply and fit the following shower seats, this to the following minimum specification and as per manufacturer’s instructions: -

* Made from rust proof stainless steel
* Extra width for additional comfort for bariatric users
* Adjustable for comfort, with seat heights of between 390mm - 640mm
* Must be able to carry weight up to 254kg/ 40 stone
* +/- 13mm fine adjustment to foot or support leg to allow for gradient in floor
* Quality tested to BS EN 12182:1998 & BS EN 12727:2000

1. 580mm wide seat with blue padded back and arms
2. 580mm wide seat with blue padded seat
3. 660mm wide seat with blue padded seat
4. 660mm wide seat with blue padded back and arms

**TOILET PLINTH RISERS:**

Supply and fit the following plinth risers, these to be of GRP construction and fitted as per manufacturer’s instructions: -

1. 50mm High Toilet Plinth
2. 75mm High Toilet Plinth
3. 100mm High Toilet Plinth

**SHOWER SCREENS:**

Supply and fit the following shower screens, this to include any adjustments required and to the following minimum specification and as per manufacturer’s instructions: -

* Half height screens give easy carer access
* Easy clean finish available in clear or frosted options
* A strong magnetic strip increases water retention
* PET panels with shatterproof glazing.
* Straight curtain rail and white quality curtains provided as standard
* Handles to be included
* Must be compatible with the installed level access trays specified above.
* Smooth modern latches and D handles
* 180° hinges enable doors to open both inwards and outwards
* Unique locking rising butt two-way hinges
* High-quality water seals reduce water egress to outside of the shower enclosure
* All hinges and caps made from hardwearing Nylon 6

1. 900mm High Screen, L shaped set 1000mm x 1000mm Non-handed.
2. 900mm High Screen, L shaped set 1200mm x 1200mm, Non-handed
3. 900mm High Screen, L shaped set, 1500mm x 820mm, left-handed.
4. 900mm High Screen, L shaped set, 1500mm x 820mm, right-handed.
5. 900mm High Screen, straight set @ 1200mm length, Non-handed
6. 900mm High Screen, straight set @ 1300mm length, Non-handed
7. 900mm High Screen, straight set @ 1400mm length, Non-handed
8. 900mm High Screen, straight set @ 1500mm length, Non-handed
9. 900mm High Screen, straight set @ 1600mm length, Non-handed
10. Portable screens 750 x 750 x 900mm complete with D handles
11. **MOULD TREATMENT:**

Clean and treat mould using an approved Mould Eradication Kit - as per manufactures instructions.

1. **DECORATION, WALLS**

Emulsion using an Acrylic Durable Matt (colour to be advised) or similar approved Matt emulsion paint, this must be suitable for use in kitchens & bathrooms, durable, washable and wipe-able, resistant to condensation, yellowing and most household stains.

New plasterwork must be sealed prior to painting. Prepare surfaces, scrape, fill, sand, wipe down and seal prior to painting. Apply mist coat, undercoat, minimum of two coats of emulsion applied (brush and/or roller), sanding and wiping down between coats.

1. **DECORATION, CEILINGS:**

Emulsion using an Acrylic Durable Matt (colour to be advised) or similar approved Matt emulsion paint, this must be suitable for use in kitchens & bathrooms, durable, washable and wipe-able, resistant to condensation, yellowing and most household stains.

New plasterwork must be sealed prior to painting. Prepare surfaces, scrape, fill, sand, wipe down and seal prior to painting. Apply mist coat, undercoat, minimum of two coats of emulsion applied (brush and/or roller), sanding and wiping down between coats.

1. **WOODWORK:**

Skirting, architrave and doorframes. Paint using a durable low odour water-based undercoat and Quick Dry Gloss.

Fill sand and seal all knots prior to painting. Apply primer coat and apply a minimum two coats of gloss. Sand and wipe down between coats.

1. **DECORATION, DOORS:**

Remove door furniture and replace after painting. Paint using a durable low odour water-based undercoat and Quick Dry Gloss.

Fill sand and seal all knots prior to painting. Apply primer coat and apply a minimum two coats of gloss. Sandi and wipe down between coats.

**TEMPORARY AMENITIES:**

Provide temporary amenities to the tenant for the duration of the works. These temporary facilities are to be supplied and installed by the contractor. They must be suitable and fit for purpose, safe, clean and tidy. They must be cleaned, inspected and tested where appropriate before reuse.

1. **Cooking facilities.** The cooker must be an electrical (only) cooking appliance (e.g., two ring hob). This must be cleaned, inspected for defects and tested each time before they are loaned to the tenant. It should be sited outside of the kitchen in a suitable and safe position until such time as it is deemed safe for the tenant to use the kitchen.
2. **Washing and food preparation area.** Other temporary facilities may include an inset sink drainer/work surface for washing pots and preparing food. The sink must have suitable means of draining water e.g., secure waste discharging into a bucket.
3. **Toilet facilities.** Where there are no other toilet facilities within the property the Contractor is to provide a temporary toilet i.e., commode or porta-potti. This should be located in a suitable location outside of the work area until such time as it is safe for the tenant to access the bathroom. The Contractor is to empty the waste container each day into a suitable foul drain and cleaned before re-use.

**FENCE PANELS:**

Renew any interwoven or overlap fence panel, fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.

1. 1800mm x 1800mm, tanalised panel
2. 1800mm x 1500mm, tanalised panel
3. 1800mm x 1200mm, tanalised panel
4. 1800mm x 900mm, tanalised panel

**FENCE POSTS:**

Renew fence post set in concrete, (post to have a minimum of one third of its length concreted below finished ground level), including any struts, excavate hole, place concrete, backfill, remove, and refit fencing, remove waste and debris, reinstate paving, gardens, and the like, as necessary.

1. Tanalised softwood posts 75mmx75mm @ 900mm high
2. Tanalised softwood posts 75mmx75mm @ 1200mm high
3. Tanalised softwood posts 75mmx75mm @ 1500mm high
4. Tanalised softwood posts 75mmx75mm @ 1800mm high
5. Tanalised softwood posts 75mmx75mm @ 2100mm high
6. Tanalised softwood posts 75mmx75mm @ 2400mm high
7. Slotted concrete posts 75mmx75mm @ 900mm high
8. Slotted concrete posts 75mmx75mm @1200mm high
9. Slotted concrete posts 75mmx75mm @ 1500mm high
10. Slotted concrete posts 75mmx75mm @ 1800mm high
11. Slotted concrete posts 75mmx75mm @ 2100mm high
12. Slotted concrete posts 75mmx75mm @ 2400mm high
13. Concrete support posts, including bolts 75mmx75mm@1200mm high

Renew tanalised softwood fence post fixed to brickwork, including remove and re-fix fencing and or gates and drill plug and screw, remove waste and debris and make good.

1. Tanalised softwood posts 75mmx75mm @ 900mm high
2. Tanalised softwood posts 75mmx75mm @ 1200mm high
3. Tanalised softwood posts 75mmx75mm @ 1500mm high
4. Tanalised softwood posts 75mmx75mm @ 1800mm high

**FENCING COMPLETE:**

|  |
| --- |
| Supply and erect the following, a tanalised interwoven or overlap panel fence complete, this consisting of interwoven or overlap fencing panels, fixed to and including 75x75mm fence posts, posts set in concrete, capping, 25x150mm gravel board with centre prop, allow for all necessary excavation including excavation for posts, concrete, backfill and remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing). |

1. 1.8m x 1.8m fence
2. 1.8m x 1.2m fence
3. 1.8m x 0.9m fence

Supply and erect the following, a tanalised interwoven or overlap panel fence, consisting of 1 interwoven or overlap fence panels, fixed to 75mmx75mm slotted concrete posts, these set in concrete, capping 25x150mm precast concrete gravel board, allowing for all necessary excavation, including excavation for posts, concrete, backfill, for the taking down of any remnants of existing fence and posts, remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).

1. 1.8m x 1.8m fence
2. 1.8m x 1.2m fence
3. 1.8m x 0.9m fence

Supply and erect the following, a tanalised close boarded fence, consisting of three bevelled rails, equally spaced, fixed to 75mmx75mm tanalised posts, these set in concrete, capping 25x150mm tanalised timber gravel board, allowing for all necessary excavation, including excavation for posts, concrete, backfill, for the taking down of any remnants of existing fence and posts, remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).

1. 1.8m x 1.8m fence
2. 1.8m x 1.2m fence
3. 1.8m x 0.9m fence

Renew with or supply and fix tanalised softwood hit and miss fence, comprising 100x100mm posts at ne 1.80m centres, 100x50mm rails, 75x25mm pales to external face including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).

1. 0.9m high hit and miss fencing
2. 1.2m high hit and miss fencing
3. 1.8m high hit and miss fencing

Supply and fit new 75x25mm tantalised timber slates to existing hit and miss fencing.

1. 0.9m high hit and miss fencing
2. 1.2m high hit and miss fencing
3. 1.8m high hit and miss fencing

**RENEW HAND GATE:**

Supply and fit new tanalised softwood single leaf gate, comprising two 125x27mm ledges, two 75x27mm top and bottom rails, minimum five 100x20mm vertical boards at 100mm centres and one 125x27mm diagonal brace, including new galvanised steel strap hinges and hangers fixed to existing posts, new galvanised mild steel auto catch, remove waste and debris. Each

1. Up to 800mm wide.
2. Up to 900mm wide.
3. Up to 1000mm wide.
4. Up to 1200mm wide.

**RENEW TIMBER PANEL GATE:**

Supply and fit new tanalised softwood single leaf gate comprising 75x27mm frame, covered in 125x25 tanalised floorboards, with additional diagonal brace, including galvanised steel hinges fixed to existing posts and including galvanised mild steel auto catch, remove waste and debris. Each.

1. Up to 800mm x 1500mm gate.
2. Up to 900mm x 1500mm gate.
3. Up to 800mm x 1800mm gate.
4. Up to 900mm x 1800mm gate.

1. **GATE: REPAIR AND EASE AND ADJUST TIMBER GATE:**

Repair any damaged timber gate including ease and adjust, remove and rehang as necessary including adjust stop, supply, and fix new timbers and scarf new sections as required. Each.

1. **TRIAL HOLE:**

Excavate 1m x 1m x 1.5m deep trial hole (hard/soft dig) for investigation purposes (i.e., to establish condition of foundation, soil conditions and possible infiltration of tree roots, drainage failure, etc). Excavation to be securely shuttered, propped and fenced off with 1.8m high ‘Heras’ fencing and signage for inspection by the supervising officer, then backfilled when directed.

Includes services identification (i.e., CAT scan of area), lifting of paving slabs (kept for reuse), breaking out concrete, excavation of trial hole, shoring, fencing and signage, reinstatement with suitable backfill (in layers), compacting, levelling, grass seeding/relaying of paving slabs and disposal of waste/surplus materials/spoil.

The Contractor shall exercise particular care to avoid damage to or any unauthorised interference with the working of buried, hidden and visible mains and services (e.g. gas, water, electricity, telephone fibre optic cables, buried cables and sewers, drains and ditches etc.) and associated brackets, posts, fittings, lagging etc. The Council shall not be liable for any loss of service due to damage cause by contractor’s excavation. The contractor shall be solely liable for repair or replacement of any services and shall stand the full cost of any works carried out by a third party.

Excavations are to be carried out using the most appropriate method, which may include using hand tools and/or mechanical excavation.

The Contractor is to ensure that suitable and adequate means are provided to prevent the collapse of any excavation. Where this is by timbering, sheeting, props or other means of support, these are to be on site before commencement of the excavations.

The contractor shall allow for the disposal of any surplus spoil and waste including mixed waste.

When backfilling, all pipes shall be surrounded with stone-free sand consolidated to resist subsequent movement of the pipes. Include for returning and filling excavated materials, for selecting the best of the materials for this purpose and for filling even layers not exceeding 150mm thick, well compacted and carefully consolidating each layer including watering if necessary. Remove from site any imported filling materials deemed unsuitable by the supervising officer. Place filling using approved methods to required dimensions, levels, lines, and profiles and so that water may drain freely. Imported hard-core is to be granular material free from deleterious matter, well graded, and capable of passing a 75mm diameter ring. Before laying hard-core, take all necessary precautions to ensure stability of adjacent structures. Ensure that excavations and areas to be filled are kept free from soil and rubbish. Spread and level hard-core in layers of 150mm, each layer to be well consolidated with a suitable mechanical rammer. All disturbed grassed areas shall be grass seeded. All walkways or hard surfaces shall be reinstated to match existing. Per Item.

1. **UNDER-PINNING TO EXISTING FOUNDATION:**

Underpin external masonry walls to a depth of 1.5m in alternate lengths of 1m.

All excavation to external walls should be dug in alternate lengths not exceeding 1m maximum lengths. The excavation should be dug to required depth (up to maximum of approx. 1.7m) and to undisturbed soil, with a bearing pressure of 100kn/m2. Any variation to good strata to be reported to the Engineer.

The excavation should be supported at all times and the area secured, fenced off with 1.8m high ‘Heras’ fencing and signage.

Footings to be left exposed and inspected by supervising officer prior to pouring of the concrete. Ideally, the excavation below ground to be concreted the same day. Concrete strength to the underpinning to grade C35-FND.2 normal mix. Aggregate size 20mm. Concrete outside face to be shuttered. Concrete to extend to a minimum of 150mm above the bottom of the original foundation and a vibrating poker to be used to remove all air pockets.

Trench, backfill with well-rounded granular aggregate nominal size 20mm

Contractor to allow for re-laying drainage and protection or altering services affected by excavation the excavation or underpinning.

Contractor to allow for the removal of all excavated material, the backfilling of all trenches these are to be filled and compacted, the reinstating of topsoil, paving slabs, and any fencing to the garden or communal areas to its original condition and to the satisfaction of the supervising officer. Per Lm.

1. **BRICKWORK POINTING:**

Rake out mortar joints to depth of 25mm, flush out with clean water and press in new cement mortar only or cement lime mortar. Finish to match existing either by weather struck or bucket handle. Per M²

Price is to include all access platforms required to ground floor openings, scaffold costs for openings 1st floor and above would be reimbursed on production of appropriate invoice plus 10%.

**REPAIR OF FAILED LINTEL IN SOLID WALL USING HELIBARS:**

Install Helibars to approved Helifix method statements.

Price to include all access platforms required to ground floor openings, scaffold costs for window openings to 1st floor and above will be reimbursed on production of appropriate invoice plus 10%.

1. Clear span up to 1000mm (up to 2000mm HeliBars). Per Item.
2. Clear span 1000mm – 1500mm (up to 2500mm HeliBars). Per Item.
3. Clear span 1500mm – 2000mm (up to 3000mm HeliBars). Per Item.

**REPAIR OF FAILED BRICK ARCH LINTELS USING HELIBARS AND CEM-TIES:**

Install Helibars to approved Helifix method statements.

Price to include all access platforms required to ground floor openings, scaffold costs for openings to 1st floor and above will be reimbursed on production of appropriate invoice plus 10%.

1. Clear span up to 1000mm (up to 2000mm HeliBars). Per Item
2. Clear span 1000mm – 1500mm (up to 2500mm HeliBars). Per Item

**CRACK STITCHING SOLID WALL USING HELIBARS:**

Install Helibars to approved Helifix method statements.

Price to include all access platforms required to ground floor openings, scaffold costs for openings to first floor and above would be reimbursed on production of appropriate invoice plus 10%.

1. 1000mm Helibars. Per Item
2. Additional length. Per Lm

**CRACK STITCHING CAVITY WALL USING HELIBARS:**

Install Helibars to approved Helifix method statements.

Price to include all access platforms required to ground floor openings, scaffold costs for openings to first floor and above would be reimbursed on production of appropriate invoice plus 10%.

1. 1000mm Helibars. Per Item
2. Additional length. Per Lm

**EXISTING SLABS:**

Take up and set aside existing hydraulically pressed concrete slabs, excavate to approx. 200mm, and re-laid on 150mm mechanically compacted clean crushed stone, weak dry sand and cement bed with no trip hazards, site to be left clean and tidy at the end of the day. Per M²

1. 600mm x 600mm hydraulically pressed concrete slabs
2. 600mm x 750mm hydraulically pressed concrete slabs
3. 600mm x 900mm hydraulically pressed concrete slabs

**NEW SLABS:**

Supply and lay new hydraulically pressed concrete slabs, these are to be laid on 150mm mechanically compacted clean crushed stone, weak dry sand and cement bed with no trip hazards, site to be left clean and tidy at the end of the day. Per M²

1. 600mm x 600mm hydraulically pressed concrete slabs
2. 600mm x 750mm hydraulically pressed concrete slabs
3. 600mm x 900mm hydraulically pressed concrete slabs

1. **BLOCK PAVING: LAY NEW BRICK PAVING:**

Supply and lay new 225mmx100mmx50mm brick paving including excavate to level, lay 100mm hard-core bed and lay new paving on 25mm bed of cement mortar (1:4) or 50mm sand bed including all pointing, cutting, and bonding. Per M²

1. **BLOCK PAVING: REGROUT WITH SAND:**

Rake out joints of existing brick or block paving, remove defective jointing material and neatly fill joints with dry sand of a colour to match existing and compact using mechanical vibration. Per M².

1. **TARMACADAM: EXCAVATE AND LAY 50MM TARMAC:**

Excavate 125mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 75mm crusher run broken stone blinding, 40mm base course of 20mm nominal size open-textured macadam and 10mm wearing course of 6mm nominal medium textured macadam laid to falls, cross falls, and slopes. Per M²

1. **NEW STEP IN CONCRETE:**

Form step ne 1000x300x200mm in concrete paving including all necessary excavation, hard-core, extra concrete and all formwork with surfaces trowelled smooth, make good to adjacent finishes, and remove waste and debris. Per Item.

1. **FORM NEW STEP IN SLABS:**

Form new step in precast concrete paving ne 1000x300x200mm including all extra excavation, hard-core, blinding, concrete, and bed precast concrete flags to steps and risers on blue engineering bricks, including all cutting, make good to adjacent finishes and remove waste and debris. Per Item.

**CONSTRUCT CONCRETE RAMP:**

Construct new concrete ramp consisting off, 100mm thick concrete, laid on 100mm of compacted clean hard core with 100mm high concrete kerbs to both sides, laid to any gradient specified ne 1:12 with pinked finish including all excavation, remove waste and debris, hard-core, reinforcement and formwork.

1. Ramps up to 1000mm wide, Per Lm
2. Ramps up to 1200mm wide, Per Lm
3. Ramps up to 1500mm wide, Per Lm

**INSTALL NEW CONCRETE EDGINGS:**

Excavate, remove waste and debris, backfill as necessary, level, and compact bottom of excavations lay concrete bed 200x100mm and supply and lay precast concrete edging, straight or curved, haunch to both sides, point including all formwork and make good to existing finishes. Per Lm.

1. Lay 50mmx150mm edgings
2. Lay 50mmx200mm edgings
3. Lay 50mmx300mm edgings
4. Lay 50mmx400mm edgings
5. **INSTALL NEW TIMBER EDGINGS:**

Renew or supply and fix new 25x100mm tanalised softwood edging board to and including 50x50x600mm long tanalised pegs at 900mm centres driven firmly into the ground including all necessary excavation and make good to existing finishes. Per Lm.

1. **PATH: EXCAVATE LAY 100MM CONCRETE BED:**

Excavate 250mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill, 150mm hard-core bed, blinded and ne 100mm concrete trowelled smooth including dishing to gullies and the like and all formworks. Per M².

1. **TOPSOIL:**

Supply and lay topsoil and deposit to make up levels and grade to suit existing contours. Per M³.

1. **PEA GRAVEL:**

Supply and lay 10-15mm Pea gravel and deposit to make up levels and grade to suit existing contours. Per M³.

1. **SUPPLY AND FIX KEE KLAMP:**

Supply and fix galvanised mild steel tubular, yellow powder coated seamless Kee-Klamp rail system, 900mm high comprising 48mm diameter horizontal rails, 48mm diameter standards at 1.00m centres and set in mortices in mortar, rub down, prepare for and decorate to all surfaces. This to include all required fittings. Per Lm.

1. **NEW CONCRETE CLOTHES POST:**

Supply and erect 100x100x2700mm precast concrete clothes post, excavate for and including concrete base, remove waste and debris and reinstate paving or garden areas.

1. **NEW STEEL CLOTHES POST:**

Supply and install a 50mm diameter x 2700mm galvanised steel clothes post with pulleys, excavate for and including concrete base, remove waste and debris and reinstate paving or garden areas.

1. **REMOVE HEARTH:**

Remove fire surround and hearth and thoroughly sweep flue, seal opening using 100mm thick brick or block work and insert 225x150mm permanently fixed plaster louvre vent, prepare walls and make good walls and adjacent surfaces to match existing, cut back as required and screed hearth base level with floor and remove waste and debris. Each.

1. **WALL FOUNDATIONS:**

Excavate new foundation for new 225mm thick walls; excavation should be dug to required depth (approx. 1.0m deep x 450mm wide) and to undisturbed soil, with a bearing pressure of 100kn/m2. Any variation to good strata to be reported to the Structural Engineer.

Excavation to be exposed and inspected by Engineer prior to pouring of the concrete (the excavation should be supported at all times and the area secured, boarded, and cordoned from public access). Ideally, the excavation below ground to be concreted the same day (0.6m minimum concrete depth)

Concrete strength to be graded C35-FND.2 normal mix, aggregate size 20mm.Per Lm.

1. **CONSTRUCT SOLID WALLS (1):**

Construct new 225mm thick walls, (One brick thick & with bricks to match existing) with two courses of blue (Class A) engineering bricks to always form damp proof course to project 150mm above finished ground level, stepping in courses to be expected due to any inclines present. Walls are to be completed (Topped) with a red (Class B) engineering brick coping, laid on a red rosemary tile forming a drip edge. Solid (Class A) red engineering bricks laid on edge to be used on all open ends. Per M²

1. **CONSTRUCT RETAINING WALLS:**

Where wall acts as a retaining garden wall use Class A blue engineering bricks to extend from foundation level to 150mm above finished ground level, stepping in courses to be expected due to any inclines present, remainder of wall to be built in red Class A engineering bricks or as guided by Inspecting Officer. Expansion joints to be installed wherever new walls adjoin old and every 6 linear metres of brickwork, weep holes are to be installed every 300mm and 150mm above ground level, clean pea gravel wrapped in a geotextile membrane is to be installed to the rear of the wall to form a land drain, prior to the backfilling and reinstatement. Per M²

1. **RENDER REPAIR TO MASONRY:**

Remove & set aside all rainwater, drainage goods and other items to allow for the removal of all render & to be re-fixed daily.

Expansion joint to be installed in the middle of adjoining properties front and rear & to be located behind rainwater downpipes whenever feasible.

Remove all existing render material back to brick and dub-out to form level surface as required, in preparation to receive new render system. Treat areas of moss, algae and mould growth with a Fungicidal Treatment. All surfaces are to be treated with Stabilising Solution / Bonding Agent to ensure adequate adhesion prior to render application.

Apply new render system as per specification below.

**External Rendering Materials**

Portland Cement shall be ordinary Portland Cement complying with BS 12:1958.

Lime shall comply with BS 890:1972 Hydrated lime and shall be proportioned and used dry.

Sand shall comply with BS 1199:1976 and shall be either naturally occurring plastering sand or shall consist of crushed rock or gravel or a combination of the two. It shall be graded to produce quality plastering sand. Sand for the undercoat shall be the coarsest and sharpest available, with sand for the finish coat shall be sharp angular plastering sand of an approved type.

All sand shall be clean and free from adherent coatings and shall not contain any silt or clay. It shall be free from deleterious salts likely to adversely affect the hardening strength, durability or appearance of the rendering.

**Beads**

The contractor shall fit standard render beads, stop beads for edges, bell-cast beads for lower edges which are to be applied to all lower edges where the render meets decorative brick plinth and all soldier courses above doors and windows. External angle beads for exposed 90-degree corners. Movement beads shall be installed where expansion joints are required, clear areas of render should not exceed 6m in length. The beads shall be stainless steel/plastic, fixed mechanically and/or by adhesion. The bead depth shall be defined by the thickness of sand/cement render specified.

**Specification**

The undercoat shall be finished to the straight or curved line of the surface to which it is being applied. Irregularities greater than 10 mm in the line of the wall shall be dubbed out in layers not exceeding 8-10mm thick and the final backing undercoat shall be finished to the desired horizontal and vertical line without deviations greater than:

* plus, or minus 1 mm in 600 mm
* plus, or minus 3 mm in 1800 mm

Use screed lines or screed lines and curved formers to make correct the specified wall configuration.

All undercoats shall be keyed lightly with a comb scratcher.

To mitigate the risk of delamination and cracking, various proprietary additives can be used. It is the responsibility of the applicator to assess the site conditions; temperature humidity and exposure to the sun’s rays and size of wall when determining the need for additives. All additives shall be used according to manufacturer’s instructions.

The basecoat should be left to dry thoroughly before application of the topcoat.

Depending on conditions the drying time should be at least 48 hours before the topcoat is applied to a thickness of 3 mm to 5 mm using a stainless-steel trowel.

Selected clean spar aggregate, (to match existing) is to be thrown or sprayed onto the surface while the render is still soft. On completion, the surface must be checked to ensure an even coverage of spar-dash has been achieved. Where necessary the aggregate should be lightly tamped to ensure that a good bond is achieved.

Continuous surfaces should be completed without a break and at the tops of all walls the system should be protected by an adequate over-hang or by an adequately sealed purpose-made flashing.

Care should be taken in the detailing of the system around openings and projections, on completion of the installation, all removed external fittings, e.g., rainwater, drainage goods and other items are to be securely re-fixed.

**Mesh**

A Mineral Fibre Mesh is to be bedded into the top third of the basecoat, minimum overlap of 75mm. Mesh to be kept taught and fixed from top downwards. No laps within 150mm of any reveal or corner. Ensure mesh is covered by the basecoat. 200mm x 200mm off cuts of mesh positioned at 45° to window opening corners.

**Adverse weather**

Materials/ Surfaces: Do not use frozen materials and do not apply materials to frost bound surfaces.

Adhesives/Mortars/Renders: Do not apply when air temperature is at or below 5°C on a falling thermometer or below 3°C on a rising thermometer, or when temperature of the air or wall surface is above 30°C and the surface is not protected.

Temperature of the work: To be maintained above minimum level recommended by manufacturer until adhesive/ mortar/ render has fully hardened.

Newly rendered surfaces: Protected against rain and snow by covering when precipitation occurs.

Coatings damaged by rain or frost must be replaced at the contractor’s own expense and to the satisfaction of the supervising officer. Per M².

1. **DIAGONAL CRACK TO WALLS:**

Remove all loose and defective plaster 100mm each side of crack and for the length of straps to be installed. Supply and fix galvanised mild steel straps 1000mm x 30 x 5mm direct to masonry using 3 No. M6 resin anchors each side of crack, these to be installed across the crack and running in the opposite direction. Quote to include the chopping off, of all plaster back to brickwork, the fixing of above straps and the making good of plaster work by the installation of a two-coat plaster system consisting off thistle browning or similar as base coat to strap areas. Uni-bond and apply a skim coat of multi finish plaster to affected area. A mineral fibre mesh is to be bedded into the top third of the basecoat, overlapped by 75mm. Mesh to be kept taught and fixed from top downwards, ensure mesh is covered by skim topcoat. To be left feathered in to existing and ready for decoration. Each

1. **HORIZONTAL CRACK TO WALLS:**

Supply and fix galvanised mild steel straps 1200 x 30 x 5mm

* Remove all loose and defective plaster 100 mm each side of crack and for the length of straps.
* Straps to be bent at 90 degrees to internal corners.
* Fixed level to brick, block or masonry, using six number 5.3 mm x 660 mm steel masonry screws and plugs, 3 to each leg of strap/side of crack. (alternatively use M6 resin anchors)
* Plaster work to be made good by the installation of a two-coat plaster system.
* Uni-bond and apply a skim coat of multi finish plaster to affected area.
* A mineral fibre mesh is to be bedded into the top third of the basecoat, overlapped by 75mm. Mesh to be kept taught and fixed from top downwards, ensure mesh is covered in skim topcoat.
* Plaster to be left feathered in to existing and ready for decoration.

1. **ANCHOR PLATES:**

Apply Exterior grade mastic seal to junction of the concrete roof to outhouse/shed and brickwork on the main building structure. Supply and fit Catnic ANG lintel 88mm x 91mm x 1200mm long inverted and fixed at junction of underside of outhouse roof and property wall fixed at 300mm centres with M10 resin anchors, first fixings 100mm from lintel end. Fixed to roof and wall.

## PREPARATION

Coordinate work and provide protective coverings to protect adjacent surfaces from soiling and damage.

* Protect substrate surfaces and adjacent finished surfaces installed prior to plastering.
* Maintain protection in place until completion of work.
* Protect finished work, when stopping for the day or when completing an area, from inclement weather.

Verify that surfaces to be plastered are free of dust, loose particles, oil and other deleterious materials, which would affect bond or proper hydration of cement plaster.

Examine substrates, grounds and accessories to ensure that finished plaster work will be true-to-line, plane, level and plumb.

Verify that masonry and concrete surfaces to receive direct bond applications of plaster base coats are rough and otherwise properly prepared to provide adequate bond. Correct any deficiencies prior to plaster application.

1. **CHANNEL DRAINS, OUTLET BLOCK:**

Supply and install new plastic channel outlet block. This to include-

* Up to 350mm excavation, (all waste material created on site to be disposed of),
* Channel drain is to be laid level or to falls
* On 150mm lean concrete mix,
* Price to include the first 1m³ of excavation to expose existing drains,
* Breaking into existing drains,
* Installation of a junction (complete with two clay to plastic adaptors)
* Up to 2m of 100mm underground pipe and all necessary fittings,

Excavation to be back filled using clean crushed stone and re-instated as existing.

1. **CHANNEL DRAINS, ADDITIONAL:**

Supply and install new plastic channel blocks. This is to include-

* Up to 350mm excavation, all waste material created on site to be disposed of
* Channel drains to be laid level or to falls
* On 150mm lean mix concrete
* Either jointed to existing channel drain or stop end applied if end of run.

Excavation to be back filled using clean crushed stone and re-instated as existing.

1. **BREAK INTO EXISTING DRAINAGE:**

Price to include the first 1m³ of excavation to expose the existing drains, breaking into existing drains and the installation of a junction, (complete with two clay to plastic adaptors) or the breaking into the side of an existing inspection chamber, and installing new channel, this also to include up to 2m of 110mm underground pipe and all necessary fittings, excavation to be back filled using clean crushed stone and re-instatement as existing.

**DRAIN: INSTALL NEW 110MM PVC PIPE:**

Excavate to various depths, level and compact bottoms of excavations, lay a 100mm thick bed of gravel and install 110mm diameter Plastic pipe and backfill 210mm with selected granular material, compacted by hand, remove waste and debris, including all bends, fittings, connections etc. and test upon completion.

1. Up to 600mm deep
2. Up to 1000mm deep
3. Up to 1500mm deep
4. **GULLY: RENEW BACK INLET GULLY:**

Break out any concrete dishing or surround to gully, excavate remove existing gully, additional excavation, level and compact bottoms and set any type of Plastic gully with 100mm back inlet and grating including new pipe connector, including all fittings required, setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.

1. **GULLY: INSTALL PLASTIC BACK INLET GULLY:**

Excavate, level and compact bottoms and set any type of Plastic gully with 100mm back inlet and grating including all fittings required, setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.

1. **INSPECTION CHAMBER: NEW SHALLOW POLYPROPYLENE:**

Supply and install a polypropylene shallow inspection chamber ne 600mm deep for 110mm diameter Plastic pipe including cover and frame, connections to all pipework, testing and allow for all excavation, earth support, backfill and remove waste and debris, and reinstate paving, gardens and the like as necessary.

1. **INSPECTION CHAMBER: NEW UNIVERSAL POLYPROPYLENE:**

Supply and install a polypropylene universal inspection chamber ne 1000mm deep for 110mm diameter Plastic pipe including cover and frame, connections to all pipework, testing and allow for all excavation, earth support, backfill and remove waste and debris, and reinstate paving, gardens and the like as necessary.

**MANHOLE COVER:**

Renew manhole cover and frame, single seal, any size including bed frame in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.

1. Light Grade Steel
2. Medium Grade Steel
3. Heavy Duty steel
4. **BOARDING UP:**

Board up window, door with 12mm Sterling, plywood board, or block board including cut to size, on and including 50x75mm sawn softwood frame plugged and screwed to brickwork in boarding over window or door opening and leave secure.

1. **REMOVE BOARDING UP:**

Remove boarding from window or door opening and make good. Leave property secure including removing all materials, waste and debris.

1. **FORM CEILING HATCH:**

Cut opening through ceiling for access hatch, trim opening with ne 75x150mm pressure impregnated sawn softwood trimmers, 25x38mm softwood stops fixed to trimmers/joists, 19x69mm softwood architraves and 900x600x18mm block board trap, fully insulated, fix draught strips to perimeter of hatch, ironmongery, make good to plasterwork and remove waste and debris.

1. **RENEW LOFT ACCESS HATCH:**

Renew, with a 18mm block board access hatch, fully insulated with 150mm mineral fibre insulation, including fit new draught strips, all ironmongery.

1. **LOFT INSULATION EXISTING:**

Gain access to loft area, moving/replacing contents within loft area in order to undertake work, overlay existing insulation with up to 100mm thick insulation quilt to achieve required thickness to meet Authority’s specification.

1. **LOFT INSULATION NEW:**

Supply and lay new up to 270mm thick insulation quilt to loft area including gain access and moving/replacing contents within loft area in order to undertake work.

1. **KEYSAFE:**

Supply and install permanent proprietary key safe to an Authority’s property, fixed to walls and make good all finishes. Combination to be supplied to the Authority.

1. **RENEW ROOF TILE:**

Supply and fit new any plain concrete or clay roof tile to match existing, (contained within a patch ne 1.00sm and ne 10 No. tiles) including remove defective tile and fix new, replace felt and battens if necessary and remove waste and debris.

1. **BREATHEABLE MEMBRANE:**

Supply and fit a fully BBA, IAB, UKAS approved minimum 175um thickness breathable wall membrane, this to be installed as per manufacturer’s instructions.

1. **CLADDING:**

Remove existing boarding and renew with boarding to match existing, including all labours, fixed to existing framework, renew defective support battens and provide extra battens required and remove waste and debris.

1. Tanalised timber shiplap
2. Cellular cored PVC shiplap
3. Refit loose PVC shiplap or timber cladding to existing framework including renewal of support battens required and all trims, channels and jointing.

**RENEW WITH PLASTIC WINDOW:**

Renew any type of window with purpose made PVC double glazed window and cill. This to include the following: -

* 28mm thick hermetically sealed double-glazed units.
* Compressible weather stripping,
* Internally beaded.
* Ironmongery including stainless steel friction hinges,
* Espagnolette locking mechanism with locking handles,
* Child restrictors,
* Trickle ventilators including screens,

Remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally and remove waste and debris.

1. Fixed Lights
2. One opening top hung light with/without fixed lights
3. Two opening top hung lights with/without fixed lights
4. **RENEW LOCKING HANDLE TO PLASTIC WINDOW:**

Renew any defective or broken locking handle to PVC window including remove existing, check, lubricate operating mechanism, renew handle to match existing and test.

1. **CHILD RESTRICTOR TO PLASTIC WINDOW:**

Renew or supply and fix new adjustable childproof restrictor/catch to any type of PVC window including removing existing fitting.

1. **HIGH PERFORMANCE COMPOSITE DOOR AND FRAME:**

Renew door and frame with any size (up to 900mm wide) 48mm solid core, PVC, PAS 24 certified, proprietary composite high-performance door prefinished and glazed with two decorative laminated safety glass panels, hang on 1.5 pair butts, including multipoint lock, door furniture, security restraint device, proprietary letter plate, numerals, proprietary weather mould, weather seals and remove waste and debris.

1. **HIGH PERFORMANCE 2XG PLASTIC DOOR AND FRAME:**

Renew door and frame with any size (up to 900mm wide), PVC, PAS 24 certified, 2xg door prefinished, complete with a steel insulated panel to the bottom and double-glazed laminated unit above, hang on 1.5 pair butts, including multipoint lock, door furniture, security restraint device, proprietary letter plate, numerals, proprietary weather mould, weather seals and remove waste and debris.

1. **RENEW LOCK CYLINDER, GAIN ENTRY:**

Renew any type of lock cylinder to PVC or composite door including drilling out old cylinder, replacing with new matching cylinder complete with three No. keys, make good, test, leave in proper working order, and remove waste and debris.

1. **RENEW LOCK CYLINDER:**

Renew any type of lock cylinder to PVC or composite door including replacing with new matching cylinder complete with three No. keys, make good, test, leave in proper working order, and remove waste and debris.

1. **RENEW 5L MORTICE DEADLOCK:**

Renew 5-lever mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide three new keys.

1. **RENEW MORTICE LATCH ONLY:**

Take off existing set of lever handles and set aside, take out and renew mortice latch, refit set of handles.

1. **DOOR NUMERALS:**

Renew or replace ne three chrome 75mm No. letters or numerals. These to timber, pvc or masonry.

1. **PROVIDE RUBBER STOP:**

Supply and fix 25mm diameter rubber doorstop to softwood or masonry.

1. **RENEW HANDLES TO PVC/COMPOSITE:**

Carefully remove existing pair of lever handles and plates and remove from site, provide and fix new set of lever handles and plates to PVC or composite door (per set).

1. **RENEW LETTERPLATE TO PVC/COMPOSITE:**

Carefully remove existing telescopic letter plate and remove from site, provide and fix new telescopic letter plate to PVC or composite door.

**REPLACE DOUBLE GLAZED UNIT:**

Re-glaze unit with up to 28mm thick sealed with 4mm low emissivity (Low E) glass flush edge unit, including remove beads etc., hack out glass and glaze new unit to PVC frames, pack as necessary, re-bead and remove waste and debris.

1. Clear units
2. Obscure units
3. Clear safety units
4. Obscure safety units
5. **RENEW PVC DOWN PIPE:**

Renew round or square PVC downpipe, remove and refit or renew pipe brackets plugged and screwed to brickwork including cutting and making joints, make good to structure and finishes and remove waste and debris.

1. **RENEW PVC DOWNPIPE FITMENT:**

Renew any type of PVC downpipe fitting, plugged and screwed to brickwork, (if required) including all cutting and remake joints, make good to structure and finishes and remove waste and debris.

1. **RENEW PVC HOPPER HEAD:**

Renew PVC downpipe hopper head for round or square downpipe, plugged and screwed to brickwork including all cutting and remake joints, make good to structure and finishes and remove waste and debris.

1. **RENEW PVC GUTTERING:**

Renew any gutter with PVC gutter of any profile to match existing, including support brackets fixed to fascia, including cutting, making gutters line and level and connections to existing guttering and downpipes and remove waste and debris.

1. **RENEW PVC GUTTERING FITMENT:**

Renew PVC gutter fitment of any profile, to match existing including remaking joints, line, and level and remove waste and debris.

1. **CLEAR OUT GUTTERS:**

Clean out debris from all gutters including returns, gable ends, dormers, porches, extensions, canopies etc., to any type of property, including flush out, test, rod downpipes, clean out gullies, and remove debris from site on completion.

1. **RENEW PVC BOSS CONNECTOR:**

Renew PVC soil stack strap on boss connector complete, including cutting, making all necessary joints, make good, test, and remove waste and debris.

1. **RENEW PVC AIR ADMITTANCE VALVE:**

Renew Air Admittance Valve to PVC soil stack including gain access, remove existing and fix new to PVC stack including either socket or adaptor as necessary and remove waste and debris.

**RENEW EXISTING TRAPS:**

Renew existing plastic trap, including access, all required adjustments to pipework, making all connections, testing on completion and removing all waste and debris.

1. 32mm basin trap
2. 32mm Sink trap
3. 40mm basin trap
4. 40mm sink trap
5. 40mm bath trap
6. 40mm shower trap
7. **GARDEN/COMMUNAL AREAS CLEARANCE:**

Clear up exceptionally littered and overgrown area, clear away all litter and rubbish including scrap metal, timber, broken glass, garden debris, fallen leaves, fly tipped materials, building debris, load up and remove from site to an approved tip.

1. **CUT/STRIM GRASS OR VEGETATION:**

Litter pick including removal of minor objects and cut grass with strimmer/mower to garden area including bag up cut grass and remove.

**DOMESTIC WASTE CLEARANCE:**

Environmental waste disposal of abandoned belongings to an approved disposal sited (per item).

1. Fridges, Fridge freezers, chest or upright
2. Cookers, electric or gas
3. Washing machines, dryers etc.
4. Tyres without rims
5. Tyres with rims
6. Paint cans, ne 5lt
7. Gas bottles

1. **DEMOLITION OF SHED ETC:**

Demolish and clear away existing shed, green house, conservatory, lean to store, animal house, pen or run, cleaning and disinfecting (if required) after removal. Remove waste and debris.

1. **WALL FIXTURES ETC:**

Make good to surfaces, fill and sand flush using an appropriate filler, after the removal of the following items: -

1. Screws and wall plug’s
2. Nails, picture hooks etc.
3. Shelving brackets
4. Curtain poles
5. Redundant door knobs etc.
6. Indents in surface caused by previously removed items, i.e. Screws etc.

**CLEANING PROPERTIES:**

|  |
| --- |
| Clean, wash down, scrub all floors, window boards, skirtings etc., clean all kitchen units, descale all sanitary fittings and all other standard fittings, clean all windows internally, disinfect toilets, spray air freshener all to the Authorities letting standard. |

1. 2 Bedroom House/maisonette normal dirt level
2. 2 Bedroom House/maisonette abnormal dirt level
3. 2 Bedroom House/maisonette exceptionally abnormal dirt level
4. 3 Bedroom House/maisonette normal dirt level
5. 3 Bedroom House/maisonette abnormal dirt level
6. 3 Bedroom House/maisonette exceptionally abnormal dirt level
7. 4 Bedroom House/maisonette normal dirt level
8. 4 Bedroom House/maisonette abnormal dirt level
9. 4 Bedroom House/maisonette exceptionally abnormal dirt level
10. 1 Bedroom Flat/bungalow normal dirt level
11. 2 Bedroom Flat/bungalow abnormal dirt level
12. 3 Bedroom Flat/bungalow exceptionally abnormal dirt level
13. **SILICONE SEAL:**

Remove existing silicone seal, clean area and apply a new mould resistant silicone seal.

1. **ELECTRICAL TEST:**

Carry out an electrical safety test as specified in the “Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020”.

1. **GAS TEST:**

Carry out a landlord’s gas safety test as specified in “The Gas Safety Regulations 1998”

**C742-999 SCHEDULE OF RATES VERSION 7.2 (M3NHF)**

The M3NHF Rates are in use throughout the whole of the UK’s social housing sector, to help them manage and maintain their diverse property needs. A schedule of rates (SR) is essentially a schedule of brief descriptions of a work activity (or task) with a fixed price. Usually these are grouped by work category or component to enable them to be easily identified and used in terms of ordering a task.

For the purpose of this contract the M3NHF’s (Plus or Minus contractors percentage adjustment) will be the basis of costing for any ad-hoc requirements not covered within the specification and pricing schedule of rates.

A pdf copy of these rates will be included in the tender documents.

* See attached “M3NHF Schedule Of Rates V7.2.pdf”

Tenderers are reminded that the PDF copy of the M3NHF rates “are/have **the intellectual property rights of the core NHF documentation are vested in Rand Associates Consultancy Services Ltd and/or NHF HAMMAR South West.”**

Each M3NHF schedule has a price which represents the amount the Contractor will be paid for that task. The price against the SR is deemed to include all costs (except VAT) of whatsoever nature including but not limited to job and contract preliminaries costs, profit and overheads (site & office). The SR is a compounded price covering all aspects of the task (materials, labour and plant). The charges are based on pre‑determined and agreed basis of measurement and pricing.

# The M3NHF Rates and all of the C742 Rates above shall be fixed for the Initial Term. Thereafter the Contractor may request annually after the anniversary date of this Contract Agreement a review of all the Rates, such request to be made by the Contractor within 28 days of the anniversary of the date of this Contract Agreement and if approved the same rate will be applied to all rates, M3NHF and C742 rates.