**Cambridgeshire County Council**

**Strategic Assets**

**County Farms Estate**

**Lower Valley Farm, Fulbourn – Refurbishment Works**

**Main Accommodation**

**Kitchen / Dining Area**

* + 1. Existing kitchen appliances and units to be decommissioned and disposed of.

* + 1. Remove existing tiling and dispose. Make good walls in preparation for new.
		2. Plasterboard ceiling.
		3. Strip wall paper (where appropriate) and prepare walls and ceiling for decoration (note presence of artex).
		4. Decorate throughout with appropriate kitchen grade contractor’s matt emulsion.
		5. Supply and install an array of floor and wall mounted Howden’s kitchen units with doors and handles, with laminated worktop, s/s sink and drainer with chrome lever type taps. Allow to provide inbuilt low level electric oven with electric hop over. Allow to provide s/s type extract hood over. Allow provisional sum for supply only of £3500.
		6. Allow provisional sum of £20 per square meter supply only of ceramic wall tiles along entire worktop (@450mm high). Contractor to allow all necessary to install tiles, on ULTRA flexible adhesive and grout. Use s/s edging strips to finish tiles and seal between worktop and tiles with silicone.
		7. Existing lino flooring to be removed and replaced

**Bathroom**

1. Install new extractor fanwith adjustable fan speed between 6 and 60lts/sec. Continuous running fan with humidity speed sensor control and pull chord or live switch boost function. Fan boost function to be connected to live lighting circuit. To be extracted utilising new openings in building fabric as applicable.
2. Strip out existing bathroom suite and dispose of.
3. Remove existing tiles and dispose. Strip ceiling wall paper and dispose. Prepare walls for new tiles and prepare ceiling for decoration.
4. Supply and install new white bathroom suite in existing position, adapting services as required for taps at head. Standard 1700mm steel bath with side and end panels, chrome mixer tap. Provisional cost allowance of £500.
5. Install electric shower. Provisional sum allowance of £150.
6. Allow provisional sum of £20 per square meter supply only of ceramic wall tiles for splash back tiling behind basin up to 450mm high. Allow to tile entire wall above bath. Contractor to allow all necessary to install tiles, on ULTRA flexible adhesive and grout. Use s/s edging strips to finish tiles and seal between worktop and tiles with silicone.
7. Allow to provide and install glazed shower screen. Provisional sum allowance £200 supply only.
8. Existing walls and ceiling showing damp/staining to be treated with stain blocker and decorated with bathroom grade emulsion.
9. Remove existing floor covering and replace with new lino floor covering.

**Downstairs W.C.**

1. Strip out existing W.C, handbasin and dispose of.
2. Prepare walls and ceiling for decoration.
3. Supply and install new white W.C. and hand basin in existing position, adapting services as required. Provisional cost allowance of £500.
4. Existing walls and ceiling showing damp/staining to be treated with stain blocker and decorated with bathroom grade emulsion.
5. Remove existing floor covering and replace with new lino floor covering.

**Electrical**

1. Installation of hard wired smoke and carbon monoxide alarms.
2. Check electrics following water damage. Replace/Make good any damage. Carry out full PIR and provide compliance certification
3. Replace single sockets with double.

**Plumbing**

1. Removal and disposal of current boiler
2. Supply and install new boiler
3. Install new pipework as appropriate
4. Install new hot water tank.

N.B Consideration given to ASHP as alternative to oil fired heating system. Please provide cost difference

**General**

1. Make good walls for decoration
2. Strip wall paper (where appropriate) and prepare walls and ceiling for decoration (note presence of artex).
3. Decorate throughout with appropriate grade contractor’s matt emulsion.
4. Prepare all woodwork for redecoration. Decorate all in white gloss

**Doors & Windows**

1. Replace broken window, patio doors and entrance door to conservatory

 **Sarah Goodier**

 **Estate Management Officer**

 **Strategic Assets**