

SPECIFICATION OF WORKS		
<u>THE WORKS</u> Where necessary: Any suspected damp areas should be investigated and remedial works priced for here. The Contractor should allow for temporary shutting down all power supplies and services to subject flat and for disconnecting all services to all fittings, and for temporarily capping off as required. The Contractor shall allow for all temporary supplies during the course of the course of the works as required to execute the works in a safe and orderly manner as stated within the Health & Safety Guidelines. Allow for draining down any tanks, cylinders and cisterns and for carefully taking out any kitchen fittings, cupboards, work surfaces, complete hot water cylinders, cold water storage tanks, furniture etc., and cart away. See bathroom section regarding <u>retaining</u> the bathroom fitments Allow for stripping out all redundant plumbing, pipework etc., and allow for making good on completion and lifting all flooring, as required to execute the works and for refixing on completion. Allow for stripping out any existing wiring, sockets, ceiling roses, light fittings or the like complete, including old fuseboard back to existing meter position and cart away. Allow for removing and discarding from site all rubbish and debris and leaving the site tidy and clean. Existing entryphone, telephone and television supply cables are to be preserved and not cut. PLEASE NOTE: It is incumbent upon the principle contractor to ensure from the start of the project that necessary gas and electric meters (where applicable) are on site and that they are fully operational. Where card or key meters exist these need to be changed, via the client, to quarterly billing meters. The contractor is to		

SPECIFICATION OF WORKS		
provide a reading of each meter to the employer prior to work commencing, along with insuring that the relevant pipework to the property is in situ. <u>STRUCTURAL</u> Please refer to drawings from David Sugden Associates numbered 2263.1, 2263.2 and 2263.3 for alterations. <u>WINDOWS</u> Allow for overhauling all windows to the subject property and ensure all sashes are fully operational. Allow for providing and fitting wood effect White or Cream 50mm Venetian blinds to all rooms including kitchen and bathroom <u>DOORS</u> Allow for replacing front door to flat with a fire door available from Jen Weld: Moulded Panel Bostonian. These doors are supplied with an FD30 fire rating as standard. These doorsets are supplied with the same options as the standard MDF specification, with the addition of 10mm x 4mm intumescent strips fitted to the jambs and head to achieve 30 minute fire protection when fitted with an appropriate JELD-WEN fire door. They are supplied with a hardwood unfinished frame with two 15mm x 4mm intumescent strips fitted to the jambs and head. To add extra support due to the weight of the FD30 fire, it is recommended that one of the frame side hinge screws on the top two hinges is replaced with a 50mm screw. This should be driven through the frame into the supporting studwork. When fitting a fire doorset it is essential that additional fixing takes place through the door stop groove in the jambs. If there are any spaces (must be no more than 3mm) between the frame and the wall, then an appropriate fire-resisting material must be used to fill those gaps. Allow for a 5 lever Mortice lock to be fitted. Ensure that door numerals are visible and upgrade if necessary or renewed where none exist. Allow for overhauling existing doors and retaining where possible. The door to the kitchen will need to be fitted with an FD30 fire door rebated with intumescent strip surround with integral smoke seal. It must also be fitted with self closing rising butt or perco hinges.		

SPECIFICATION OF WORKS		
Allowing for replacing all ironmongery including hinges in chrome including all door handles. These are to be fitted with brushed chrome effect door knobs. Allowing for reducing height and width of doors where necessary to allow door to operate correctly, including adjustment of door following installation of new carpet. Leave all doors in full and working order. Where required allow for supplying and fixing new lengths of architraving and skirting to match existing in all respects including removal of any split or broken architraving/skirtings. Renew and leave ready to receive decorative finish. <u>JOINERY</u> Thoroughly rub down and prepare all new and existing joinery and allow for filling all imperfections and leave smooth and ready to receive decorative finish. <u>GENERAL JOINERY</u> Replace any defective joinery items, thoroughly prepare joinery by making good, filling, rubbing down and burning off where necessary and paint with two coats of oil based paint. Allow for blocking up the existing serving hatch between the kitchen and Room 1 using suitable materials and decorate accordingly. <u>FIREPLACE</u> There are two fireplaces in the property which are both in good condition and are to remain. The surrounds can be decorated to co ordinate with the rest of the décor. <u>BATHROOM</u> The existing bath is a large claw foot steel bath which would be impossible to remove from the flat without breaking it. Allow for overhauling the bath and where necessary chemically clean.		

SPECIFICATION OF WORKS		
Allow for fitting from Victorian Plumbing Regent traditional 3/4" cranked bath shower mixer – Chrome Supply and fit Heritage - Ornate bath waste with porcelain plug - Chrome The basin can be retained and again needs a chemical clean and new taps. The taps are to be Regent Traditional Basin Taps – Chrome Supply and fit Traditional chrome basin waste with plug and ball chain The w.c. also appears in good order. A new wooden toilet seat is to be provided from Victorian Plumbing which fits the existing pan. To be discussed with Project co Ordinator. Supply and fit from Wayfair Ethan Freestanding Bathroom Cabinet Allow for providing and fitting a chrome towel rail and toilet roll dispenser. Supply and fit from Victorian Plumbing Chatsworth traditional 700 x 490mm arched mirror with glass shelf to be fitted above basin Supply and fit flush shaver socket in the vicinity of the basin and shelf		
<u>KITCHEN</u> Take out existing kitchen units and all fitments to kitchen. See David Sugden's plans for kitchen layout. Make good walls, ceiling and floor. Supply and fix into position sufficient units to make the kitchen practical but not overcrowded from Howdens Elmbridge in-frame range in Porcelain to include under unit lighting. Supply and install new worktops from Howdens laminate aged Oak effect laminate worktop Stainless steel single drainer sink with overflow kit and high neck pillar taps from Howdens Supply and fit under counter Lamona single fan assisted oven. Supply and fit Lamona ceramic hob Supply and fit Lamona extractor hood		

SPECIFICATION OF WORKS		
Supply and fit BEKO washer/dryer, dishwasher and BEKO 50/50 fridge freezer. If space within kitchen is limited, allow for fitting under counter fridge with ice box. Allow for plumbing to take waste and incorporate hot and cold water supply. Supply and fit to wall, fire blanket BSI kitemarked KM 88452 to BS EN 1869: 1997. <u>TILING</u> Hack off all existing tiles and prepare walls. Allow for providing and fixing to walls within kitchen and bathroom (colour to be agreed). Allow for cutting and working of tiling including white plastic end strips and pre-formed water bars at junctions of baths, basins and work surfaces, supplied and bedded in a waterproof adhesive and white grout. The contractor should allow for tiling to full height around the bath area only and for splashbacks at the rear of the basin. Where kitchen cupboards are fitted above work surfaces, the area behind and above the work surfaces are to be fully tiled up to underside of wall units. <u>ELECTRICAL</u> <u>REWIRE</u> As part of the EICR the Contractor shall test/inspect/ and Report on the condition and the loading requirements of the Lateral/Riser and any issues which may be existing/arise at the Service Head. Any defects identified must be reported to the Project Coordinator as a matter of urgency, including any issues which may arise due to potential overloading. The Contractor shall include within his quotation all items detailed below however he may need to include additional items within his price which will be required to complete the whole Electrical Installation.		

SPECIFICATION OF WORKS		
1. The fuseboard shall comply with BS7671 + A2:2022, and shall include SPD, AFDD's (to appropriate circuits including Oven/Hob, Ring Mains etc.), RCBO's to each circuit. 20% spare capacity shall be allowed. 2. Installation of fans to both kitchen and bathroom – Envirovent Filterless Fan with integral humid tracker – including isolators installed as per BS7671. 3. Where appropriate, a separate circuit shall be allowed for both the hob and oven, wired back on sperate circuits back to the fuseboard. 4. Light fittings shall be supplied as specified under 'Light Fittings' including low energy bulbs. 5. Bathroom fitting shall be either IP65 or IP45. 6. The quotation should include any alterations to the kitchen layout, including additional circuits required. The contractor shall allow for providing and wiring in a new electric cooker panel in kitchen, which shall be on its own circuit. This shall include the cooker connection unit and all wiring back to the CCU. If a separate hob and oven are being used, these shall be on their own circuits with individual fused connection units/cooker panel. Electric Heating: Supply and fit from Fischer Heating: 5 Electric heaters and 1 Aquafficient 6 water heater Smoke/Heat Devices The Contractor shall include within his quotation for adequate smoke/heat devices to be installed. The installation shall comply with the Smoke and Carbon Monoxide Alarm Regulations 2019 – BS5839: Part 6. The system installed shall be compliant with LD2-D1. This shall include smoke detectors to each level together with a smoke detection to the main living area of the property. All devices shall be suitably linked to a remote wireless controller – Aico E1450. From the meter position, the contractor shall provide a new CCU unit (the		

SPECIFICATION OF WORKS		
new CCU shall have a 20% spare way capacity) and rewire the whole of the property, including a sufficient number of electric sockets in chrome for the purposes of habitation as follows: These are to be suitably positioned on at least three of the four walls Living Room – Min 4No. double sso plus 1No. TV socket Bedrooms – 4No. double sso plus 1No. TV socket Hall – 1No. double sso Kitchen – 4No. double sso in addition to sockets for appliances, which shall have a single unswitched socket at low level behind the appliance which shall be controlled by a switched spur above the work surface (each spur shall be indicated what it supplies). A switched spur shall also be installed for connection of the cooker hood if required. A fan shall be installed in either the fixed window or ducted through the wall, which shall be controlled via a switched spur. The contractor shall allow for providing and wiring all electric lights and where specified. <u>Light fittings:</u> Lights from B & Q as follows Roma Beaded Transparent Chrome effect 5 Lamp Ceiling light to be fitted to all rooms except kitchen area and bathroom Kitchen area – Aphaea Chrome effect 4 Light Spotlight Bathroom – Glass Globe light IP44 antique brass. All lights should be fitted with low energy bulbs The contractor shall allow within the price for cutting all chases and chasing in all wiring, allowing lifting of floorboards etc., and for making good upon completion all the electrical works and prior to the redecoration of the property. Where the chasing of cables is not possible the Project Coordinator shall be informed prior to the commencement of the works. The Contractor shall also supply and install a fused chart affixed to the wall adjacent to the fuseboard, this will also include labelling as per BS7671, date of installation, test date, etc.		

SPECIFICATION OF WORKS		
On completion of any works the contractor shall fully commission the electrical installation. A fuse chart shall be affixed adjacent to the CCU indicating all the relevant circuits, fuseways etc. The Contractor shall supply to the Project Coordinator the following certificates: - Electrical Installation Certificate - Certificate of Design, Installation and Commissioning of Fire Detection and Fire Alarm Systems - Part 'P' Certificate - Where applicable, PAT Certificate where appliances have been retained <u>DECORATIONS</u> <u>CEILINGS</u> Allow for stripping of existing ceiling decorations and if necessary, unbonding and replastering ceilings, prepare all surfaces, including washing down and sealing of new areas of plaster. Cornice is to remain in all rooms. Allow for cutting out all cracks and for forming undercut edges and filling of cracks. Paint with 1No mist coat and 2No full bodied coats of emulsion paint. Colour: White. <u>WALLS</u> Allow for stripping of wall coverings, where applicable, to all walls within property, and if necessary, unbonding and replastering. Allow for cutting out cracks, refilling and for forming undercut edges. Rub down and thoroughly preparing surfaces and leave ready to receive decorations. On completion apply 1No mist coat and 2No full bodied coats of vinyl silk paint to the all areas except bathroom and kitchen which should be painted in wipeable eggshell paint. Colour: Dulux White Mist		

SPECIFICATION OF WORKS		
<u>PREVIOUS GLOSS SURFACES</u> Allow for rubbing down and painting all previously painted gloss surfaces (such as skirting, doors etc) with 1 undercoat and 1 coat of brilliant Satinwood White paint. <u>METALWORK</u> Allow for thoroughly rubbing down and preparing all existing metal surfaces ie windows, pipes, radiators etc. Rub down to bare metal and prime with 1No undercoat and 1No full gloss finishing coat. Colour: White. Enamel paint to be used on hot water pipe work where necessary. <u>GENERALLY</u> <u>WINDOWS</u> Upon completion of the works the contractor shall allow for cleaning all windows internally and externally and for leaving in clean and tidy manner. <u>WARDROBES</u> The contractor shall allow for fitting PAX Bergsbo wardrobes (Colour: White) from IKEA, which should be fitted as shown on David Sugden's drawing. Your price should include for all frames, doors, handles and interior fitments. <u>LOFT AREA</u> Allow for checking the loft area (which can be accessed from inside the cupboard in bedroom 2) for loft insulation. Where none exists, allow to supply and fit whole roof area with 300mm loft insulation. This should include the area above flat 7. <u>FLOORING</u> Remove and discard all existing floor coverings within property. The contractor shall allow for repairing or replacing any loose, missing or broken floorboards, in preparation for future floor coverings. <u>FLOOR COVERINGS</u>		

SPECIFICATION OF WORKS		
The contractor shall allow for providing and fitting new carpet to all rooms (excluding kitchen and bathroom). The carpet should be hessian backed and good quality underlay should be used. Colour of carpet to be agreed with Project Co Ordinator. The contractor shall allow for supplying and good quality vinyl to kitchen, and bathrooms. Style/pattern to be agreed with Project Co Ordinator The total price submitted by the contractor shall allow for all gripper rods, door trims etc. On completion of project, the contractor is to provide an electrical safety certificate, Gas Safe certificate along with the original keys and an additional two sets to include any new locks. All works are to be carried out in a workmanlike manner TO COLLECTION £		