

SPECIFICATION OF WORKS

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PRELIMINARIES

EMPLOYER

City & Country Props (Midlands) Limited
Freshwater House
158-162 Shaftesbury Avenue
London
WC2H 8HR

Access to the site is via the enclosed keys

GRADE B SPECIFICATION FOR REFURBISHMENT OF

7 Purbrook House, Purbrook Gardens, Waterloooville, PO7 5JY

GENERALLY

Permitted hours of work are:

Monday to Thursday 08:00 to 16:00
Friday 08:00 to 17:00 (Summer) 8.00 to 16.00 (Winter)

No work is permitted to be undertaken on Saturday or Sunday.

Additionally, there is no work permitted on Jewish Holiday dates. Please check with Project Co Ordinator for the details of these.

An allowance should be made for moving items of furniture and plants etc., within the common areas and for providing all necessary temporary protection on staircases, handrails, walls etc., as required and necessary to execute the works in safe and orderly manner.

No materials shall be stored within the common parts during the course of the works and on no account shall the escape routes be obstructed at any time.

The contractor shall allow for all necessary dustsheets and rubbish clearance during the course of the works and on completion of contract.

Upon Completion and prior to handing back to the Client, the entire property must be thoroughly cleaned and left in a condition ready to let on the open market.

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2007 "CDM"

We would request you to register your company for regular updates from the Health and Safety Executive whose e mail address is construction-manager@bulletins.hse.gov.uk who will keep you updated as to changes to Health and Safety legislation which may pertain to your involvement in our properties.

The employer will appoint a CDM Co-ordinator under the above Regulations in due course. The Co-ordinator may issue a safety plan and the contractor will be required to confirm a price submitted or substantiate any variations thereto prior to commencing any work. It is anticipated that the Contractor will include within this tender for all reasonable anticipated requirements of the CDM Regulations.

The successful contractor for the work contained herein will be appointed the Principal Contractor by the Employer under the CDM Regulations.

The Principal Contractor must liaise with the CDM Co-ordinator to up date any safety plan and ensure the works comply with the same.

On completion of the works, the Principal Contractor must provide the CDM Co-ordinator with all necessary information for him to prepare the safety file.

The Contractor is to include in the price submitted herein any costs for compliance with the CDM Regulations. £

The contractor must not start work on receipt of an NCP and can only commence works once a signed order has been issued by the client.

On completion of the works, the Principal Contractor must provide the CDM co ordinator with all necessary information for him to prepare the Health and Safety file. It is imperative and essential that this information must be supplied on completion of the project. Any delay will result in your account not being finalised. This information is essential to the CDM co ordinator to prepare his files for the HSE executive.

DEFECTS LIABILITY

The Contractor shall be liable for all defects or third party costs arising from the work detailed herein for a period of 12 months from the completion of the work and shall be deemed as indemnifying the Employer in respect of the same.

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<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 bathroom suites complete, any kitchen fittings, cupboards, work surfaces, complete hot water cylinders, cold water storage tanks, furniture etc., and cart away. 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. Allow for providing by a GAS SAFE registered installer a valid landlord's gas safety certificate upon completion of the works in a property, where a gas supply is used for any appliance within the property, whether the contractor has undertaken any gas works or not. Allow for cost of installing new gas supply and connection to existing or new meter. Existing entryphone, telephone and television supply cables are to be preserved and not cut.		

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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 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>LAYOUT AALTERATIONS</u> Please see drawings from David Sugden numbered 2262.1, 2262.2 and 2262.3 for alterations to the layout which are non structural. <u>WINDOWS</u> Remove and dispose of all existing window furniture e.g. pelmets, curtains etc Allow for providing and fitting wood effect White or Cream 50mm Venetian blinds throughout Allow for overhauling all windows to the subject property and ensure all sashes are fully operational. <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.		

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Allow for a 5 lever Mortice lock to be fitted to front door. Ensure that door numerals are visible and upgrade if necessary or renewed where none exist. A wireless doorbell is to be supplied and fitted. Allow for replacing all internal doors with fire doors from Howdens which are Colonial 44mm White Grained 6 Panel Moulded FD30 Fire Door. These must be fitted with a rebated intumescent strip surround with integral smoke seal. They must also be fitted with self closing rising butt or perco hinges. 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. <u>BATHROOM</u>		

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Supply and fit in position to match existing or as shown on drawing appended to specification, new bathroom and w.c. from Victorian Plumbing the Legend Traditional Bathroom Suite to include bath basin and w.c. This suite comes with both basin and bath taps. Allow for creating tiled boxed area at end of bath as per David Sugden's setting out drawing number 2262.2. Allow for fitting from Victorian Plumbing Triton Amore 9.5kW electric shower - Gloss White Allow for providing and connecting all wastes, traps etc. Allow for providing and fitting a shower screen. Supply and fit from Wayfair Ashland Wall Bathroom Cabinet in White 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 Supply and fit flush shaver socket next to mirror or in vicinity of basin and shelf. <u>KITCHEN</u> Take out existing kitchen units and all fittings to kitchen. 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 laminate worktops from Howdens aged Oak Effect. Stainless steel single drainer sink with overflow kit and high neck pillar taps from Howdens		

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Supply and fit under counter Lamona single fan assisted oven. Supply and fit Lamona ceramic hob Supply and fit Lamona extractor hood. The position of this and the hob will need to differ from the design shown on the provided plans by David Sugden. Supply and fit BEKO washer/dryer and BEKO undercounter fridge with ice box where there is limited space for a larger fridge/freezer Allow for plumbing to take waste and incorporate hot and cold water supply. Allow for providing and fitting a chrome towel rail. 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>CENTRAL HEATING</u> <u>ELECTRICS</u> REWIRE (including installation of electric heating) 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.		

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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. 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		

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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 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		

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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. 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. 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		

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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 <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>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>		

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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, bathrooms & WC. 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 £		