

**Flat Conversion****Schedule of Works**

<b>Client:</b>	Council of the Isles of Scilly	<b>Site Address:</b>	Kirklees, Porthcressa Road, St Mary's, Isles of Scilly
<b>Contract Administrator:</b>	Currie & Brown	<b>Contractor:</b>	To be confirmed
<b>C&amp;B Ref:</b>	4101565-K-001	<b>Issue date:</b>	December 2023

**DRAWING REGISTER**

<b>Information Type</b>	<b>Drawing Title and Reference</b>	<b>Revision</b>
Existing Plans	4101565-K-0-01 Existing Plans ( <i>Appendix A</i> )	
Tender Drawing	4101565-K-1-01 Enabling and Demolition ( <i>Appendix B</i> )	
Tender Drawing	4101565-K-1-02 Proposed Plans ( <i>Appendix C</i> )	
Tender Drawing	4101565-K-1-03 Compartment Plan ( <i>Appendix D</i> )	
Tender Drawing	4101565-K-1-04 Fire and Acoustic Details ( <i>Appendix E</i> )	

ITEM	DESCRIPTION		COST
<b>1.0</b>	<b>PREAMBLES</b>		
1.1	<p><u>Materials Generally:</u></p> <p>Materials and goods shall be of the best quality of their respective kinds, British Standard Specifications (referred to herein as BS) shall apply unless otherwise stated.</p> <p>Where the name of a proprietary material has been used or referred to in a preamble note or in descriptions, unless otherwise described that proprietary material shall be handled, stored and used strictly in accordance with the manufacturer's recommendations, instructions or specifications. It is the Contractor's responsibility to obtain such details and inform all Sub-Contractors and operatives of the requirements and restrictions contained therein.</p>	NOTE	N/A
1.2	<p><u>Substitution of Products:</u></p> <p>No substitution of specified products will be permitted without approval. Such approval will only be granted if the contractor submits documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, fitness for purpose, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.</p> <p>Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, fitness for purposes and appearance of the construction as a whole.</p>	NOTE	N/A
1.3	<p><u>Workmanship Generally:</u></p> <p>Where not fully described herein all works shall be carried out in accordance with current British Standard Codes of Practice and where none apply, shall be carried out to accepted good practice and to the satisfaction of the Contract Administrator.</p> <p>Subject to any specific requirements stated later, fix everything that is intended to be fixed in such a manner that it stays fixed.</p>	NOTE	N/A
<b>2.0</b>	<b>SCOPE OF WORKS BY THE CONTRACTOR</b>		
	<p>The below is to be read in conjunction with the Preliminaries document.</p> <p><i>The Contractor shall:</i></p>	NOTE	N/A

2.1	Carry out everything necessary for the proper execution and completion of the works, whether or not described in this schedule of works or in the attached drawings, provided the same may reasonably be inferred therefrom and is to include all necessary allowances when tendering.		
2.2	Provide general attendance of one trade upon another and upon all sub-contractors, including the provision of facilities, plant etc, carrying out all sundry and jobbing works and making good etc, necessary for the proper execution of the works.		
2.3	Be responsible for liaison with and co-ordination of all works by the various trades and Sub-Contractors and. put in hand any works such as cutting chases, holes or mortices, providing fixings, plant or temporary services to avoid conflict with other work.		
2.4	Provide and install all necessary plant, scaffolding, temporary shoring and supports, tools etc. including hoists, ladders, planking, tackle, trestles, storage facilities, vehicles etc. together with all fixings and fittings and is to alter, adapt and maintain as necessary for the use of all trades including those required by Sub-Contractors, for proper execution of the work and shall remove them and make good any damage before completion.		
2.5	Provide and maintain during the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the Site or adjoining that may be endangered or affected by the Works.		
2.6	Provide and install all necessary temporary services including artificial lighting, electrical power etc. required for the works together with all fixings and fittings and is to alter, adapt, move and maintain as necessary and shall remove them and make good any damage before completion. Where existing supplies can be used, the Contractor shall check their adequacy for his use and where inappropriate, make all necessary arrangements and pay all charges to enable him to use them if he so requires.		
2.7	Comply with and give all notices required by any Act of Parliament, By-Laws and Regulations of Local Authorities and Statutory Undertakings, together with any local Police requirements and pay all those charges legally demandable and incurred in respect of these works, except for the Building Regulations which will be paid by the Employer.		

2.8	Ascertain the location of all services (including those underground or overhead) drains or sewers, etc within the vicinity of the works before commencing site operations and shall maintain and protect the same at all times during the contract and make good any damage or pay any costs or charges in connection therewith.		
2.9	Inform the Contract Administrator of any additional repairs which are outside the scope of this specification before the specified works are carried out, however, no additional work is to be carried out without his written instructions. provide all safety, health and welfare measures and amenities for his own workmen and for those of any Sub-Contractors as laid down in all Health & Safety Legislation applicable to this contract and maintain all safety measures required thereunder.		
2.10	Remove all rubbish, debris and surplus materials from the site as work proceeds including any existing or occasioned by Sub-Contractors and shall keep the site and surrounds clean and tidy at all times.		
2.11	Ensure that the structure and services of the property including all fixtures, fittings and finishes etc., (whether new or existing to be retained) are protected against falling objects, dust, damage, frost, inclement weather or other hazards throughout the contract by providing all necessary covering, guards, dust sheets, screens, tarpaulins etc. and making good at his own expense any damage caused the inadequacy thereof		
2.12	Move all furniture and take up and relay any carpet in occupied premises as necessary in order to facilitate the works. To floor areas where coverings are being retained, ensure to provide adequate protection to prevent spoiling from building works.		
2.13	The Contractor is to allow for an appropriate site set up to ensure compliance with all Health, Safety and Welfare Legislation relating to Health & Safety at Work Act and CDM Regulations 2015.		
2.14	Prior to commencing work in all areas, the Contractor is to carry out a photographic schedule of condition to the adjoining work areas and a PDF copy of a dated schedule provided to the CA.		
2.15	Prevent damage to interiors from exposure to the environment, including weather and other causes of material degradation during the course of the work.		
<b>3.0</b>	<b>SCHEDULE OF WORKS</b>		

<b>3.1</b>	<b>ENABLING &amp; DEMOLITION</b>		
3.1.1	Isolate services, strip out and dispose of existing kitchen fit-out to K007 including worktops, cupboards, sink, wall tiling and recirculating extract hood.	Item	
3.1.2	Isolate services, strip out and dispose of existing kitchen fit-out to K102 including worktops, cupboards, sink, wall tiling, recirculating extract hood and vinyl flooring.	Item	
3.1.3	Isolate services, strip out and dispose of bathroom fit-out to K205 including, bathtub, basin, toilet, wall tiling and vinyl flooring.	Item	
3.1.4	Strip out and dispose of stud partition, door and timber staircase from K007/K008 and dispose from site.	Item	
3.1.5	To the ground floor areas indicated on plan "4101565-K-1-01", isolate electrics to ceiling mounted fixtures, carefully remove and set aside. Take down plasterboard ceilings and expose timber floor joists.	Item	
3.1.6	Break out tiled floor covering to K007 and dispose.	Item	
3.1.7	To the stud partition separating K003 and K001 strip out and dispose.	Item	
3.1.8	Remove and dispose of existing timber doorsets on fire compartments as indicated on plan "4101565-K-1-01" including door, frame and ironmongery.	Item	
3.1.9	Strip out and dispose of timber half-height stud wall separating stairs within K102.	Item	
3.1.10	Strip and dispose of timber panel ceiling within K103 and mineral tile ceiling to K203 back to timber joists.	Item	
3.1.11	Strip and dispose of all timber panel and paper lined finishing to walls within K103, K203 and K202.	Item	
3.1.12	Remove timber skirting to K003 partition which is to be upgraded.	Item	
3.1.13	Isolate, drain and remove water tank located within loft space	Item	

	along with any previous owner possessions.		
<b>3.2</b>	<b>FLOOR REINSTATEMENT (K102)</b>		
3.2.1	Allow to reinstate floor structure within K102 with new timber joists to match the size and depth of existing. Fix joists within galvanised steel wall hangers in accordance with BS EN 845, adequately sized for the joists with a 35mm minimum end bearing.	Item	
3.2.2	Install timber floor boarding to match build-up height of existing floor deck.	Item	
<b>3.3</b>	<b>COMPARTMENTATION WORK</b>		
	<u>Walls</u>		
3.3.1	<p>Construct new timber stud partition off existing partition within K003 and K007 in accordance with "Wall 01" on drawing "4101565-K-1-04".</p> <p>Seal air gaps around existing partition with Gyproc Acrylic Sealant in accordance with manufacturers recommendations.</p> <p>Fix 2nr layers of Gyproc SoundBloc with decorative side facing the existing partition.</p> <p>Install new timber studwork to be constructed with 75 x 38mm CLS C16 to a maximum of 600mm centres. Head and sole plates should consist of a single length with members fixed to the building structure no less than 600mm centres. Provide staggered noggins at mid height where using full height boards.</p> <p>Install 50mm Isover Acoustic Partition Roll friction fitted within stud in accordance with manufacturers recommendations.</p> <p>Install 2nr 12.5mm Gyproc SoundBloc plasterboard sheets to the inside face of studwork in accordance with manufacturers recommendations. Stagger vertical and horizontal joints and apply scrim tape to prevent cracking.</p> <p>Install new MDF skirting to match size and profile of existing.</p>	Item	
3.3.2	<p>Construct new timber stud partition separating K001 and K003 in accordance with "Wall 02" on drawing "4101565-K-1-04":</p> <p>Studwork to be constructed with 75 x 38mm CLS C16 installed to a maximum of 600mm centres. Head and sole plates should consist of a single length with members fixed to the building structure no less than 600mm centres. Provide staggered</p>	Item	

	<p>noggins at mid height where using full height boards.</p> <p>Install 50mm Isover Acoustic Partition Roll friction fit within stud in accordance with manufacturers recommendations.</p> <p>Install 2nr 12.5mm Gyproc SoundBloc plasterboard sheets to both sides of studwork in accordance with manufacturers recommendations. Stagger vertical and horizontal joints and apply scrim tape to prevent cracking.</p> <p>Install new MDF skirting to match size and profile of existing.</p>		
3.3.3	<p>Extend timber stud partition to full height, in-filling glazed sections to K101 and K201 as noted on "K-1-03" to meet 30-minute fire compartment requirement.</p> <p>Install new timber studwork to match the existing buildup overall thickness.</p> <p>Install 1nr layer of 12.5mm Gyproc WallBoard plasterboard sheets to both sides of studwork in accordance with manufacturers recommendations. Apply scrim tape to prevent cracking.</p>	Item	
3.3.4	<p>Apply British Gypsum Thistle BoardFinish plaster to new plasterboard wall areas in accordance with manufacturers recommendations.</p> <p>Feather into existing plaster to provide neat, level finish.</p>	Item	
	<u>Ceilings</u>		
3.3.5	<p>Supply and install British Gypsum GypCeiling Lining system to ground floor areas indicated on plan "K-1-03" in strict accordance with manufacturers recommendations.</p> <p>Fix Gypframe GL8 perimeter channels to walls at 600mm centres. Seal perimeter junctions with Gyproc Sealant.</p> <p>Fix Gypframe GL6 timber connectors at 1200mm centres to side of existing timber joists. Minimum of two fixings per connector, installed a minimum of 35mm from the bottom of the joist.</p> <p>Fix Gyprame GL1 Lining Channels at maximum of 600mm centres for 15mm boards, extended with GL3 Channel connectors.</p> <p>Install 50mm Isover Space Saver Ready-Cut Acoustic Insulation to lining system ensuring continuity across the ceiling area.</p> <p>Install 2nr layers of 15mm Gyproc SoundBloc with drywall screws. Stagger vertical and horizontal joints and apply scrim</p>	Item	

	tape to prevent cracking.		
3.3.6	<p>Apply British Gypsum Thistle BoardFinish plaster to new plasterboard ceiling areas in accordance with manufacturers recommendations.</p> <p>Feather into existing plaster to provide neat, level finish.</p>	Item	
	<u>Doors</u>		
3.3.7	<p>Supply and install new IFC certified fire rated FD30 doorsets with minimum fire rating of 30 minutes to flat entrances (D002 &amp; D003).</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Sentry Doors Ltd or similar approved.</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- F30S Flat Entrance Door</li> </ul> <p>Door Style:</p> <ul style="list-style-type: none"> <li>- FED20</li> </ul> <p>Seals:</p> <ul style="list-style-type: none"> <li>- Incorporated intumescent seals.</li> </ul> <p>Hardware:</p> <ul style="list-style-type: none"> <li>- Lever door handle with key lock</li> <li>- Letter plate and security cowl</li> <li>- 180° Door viewer</li> <li>- Numerals</li> </ul> <p>Door finish:</p> <ul style="list-style-type: none"> <li>- Painted, factory finished.</li> <li>- Colour: TBC</li> </ul> <p>Frame and Architrave:</p> <ul style="list-style-type: none"> <li>- MDF painted finish (refer to decoration spec).</li> <li>- Colour: White</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.sentrydoors.co.uk">www.sentrydoors.co.uk</a></li> <li>- Email: <a href="mailto:enquiries@sentrydoors.co.uk">enquiries@sentrydoors.co.uk</a></li> </ul>	Item	
3.3.8	<p>Supply and install new IFC certified fire rated FD30 doorsets with minimum fire rating of 30 minutes to hallway compartments (D005, D006, D007, D101, D102, D201, D203, D203).</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Sentry Doors Ltd or similar approved.</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- F30S Internal Door</li> </ul> <p>Door Style:</p> <ul style="list-style-type: none"> <li>- Plain face.</li> </ul> <p>Seals:</p> <ul style="list-style-type: none"> <li>- Incorporated intumescent seals.</li> </ul> <p>Hardware:</p> <ul style="list-style-type: none"> <li>- Lever door handle</li> </ul> <p>Door finish:</p> <ul style="list-style-type: none"> <li>- Painted, factory finished.</li> <li>- Colour: TBC</li> </ul>	Item	



	<p>Frame and Architrave:</p> <ul style="list-style-type: none"> <li>- MDF painted finish (refer to decoration spec).</li> <li>- Colour: White</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.sentrydoors.co.uk">www.sentrydoors.co.uk</a></li> <li>- Email: <a href="mailto:enquiries@sentrydoors.co.uk">enquiries@sentrydoors.co.uk</a></li> </ul>		
	<u>Service Penetrations</u>		
3.3.9	<p>Allow to seal any service penetrations through compartment walls and ceilings using proprietary fire stopping product to suit openings in strict accordance with manufacturers recommendations.</p> <p>Contractor to notify CA of all fire stopping locations to enable plan mark up.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Rockwool Ltd or similar approved.</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- Intumescent Sealant</li> <li>- Ablative Coated Batt</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.rockwool.com">www.rockwool.com</a></li> <li>- Email: <a href="mailto:customersupportcentre@rockwool.co.uk">customersupportcentre@rockwool.co.uk</a></li> </ul>	Item	
<b>3.4</b>	<b>CHIMNEY WORKS (INTERNAL)</b>		
	<u>Chimney breast within K103.</u>		
3.4.1	<p>Board off chimney breast.</p> <p>Install timber batten support within chimney breast opening and fix off-cut of 15mm plasterboard SoundBloc MR to close opening.</p>	Item	
3.4.2	Install ventilation grille within plasterboard towards bottom of the opening, centrally located.	Item	
3.4.3	<p>Apply British Gypsum Thistle BoardFinish plaster to new plasterboard wall areas in accordance with manufacturers recommendations.</p> <p>Feather into existing stonework.</p>	Item	
	<u>Damp to chimney stack partition separating (K201A and K205)</u>		
3.4.4	Isolate, disconnect and dispose of mechanical extraction fan	Item	

	installed on K205 wall.		
3.4.5	Hack-off damp effected plaster to both sides of partition back to block substrate. Remove all loose material and anything that may interfere with adhesion and allow period of drying out.	Item	
3.4.6	<p>Apply two coats of Dryzone Damp-Resistant Plaster in accordance with manufacturers recommendations ensuring to maintain minimum curing period between coats.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Safeguard Europe Ltd</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- Dryzone Damp-Resistant Plaster</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.safeguardeurope.com">www.safeguardeurope.com</a></li> </ul>	Item	
3.4.7	<p>Apply standard 2mm gypsum plaster skim finishing coat in preparation for wider paint decorations.</p> <p>Feather into existing plaster to provide neat, level finish.</p>	Item	
<b>3.5</b>	<b>WINDOWS</b>		
3.5.1	Allow to ease and adjust windows throughout to ensure smooth operation.	Item	
3.5.2	<p>Supply and install new retrofit window restrictors to all windows situated above ground floor level.</p> <p>Contractor to measure on site and submit proposal for approval.</p>	Item	
<b>3.6</b>	<b>FIXTURES AND FITTINGS</b>		
	<u>Kitchens</u>		
3.6.1	<p>Supply and install new Howdens Kitchen to K007 to suit layout drawings "4101565-K-1-02". To include worktops, below worktop and wall mounted cupboard storage and breakfast bar.</p> <p>Greenwich Range colour: White to suit layout.</p> <p>The contractor is <u>not</u> to allow for white goods or oven.</p> <p>Contractor to supply manufacturers detailed design drawings to CA for approval prior to order.</p> <p>Manufacturer:</p>	Item	

	<ul style="list-style-type: none"> <li>- Howden Joinery Ltd</li> </ul> Product: <ul style="list-style-type: none"> <li>- Howdens Kitchens Greenwich</li> </ul> Contact: <ul style="list-style-type: none"> <li>- Web: <a href="http://www.howdens.com">www.howdens.com</a></li> </ul>		
3.6.2	<p>Supply and install new Howdens Kitchen to K102 to suit layout drawings "4101565-K-1-02". To include worktops, below worktop and wall mounted cupboard storage.</p> <p>Greenwich Range colour: White to suit layout.</p> <p>The contractor is <u>not</u> to allow for white goods or oven.</p> <p>Contractor to supply manufacturers detailed design drawings to CA for approval prior to order.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Howden Joinery Ltd</li> </ul> Product: <ul style="list-style-type: none"> <li>- Howdens Kitchens Greenwich</li> </ul> Contact: <ul style="list-style-type: none"> <li>- Web: <a href="http://www.howdens.com">www.howdens.com</a></li> </ul>	Item	
3.6.3	Finish unit abutments with neat bacteria resistant silicone sealant, colour: white.	Item	
	<u>Bathroom (K205)</u>		
3.6.4	<p>Supply and install new bathroom sanitary appliances to K205 to match existing layout to utilise existing service points as far as possible. To include new shower tray and enclosure, vanity basin and toilet. Installations to be undertaken in accordance with manufacturers recommendations.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Ideal Standard Ltd</li> </ul> Contact: <ul style="list-style-type: none"> <li>- Web: <a href="http://www.idealstandard.co.uk">www.idealstandard.co.uk</a></li> </ul> <p>Shower tray and enclosure:</p> <ul style="list-style-type: none"> <li>- Size to suit site dimensions, contractor to measure on site prior to order.</li> <li>- At tender stage allow for 760 x 760mm "Simplicity" range shower tray to EN 14527:2006 + A1:2010.</li> <li>- Allow for "I.LIFE" glass side panel and infold door to EN 14428:2015.</li> </ul> <p>Basin and vanity unit:</p> <ul style="list-style-type: none"> <li>- Basin to be installed on top of vanity unit. Vanity unit to house electric point-of-use heater.</li> <li>- Allow for 500mm "TEMPO" Vitreous China vanity washbasin.</li> <li>- Allow for 500mm "TEMPO" floor standing vanity unit</li> </ul>	Item	

	<p>with 2nr doors. Colour: gloss white.</p> <ul style="list-style-type: none"> <li>- Single lever basin mixer tap. Colour: Chrome.</li> </ul> <p>Toilet:</p> <ul style="list-style-type: none"> <li>- Close coupled WC Vitreous China to BS EN 997.</li> <li>- Allow for "I.LIFE" range.</li> <li>- Toilet seat and cover with dual flush.</li> </ul>		
3.6.5	Finish around sanitary appliances with neat bacteria resistant silicone sealant, colour: white.	Item	
<b>3.7</b>	<b>FINISHES</b>		
	<u>Plastered walls and ceilings</u>		
3.7.1	<p>Undertake general crack repairs to existing plastered walls and ceilings.</p> <p>Score following line of crack and rake out. Remove any loose debris and dust which may interfere with adhesion. Apply proprietary crack filling compound (contractors choice) and allow to cure in accordance with manufacturers recommendations.</p> <p>Sand application areas with fine-grit paper to ensure smooth with adjacent surfaces in preparation for redecorations.</p> <p>At tender stage provisionally allow for 10 l/m of crack repairs.</p>	Item	
3.7.2	<p>Allow to prepare surfaces previously lined with timber panelling, tiling or wallpaper with standard Gypsum plaster skim coat prior to decoration.</p> <p>Substrate condition to be reviewed upon removal.</p>	Item	
3.7.3	<p>Allow to redecorate throughout, using Dulux Trade Diamond Matt emulsion. Prepare new surfaces in accordance with manufacturers recommendations.</p> <p>To newly plastered surfaces allow for thinned priming coat. Where strong colour change is required, apply priming coat.</p> <p>Apply two full body finishing coats throughout.</p> <p>Finish to be even, smooth and uniform in colour. Free from brush marks, runs and other defects.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Dulux Trade of AkzoNobel</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- Dulux Trade Diamond Matt Emulsion</li> </ul> <p>Contact:</p>	NOTE	<b>N/A</b>

	<ul style="list-style-type: none"> <li>- Web: <a href="http://www.duluxtradepaintexpert.co.uk">www.duluxtradepaintexpert.co.uk</a></li> <li>- Tel: <a href="mailto:duluxtrade.advice@akzonobel.com">duluxtrade.advice@akzonobel.com</a></li> </ul>		
3.7.4	<p>Redecorate all newly plastered walls with 1nr priming coat and 2nr full body finishing coats. Colour: white.</p> <p><i>Refer to 3.7.3.</i></p>	Item	
3.7.5	<p>Redecorate all previously painted walls with 2nr full body finishing coats. Colour: white.</p> <p><i>Refer to 3.7.3.</i></p>	Item	
3.7.6	<p>Redecorate all newly plastered ceilings with 1nr priming coat and 2nr full body finishing coats. Colour: white.</p> <p><i>Refer to 3.7.3.</i></p>	Item	
3.7.7	<p>Redecorate all previously painted ceilings with 2nr full body finishing coats. Colour: white.</p> <p><i>Refer to 3.7.3.</i></p>	Item	
	<u>Timber joinery</u>		
3.7.8	<p>To timber skirtings, door frames and door architraves decorate with Dulux Trade Satinwood. Prepare new surfaces in accordance with manufacturers recommendations. Knot, stop and prime any bare timber.</p> <p>To new surfaces, apply 1nr undercoat of Dulux Trade Quick Dry Undercoat.</p> <p>Apply 2nr full body finishing coats of Dulux Trade Satinwood, Colour: White.</p> <p>Finish to be even, smooth and uniform in colour. Free from brush marks, runs and other defects.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Dulux Trade of AkzoNobel</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- Dulux Trade Quick Dry Undercoat</li> <li>- Dulux Trade Stainwood.</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.duluxtradepaintexpert.co.uk">www.duluxtradepaintexpert.co.uk</a></li> <li>- Tel: <a href="mailto:duluxtrade.advice@akzonobel.com">duluxtrade.advice@akzonobel.com</a></li> </ul>	Item	
	<u>Ceramic wall tiling</u>		

3.7.9	<p>Provide splashback to kitchen worktop areas within K007 and K102.</p> <p>Supply and install new 150 x 150mm white gloss ceramic wall tiles to form splashback within new kitchen area with proprietary tile adhesive in strict accordance with manufacturers recommendations.</p> <p>Grout tiles with anti-bacterial and fungal-resistant grouting, colour: white.</p> <p>Background to be prepared as required. Remove dust, debris or anything that may interfere with adhesion.</p> <p>Horizontal and vertical joints to be aligned around corners. Minimise cut tiles as far as possible, where necessary locate unobtrusively. Deviation tolerance up to 3mm over a 2m straightedge.</p>	Item	
3.7.10	<p>Provide new tiling to shower enclosure and basin splashback within K205.</p> <p>Supply and install new 150 x 150mm white gloss ceramic wall tiles to form shower enclosure and basin with proprietary tile adhesive in strict accordance with manufacturers recommendations.</p> <p>Grout tiles with anti-bacterial and fungal-resistant grouting, colour: white.</p> <p>Background to be prepared as required. Remove dust, debris or anything that may interfere with adhesion.</p> <p>Horizontal and vertical joints to be aligned around corners. Minimise cut tiles as far as possible, where necessary locate unobtrusively. Deviation tolerance up to 3mm over a 2m straightedge.</p>	Item	
3.7.11	<p>Allow to carefully remove and set aside ceramic wall tiling within Bathroom K005 to facilitate removal of mixer shower and make good.</p>	Item	
	<u>Floor coverings</u>		
3.7.12	<p>Install new Fitwell Comfort Tex laminate effect non-slip vinyl floor covering to Kitchen K007 and K102 in strict accordance with manufacturers recommendations. Finish: TBC.</p> <p>Fix vinyl to substrate with approved acrylic adhesive system.</p> <p>Finished covering accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive</p>	Item	

	<p>marks, stains and high spots.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Fitwell Flooring</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- Creations Comfort Tex</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.fitwell.co.uk">www.fitwell.co.uk</a></li> <li>- Tel: <a href="mailto:sales@fitwell.co.uk">sales@fitwell.co.uk</a></li> </ul>		
3.7.13	<p>Install new Fitwell Comfort Tex laminate effect non-slip vinyl floor covering to Bathroom K205 in strict accordance with manufacturers recommendations. Finish: TBC.</p> <p>Fix vinyl to substrate with approved acrylic adhesive system.</p> <p>Finished covering accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks, stains and high spots.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Fitwell Flooring</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- Creations Comfort Tex</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.fitwell.co.uk">www.fitwell.co.uk</a></li> <li>- Email: <a href="mailto:sales@fitwell.co.uk">sales@fitwell.co.uk</a></li> </ul>	Item	
<b>3.8</b>	<b>SERVICES (Contractors Design Portion)</b>		
3.8.1	<p>Isolate and separate electrical services to supply each flat individually. Allow for full electrical re-wire in accordance with BS 7671. All new cables to be installed neatly and securely aligned vertically or horizontally with accessory. New cable routes to utilize voids and be chased into walls.</p>	Item	
3.8.2	<p>Install new electric storage heating system. Dimplex Quantum rang including Economy 7 off-peak consumer unit and sub mains to both flats.</p> <p>Contractor to submit proposal to CA prior to order. Contractor to liaise with CIOs to make adjustments to incoming supply mains as required.</p> <p>Manufacturer:</p> <ul style="list-style-type: none"> <li>- Glen Dimplex UK Ltd</li> </ul> <p>Product:</p> <ul style="list-style-type: none"> <li>- Quantum</li> </ul> <p>Contact:</p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.dimplex.co.uk">www.dimplex.co.uk</a></li> </ul>	Item	
3.8.3	Replace all existing light switches with new white plastic	Item	

	installations to BS EN 60669-1.  Install two-way lighting control at top and bottom of staircases.		
3.8.4	Supply and install 1nr IP44 rated ceiling mounted LED light to bathrooms K005 and K205.	Item	
3.8.5	<p>Replace all existing sockets with new white plastic installations to BS EN 1363-2.</p> <p>Allow for fused switches to supply cooker, fridge and mechanical extraction (kitchens and bathrooms). Within kitchen allow for additional 2nr switched fused spurs above worktop level with 2nr sockets below worktop for dishwasher / washing machines.</p> <p>Socket locations to be confirmed on site.</p> <p>As a general rule ensure number of outlets to room type meet the following:</p> <ul style="list-style-type: none"> <li>- Kitchen: 8 outlets (a minimum of 3 sockets free for general use).</li> <li>- Living Room: 8 outlets (a minimum of two outlets near the TV aerial outlet).</li> <li>- Bedrooms: 6 outlets (double socket either side of bed and one on opposing wall to bed).</li> <li>- Landing/hall: 2 outlets</li> </ul>	Item	
3.8.6	Install BT line to serve each flat with master socket and 1nr socket within living room of each flat.	Item	
3.8.7	Install new TV aerial to serve both flats and allow for 1nr socket in each living room and bedroom.	Item	
3.8.8	<p>Supply and install new stainless steel mechanical extraction hood (Contractors choice, submit proposal for approval prior to order) to cooking stations within kitchens (K007 &amp; K102). Duct extract through external wall. Extract to achieve minimum intermittent extract rate of 30l/s.</p> <p>Core drill penetration through existing cavity wall and install rigid ducting and grille kit. Cut duct to suit cavity width and mechanical extract connection. Grille Colour: White.</p> <p>Seal penetrations on both sides using airtight collars.</p> <p><i>Contractor to allow for <b>high-level access</b> arrangements separately under item 2.4.</i></p>	Item	
3.8.9	Supply and install new mechanical extraction (Contractors choice, submit proposal for approval prior to order) to Bathroom	Item	



	<p>K205. Extract to achieve minimum intermittent extract rate of 15l/s.</p> <p>Core drill penetration through timber frame dormer wall and install rigid ducting and grille kit. Cut duct to suit cavity width and mechanical extract connection. Grille Colour: White.</p> <p>Seal penetrations on both sides using airtight collars.</p> <p><i>Contractor to allow for <b>high-level access</b> arrangements separately under item 2.4.</i></p>		
3.8.10	<p>Isolate and separate water services with new metered supply to serve each flat individually in accordance with BS EN 806-4. Remove existing hot water supply pipework and prevent any dead legs.</p>	Item	
3.8.11	<p>Install new electric point of use hot water heaters (Contractors choice, submit proposal for approval prior to order) to bathroom basins and kitchen sinks (K005, K007, K102 and K205).</p>	Item	
3.8.12	<p>Install new fire alarm system to comply with BS 5839-6 Grade D2 Category LD2.</p> <p>New smoke alarms to be mains operated and conform to BS EN 14604.</p> <p>New heat alarms to be mains operated and conform to BS 5446-2.</p>	Item	
<b>3.9</b>	<b>EXTERNALS</b>		
3.9.1	<p>Allow to clear and flush through rainwater goods. Repair any leaking joints identified.</p> <p><i>Contractor to allow for <b>high-level access</b> arrangements separately under item 2.4.</i></p>	Item	
3.9.2	<p>Renew timber soffit to rear dormer extension to match size, profile and appearance of existing.</p> <p><i>Contractor to allow for <b>high-level access</b> arrangements separately under item 2.4.</i></p>	Item	
<b>3.10</b>	<b>On completion</b>		
3.10.1	<p>The Contractor is to make good any damage caused during the works.</p>	Item	

3.10.2	The work areas should be left clean and tidy on completion and all areas which have been worked on require a full 'builders clean'.	Item	
3.10.3	The Contractor is to dispose of any waste materials including cut offs and packaging.	Item	
3.10.4	The Contractor to provide certification for all supplied products including warranties prior to practical completion.	Item	
3.10.5	The Contractor to provide O&M manuals two weeks prior to practical completion. The issue of practical completion will be contingent on the provision of O&Ms.	Item	
		<b>Total from above:</b>	

## Appendix A

### Existing Plans

## Appendix B

### Enabling and Demolition

## Appendix C

### Proposed Plans

## Appendix D

### Compartment Plan

## Appendix D

### Fire and Acoustic Details