



Clerk to Council: Elizabeth Martin

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Ivy House
72 The Green
Poulshot
SN10 1RT

Statement of Work: Refurbishment of Public Toilet Block

Location: Lyneham, Chippenham, Wiltshire, SN15 4PP

Issuer: Lyneham Parish Council

Date: March 17, 2025

1. Introduction

Lyneham Parish Council is seeking qualified contractors to submit competitive bids for the refurbishment of a public toilet block located in Lyneham, Chippenham, Wiltshire. The project aims to modernise and enhance the facility through electrical upgrades, plumbing installations, and general construction works, ensuring accessibility, safety, and compliance with current standards. This Statement of Work outlines the scope, requirements, and expectations for the project.

2. Project Scope

The refurbishment encompasses three primary components: Electrical Works, Plumbing Works, and Construction Works. Contractors are expected to provide all labour, materials, and equipment necessary to complete the tasks outlined below, unless explicitly excluded.

2.1 Electrical Works

- 1. Consumer Unit Installation:** Supply and install a 6-way consumer unit, complete with miniature circuit breakers (MCBs), a 30mA residual current device (RCD) protection, and a Type 2 Surge Protection Device (SPD) as standard.
- 2. Fixtures and Fittings:** Supply, wire, and install:
3. 13 amp double socket outlets (minimum 6 units).
4. 13 amp switched fused spur units (minimum 5 units).
5. PIR (Passive Infrared) ceiling-mounted sensors (minimum 3 units).
6. LED ceiling light fittings (minimum 5 units).
7. LED emergency light fittings (minimum 3 units).
8. Non-dimmer switch positions (minimum 3 units).



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9. Emergency key switches (minimum 1 unit).
10. Hand dryers (minimum 2 units).
11. External wall lights (minimum 1 unit).
12. Power supply for 6 electric-opening Velux roof lights (size to be confirmed by contractor).
13. Slimline, low-profile 4" extraction fan units (minimum 2 units).
14. Fan isolation switches (minimum 2 units).
15. Photo cell/timer for external lights (minimum 1 unit).
16. **Removal:** Strip existing electrical components, including lighting, hand dryers, emergency lights, and external lights, as required to facilitate new installations.

2.2 Plumbing Works

1. **Decommissioning:** Decommission and remove all existing sanitaryware, domestic hot and cold pipework, and waste systems in both men's and women's toilets.
2. **Men's WC Installation:** 1st and 2nd fix for:
3. 2 urinals with exposed cisterns and cistern mixer valves.
4. 1 disabled WC, including WC, sink, grab rails, and a fold-down baby changing table.
5. 1 basin in the communal area with self-closing taps.
6. Install Rapidfit cubicle system for the disabled WC, ensuring wheelchair accessibility.
7. **Women's WC Installation:** 1st and 2nd fix for:
8. 1 disabled WC, including WC, sink, grab rails, and a fold-down baby changing table.
9. 1 concealed cistern with back-to-wall pan.
10. 1 basin in the communal area with self-closing taps.
11. Install Rapidfit cubicle system for both the disabled WC and standalone WC, ensuring wheelchair accessibility.
12. **Pipework and Equipment:** Supply and install new domestic hot and cold pipework to serve both men's and women's WCs.
13. Supply and install new waste systems for both WCs.
14. Supply and install an Ariston water heater to feed all basin taps.
15. Supply and install thermostatic blending valves to control water temperature at all outlets.
16. **Sanitaryware Supply:** Provide all necessary sanitaryware, including but not limited to:



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- 17.2 Base DOC M Pack close-coupled toilets with white rails, basins, and taps.
- 18.2 horizontal nappy/baby changing units.
- 19.1 Fresssh Georgia Plus back-to-wall pan with standard seat or similar.
- 20.1 Fluidmaster ProEco brass concealed cistern or similar.
- 21.2 Base Vanity Basins (530 x 400 mm, white, 1 tap hole).
- 22.2 Deva Non-Concussive Vision self-closing basin taps.
- 23.2 basin clicker wastes (slotted, mini plug, chrome-plated).
- 24.2 Rapidfit Vanity Units (1000 mm L x 600 mm D x 800 mm H, blocked both ends).
- 25. Rapidfit cubicle systems as specified (1 transverse cubicle 1.52 m wide x 1.5 m deep x 1.95 m high; 1 range of 2 enclosed cubicles, 2.3 m x 1.5 m deep x 1.95 m high, including wider access cubicle).

2.3 Construction Works

1. **Site Preparation and Safety:** Provide safety fencing, worker's WC, safety signage, and scaffolding as required.
2. Arrange hire of skips for waste removal.
3. **Demolition and Removal:** Remove existing structures and fixtures, including:
 4. 6 Velux windows (patch roof to stop leaks).
 5. Disabled toilet facilities (men's and women's).
 6. Plant room fixtures.
 7. Pergola/posts at both entrances (replace with new oak posts and prop as needed).
 8. Cubicles, ceiling cladding, wall and floor tiles, steel trough urinal, skirting, sinks, and stud walls (men's and women's).
9. **Structural and Finishing Works:** Insulate rafters with 100 mm Celotex, plasterboard, skim, and paint ceilings.
10. Plaster and decorate all existing walls in men's, women's, plant room, and storage room.
11. Supply and fit wet room flooring (self-levelling preparation and Polyfloor) in men's, women's, and plant room areas.
12. Supply and fit Whiterock wall panels (2.4 m height) to perimeter walls in men's and women's toilets.
13. Supply and install 4 new external doors (men's, women's, plant room, and storage room).



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14. Remove existing paths and install concrete ramps for disabled access to men's and women's toilets.
15. Refurbish building exterior: jet wash exterior and roof, replace wooden cladding with composite/PVC cladding, and repoint loose mortar.
16. Supply and fit 2 shatterproof, anti-scratch mirrors (600 mm x 800 mm).
17. **Additional Installations:** Supply and install 6 electric-opening Velux roof lights (size to be confirmed).
18. Supply and fit 3 timer-operated electric heaters.
19. Install new signage for the facility.
20. **Finalisation:** Conduct a professional clean and handover of the completed facility.

2.4 Exclusions

1. Making good (e.g., repairs beyond minor patching) to be done by others unless specified.
2. Works outside the scope of this SOW will be subject to additional charges.
3. Clearing/moving furniture or items blocking work areas.
4. Builders' work (e.g., holes >50 mm diameter, support structures) unless specified.
5. Re-decoration and final making good beyond quoted scope.
6. Removal and disposal of rubble, fittings, wiring, materials, waste, and packaging unless specified.

3. Instructions for Bidders

1. **Submission Deadline:** Bids must be submitted by the deadline listed on Contracts Finder.
2. **Proposal Requirements:** Detailed cost breakdown for each component (Electrical, Plumbing, Construction).
3. Proposed timeline, including start and completion dates.
4. Evidence of qualifications and experience with similar projects.
5. Itemised quotes for any additional works outside the specified scope.
6. **Compliance:** All work must adhere to relevant UK health, safety, and building regulations.
7. **Site Visits:** Available upon request; contact Parish Clerk to schedule.
8. **Format:** Submit electronically to Parish.Clerk@lynehamandbradenstokepc.gov.uk or physically to 72 The Green, Poulshot, SN10 1RT.



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4. Evaluation Criteria

1. **Cost (40%):** Competitive and transparent pricing.
2. **Experience (30%):** Demonstrated expertise in similar refurbishment projects.
3. **Timeline (20%):** Ability to complete the project efficiently and within deadlines.
4. **Compliance (10%):** Adherence to safety, quality, and regulatory standards.

5. Submission Details

1. **Email:** Parish.Clerk@lynehamandbradenstokepc.gov.uk
2. **Physical Address:** 72 The Green, Poulshot, SN10 1RT

6. Notes

1. All prices should include VAT at 20% unless otherwise stated.
2. Bidders should identify whether they are vatable or not, along with their VAT number.
3. Contractors must confirm quantities and specifications (e.g., Velux sizes) prior to final pricing.
4. Lyneham Parish Council reserves the right to accept or reject any bid.