

BROXTOWE BOROUGH COUNCIL

6 Hetley Road, Beeston, NOTTINGHAMSHIRE

**PROPOSED EXTENSION, REPAIR AND
ADAPTATION**



PRICED SCHEDULE OF WORKS

June 2019

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6 Hetley Road, Beeston, NOTTINGHAMSHIRE

ADAPTATION AND EXTENSION

1:00 DEMOLITION and ALTERATION:

1:01 GENERAL

All work is to be carried out in accordance with all relevant building regulations, planning approval and building control instructions and to the satisfaction of the Contracts Administrator. Please note Building Regulations will apply for this development (to be obtained by the Council). If, in the opinion of the contractor, any detail or part of the specification does not conform to current Building Regulations, they should contact the Contract Administrator before submitting a tender. Alternative manufacturers/materials will be considered by the CA for approval. All work should be based upon drawing Nos. CW19.004.101-111

1:02 SITE PREPARATION

The Contractor will need to allow for all site preparation to facilitate the works; including but not limited to:
Removal of all debris arising from demolition in a timely manner.
Retaining safe access for neighbours throughout the works with considerate parking and deliveries.
Protection and security of the site.
Protection of existing structures and landscaping.
Area must be left clean and tidy upon completion.
Provision of onsite welfare facilities, including a WC.
Provide protection from dust and debris, including but not limited to sealing of doors and protection when chopping out plaster from walls.
Provide full height scaffolding to full height for re-roofing and maintain for period including external wall insulation.

1:03 DEMOLITION

1:03:01 Prop and demolish walls as shown on drg no CW19.004.101.

1:03:02 Breakout and remove grass and paved area to rear of property to extent of new extension and as necessary to allow formation of new ground bearing foundations and floor as section CW19.004.106 according to the area shown on drawing CW19.004.102 & 108.

1:03:03 Drain down and remove boiler and radiators 01&02

in kitchen and hall and set aside for reuse.

- 1:03:04 Disconnect all existing services and remove redundant electric fire, power sockets and light fittings as shown on drawing CW10.004.105.
- 1:03:05 Remove external and internal doors Ex D01-D09 and cart away from site.
- 1:03:06 Remove Windows Ex W01-W05 cart away from site.
Allow to temporary prop structure.
- 1:03:07 Form openings in external & internal walls as shown on drawing CW19.004.101, 102 & 103. (External wall: solid double skin brickwork; internal wall: single skin brickwork)
Allow to temporary prop structure as necessary.
NOTE: Opening to be secured throughout works.
- 1:03:08 Strip all existing roof of tiles, valleys, battens, felt, soffits, fascia and rainwater goods to whole roof and remove from site allowing for temporary cover.
Overhead cables to be shrouded and re-sited onto the new extension in agreement with Western Power.
- 1:03:09 Take down existing chimney complete to below roof finish level and provide flue vents into roofspace.
- 1:03:10 Widen existing door openings to 1000mm for D04.
Allow to temporary prop structure.
- 1:03:11 Take up existing timber flooring in bedroom 2 and adjacent circulation ready to level up floor joists (allow 12m2)
- 1:03:12 Take up existing external surface and ground to new extension, surrounding path, ramp widening and drainage connection.
- 1:03:13 Carefully remove existing kitchen units and set aside for collection.
- 1:03:14 Cart away from site all debris arising from the demolitions.

2:00 GROUNDWORKS:

2:01 EXISTING DRAINS

- 2:01:01 Protect all drains, manholes, gullies, vent pipes, rainwater pipes and fittings that are retained for use and ensure that they are kept free of debris at all times.
- 2:01:02 Make good any damage to existing drains arising from demolition work and leave clean and in working order on completion.

2:02 FOUNDATIONS

- 2:02:01 Excavate and prepare ground for strip foundations as drawings. Allow for 600x200 concrete foundations with 2no drain crossings with lintels over and concrete as shown around new steelwork. Actual size and depth to be agreed with the Building Control officer.
Note: Due to the close proximity to the boundary wall and neighbouring extension, excavations must be filled as soon as possible.
- 2:02:02 Prepare level base and sand blinding ready to cast C35 reinforced concrete strip foundation. Allow for chasing out existing foundations and incorporating starter bars, tying new foundation to existing as required.
- 2:02:03 Remove all organic materials to full extent of extension, excavate to reduced levels and prepare ready for ground floor. Apply weed killer to full extent of excavations.
- 2:02:04 Brickwork below dpc level to be Class A BLUE engineering bricks in 1:3 cement: sand mortar.
- 2:02:05 Blockwork below dpc level to be underground quality blocks in 1:3 cement:sand mortar as recommended by the manufacturer.
- 2:02:06 Cavity below ground level to be filled with weak mix concrete sloped to the outside.

2:03 GROUND FLOOR

- 2:03:01 Lay a min. 150mm graded, well compacted hardcore to extent of extension as indicated on drawings CW19.004.102. Hardcore to receive 25mm sand blinding and dpm.
- 2:03:02 Cast 150 mm reinforced concrete slab to full extent of excavations, concrete to be C35 grade tamped and vibrated.

- 2:03:03 Lay 1200g DPM above concrete slab and run up external wall to lap into and be jointed continuously with the polymer DPC within the external walls.
- 2:03:04 Lay 100 mm Kooltherm K103 floorboard (or similar approved) rigid floor insulation slab to full extent of excavations.
- Allow for min 25mm thick perimeter edge insulation cut and placed to full depth of screed as 'edge-of-screed' insulation.
- 2:03:05 Lay a 500g polythene separating/vapour control layer over the insulation to prevent risk of condensation.
- 2:03:06 Lay a 65 mm self-levelling screed, with D49 fabric mesh reinforcement as necessary.
- 2:03:07 Screed finish to extension to be trowelled smooth and sealed ready to receive tenant-supplied floor finish .
Floor finish to provide level access to existing house.

3.0 SUPERSTRUCTURE:

3:01 STRUCTURAL FRAMING:

- 3:01:01 Supply and install steelwork as shown on drawing nos CW19.004.104 and detailed in structural engineers calculations in Appendix 5.

3:02 EXTENSION EXTERNAL WALL CONSTRUCTION:

3:02:01 OUTER SKIN:

- 10N medium density 100mm blockwork similar approved, laid in approved 1:3 cement: sand mortar in accordance with manufacturer's instructions.
- Laid in approved mortar to manufacturer's instructions.
- Allow for soldier courses above new window

3:02:02 INSULATION:

90mm thermoset phenolic insulation batts such as Kingspan Kooltherm K106, in 100mm cavity, held in position with manufacturer approved stainless steel wall ties.

- 3:02:03 INNER SKIN:
100mm Thermalite Shield close textured load bearing lightweight block work laid in approved mortar according to manufacturer's guidelines, including all necessary joints where appropriate.
- 3:02:04 Cavity to be closed with slate bedded on 1:3 cement sand mortar.
- 3:02:05 Allow for Ancon Staifix universal wall starter system or equal approved, fixed to existing external wall and steel as necessary. Mastic sealant to joint.
- 3:02:06 WALL TIES:
First run of wall ties to be fixed at 600mm spacing horizontally, and then at max 900 centres, and maximum 450mm centres vertically (300mm within 225mm of all jambs). Wall ties to slope down to outer leaf to prevent water ingress.
- 3:02:07 LINTELS
- Lintel to windows and doors to be Stressline SL (or equal approved) steel lintels with min 150mm bearing:
a) W01,2,5,6 & 7 and D01 to have Stressline SL90HD
b) W04,8 & 9 and D04 to have Stressline SL 200T
c) Supply and install 150mm deep full width rc lintels over new internal openings D02,3,5,8&9

3:03 ROOF

New roof finish to whole roof. Workmanship of the structural members should comply with the relevant requirements in BS 5534 & 5268-2:2002.

- 3:03:01 Supply and fit class C16 traditional timber roof as drawing CWCW19.004.106 & 107. Rafters to be securely fixed with truss clips to 100x65mm sw wall plate bedded on 1:3 sand mortar. Min 65x100mm treated wall plate fixed with Galvanised 2.5x30x600mm wallplate straps. Allow for noggins between ceiling joists with strap over.
- 3:03:02 Supply and install 300mm Rockwell mineral wool insulation or similar approved securely between rafters with no gaps throughout whole roof.
- 3:03:03 Supply and lay Marley Edgemere Duo tiles to manufacturers guidance with 100mm lap on 50x25mm battens over Permo Light Breathable KU0043 or equal roofing membrane to new and existing roof. Valley to be Marley GRP Valley Trough (Code 30577) on 19mm

boards with dry hip & ridge tiles.

- 3:03:04 Install code 4 lead flashings and soakers to any junctions with existing roof.
- 3:03:05 Supply and install throughout 16mm white UPVC fascias, and soffits with supporting sw framework and for all necessary joints, angle corners, Glidevale RV401 or equal ventilators with eaves support tray and fixings. Allow to pack out void behind fascia with flexible insulation to prevent cold bridging.
- 3:03:06 Supply and install black 100mm UPVC guttering to fascia as indicated on drawing CW19.004.106 connected to existing. Include for replacing 75mm black UPVC downpipe into existing gulley. Rainwater goods to be securely fixed strictly according to manufacturer's instructions.
- 3:03:07 Svp to be taken up through lead tile and dressed with cage to top.
- 3:03:08 Allow £100.00 for fire stopping of party wall.
- 3:03:09 New bay window to have EPDM single ply membrane on 19mm marine ply with min 25mm drip.

3:04. CEILING

Underside of new roof joists to be lined with 30mm Thermalite plasterboard securely fixed ceiling joists.

3:05 INTERNAL WALL CONSTRUCTION

- 3:05:01 Block up existing openings in blockwork or stud partition to the following areas as shown on drawings CW19.004.102,103 & 104.
- Ground floor – 7N med density blockwork
 - First floor – 75x38mm studs with 12.5 plasterboard & skim each side with Rockwool or equal fill for sound insulation.
- 3:05:02 Allow for all necessary skirting boards, architraves, beading to full length of all new and disturbed walls (all to be pressure treated, primed prior to fixing and to pattern of existing)

3:06 WET ROOMS:

- 3:06:01 Ground floor: Supply and fit new stopcock at higher

level and allow provisional sum of £200 for any repairs.
(New wc and tiling costed elsewhere)

3:06:02 First floor: Supply and fit full wet room fittings and finishes as drawing CW19.004.103 (sanitary fittings separate) including 1400x900mm AKW Tuff form level access former fitted according to manufacturers instructions into existing floor joists strengthened as required.

3:07 FLOOR COVERINGS (Wet Room)

3:07:01 Supply and lay POLYFLOR Polysafe Hydro 2.5 slip resistant vinyl sheet floor covering; with edges dressed up wall to form continuous cove skirting with POLYFLOR cove formers and Ejecta CT strip to junction with wall. Colour to be chosen by tenant from list supplied by Broxtowe Borough Council to link with standard modernisation schemes.

EXTERNAL WALL INSULATION

3:08:01 Provisional sum of £6,000.00 for the supply and fit of 100mm thick Rockwool insulation with Permarock 'K' acrylic render finish which will also be used direct on to the blockwork of the new extension.

4:00 WINDOWS AND DOORS:

4:01 WINDOWS

Allow for fitting of 9 no.(incl bay as 1no) PVCU window in accordance with the attached specification and window schedule – see Appendix 1 attached – PVCU windows. Window configurations as drawing no. CW19.004.109.

The windows to be complete with insulated DACATIE ref: TF1000 (or equal approved) cavity closer/plastic vertical dpc to both sides of each new window opening.

Supply and install bullnose sw timber window sill to internal of window openings.

4:02 DOORS

New front and rear external doors to be supplied and fitted by Nationwide into prepared openings.

Internal doors:

4:02:01 DOOR D1

New level access upvc external glazed door. Allow for liaison to be supplied and fixed by Nationwide Windows & Doors.

4:02:04 DOORS D02,03,05,06,07,08 & 09

New standard 1000mm wide solid core doors:

Supply and fit new paint grade solid core FD30 fire door with intumescent strips & min 25mm thick liners with 13mm stops in widened opening to provide a minimum 850mm clear opening and 15mm carpet clearance. C/w 65mm tubular latch, 3no 100mm hinges and lever handles to match existing.

Supply and fit SW door lining and architraves to door to match existing.

4:02:03 DOOR D04

New level access composite upvc finish glazed front door in widened opening supplied and fixed by Nationwide therefore co-ordination only.

5.00 SANITARY FITTINGS:

GENERAL

Provide and fit new shower, WC and washbasin in new first floor wetroom as shown on drawing no. CW19.004.103. General fitting heights have been suggested however where possible it is suggested that heights are agreed with users on site.

5:01 NEW WC (including WC pan and cistern)

- Supply and install 2no new Armitage Shanks "WHITE" 'Contour 21' close coupled WC pan, seat and cistern; complete with all cold water connections, overflow and connections to stack. Include for all new pipework back to the existing cold water system and waste discharge pipework to adjacent stack.
- WC to be set 500mm from wall to centre line.

5:02 WASH BASIN (No Pedestal)

- Supply and install new Armitage Shanks "WHITE" 'Portman 21' 60cm washbasin REF S2256 with one taphole; complete with all hot and cold water connections, 75mm deep seal trap and waste connections to new waste stack; include for all new hot and cold water pipework and waste discharge pipework complete with thermostatically controlled mixer tap????

Wall mounted wash hand basin set at approx. 740mm from floor.

5:03 SHOWER

5:03:01

Supply and install new aluminium rail shower rail fixed to the walls in accordance with the manufacturer's. Minimum dimensions to be 1100x1500mm. Include for electric bonding
Complete with "WHITE" 2200 mm long shower curtain.

5:03:02

Supply and install new AKW iCare electric shower, white, 9.5kW unit securely fixed to tiled wall at a height to be agreed with the tenant, with an extended hose and sidebar. Allow for all electrical connection from the shower unit as specified; and including new circuit back to the consumer unit together with new Fuse/circuit breaker; include for bonding as necessary; allow for all exposed plumbing connections including installation pipework in chromium plated copper and all cold water connections to the shower unit and existing cold water system.

6:00 PLASTERER

6:01 GENERAL

6:01:01 Allow for plaster patching in small areas for a total of 50m2..

6:01:02 All exposed brick or blockwork and plaster patching (including new walls and existing walls stripped of plaster) to receive a plastered finish comprising of not less than 2mm thick British Gypsum Thistle MULTI-FINISH plaster on not less than 11mm thick Thistle Bonding coat plaster undercoat in accordance with BS 1191: Part 1 and manufacturer's recommendations.

6:01:03 New plasterboard ceilings to be tape jointed prior to receiving 10 mm coat of Gypsum Thistle Universal One Coat all in accordance with manufacturer's recommendations.

6:02 **BACKING TO WALL TILES**

Prepare two walls as shown and apply 1:3 cement:sand backing as specified to same overall thickness as the adjacent plaster; apply 2 coats 'Unibond' or similar approved bonding agent, to full height tiled walls, window opening and sink splashback, to receive new ceramic wall tiles as specified in Wet Room.

7:00 **WALL TILING**

7:01 **GENERAL**

Wall tiling generally to be Johnsons range wall tiles on prepared walls. Colour to be either Beige Satin or White Satin 148x148 wall tile. Colour to be agreed between Contracts Administrator and Tenant.

Allow for all making good of plaster prior to fixing of all trims; "WHITE" grout, approved WATERPROOF ADHESIVES, ARBO mastic to ALL internal corners, and the like to be included.

All edges will be formed by a white plastic trim.

7:02 WALL TILING TO WET ROOMS

- Supply & fix full height tiling above top of coved skirting to the full extent of both shower areas and 8 no. tiles (3 rows) to sink splash back.
- Make good tiling around all appliances, pipework, etc.

7:03 WALL TILING TO KITCHEN

- Supply & fix 3 rows tiles over full extent of kitchen worktop

8:00 HEATING AND PLUMBING INSTALLATION

8:01 EXISTING INSTALLATION

The existing plumbing installations must be tested prior to any alterations in the presence of the Clients' representative. Any defects which affect the operation of the system, which become apparent, to be rectified by the contractor at the Clients expense or the Client may at his discretion employ others to carry out the work. On completion of work to the existing system it shall be fully operational to the satisfaction of the Clients' representative.

8:02 GENERAL

The whole of the work shall be carried out by experienced plumbers under the direction of a registered Master Plumber. Allow for the refixing of the existing boiler c/w gas supply, all plumbing and flue.

8:03 HOT AND COLD WATER SYSTEM

Modify existing hot and cold water system as necessary to supply facilities to the new bathroom and kitchen sink. Allow for all pipework and installation together with insulation of all pipework within unheated roof voids. No dead legs are to left in the pipework. Stop cock to be re- located at 700mm height under new sink.

8:04 SANITARY INSTALLATION

- The whole of the sanitary installation and cold water and hot water installation shall be executed in accordance with the Regulations and Bye-Laws of the Water Authority, and all pipes shall be of the weights and gauges required by them.
- All valves, including any valves supplied by a Nominated Supplier, shall be submitted to, tested

approved and stamped by such Authority before being used in the work.

- Immediately upon completion of the installations, the Authority shall be notified and all requisite tests carried out, including tests to ensure that the water is uncontaminated and suitable for drinking.
- All plastic overflow pipes to have plastic 'T' piece solvent welded onto external end as it passes through fascia or walling to prevent wind ingress and hence freezing.

8:05 CENTRAL HEATING

- The property is vacant so there is no heating or hot water demand during the work.
- Allow for draining down of all plumbing & heating and removal of all unused materials and rubbish appertaining to the installation.
- Allow for new distribution pipework, drain cocks, vents, pipework, etc. required for extending existing system, together with the replacement of any ports and/or equipment due to the increase in the existing system.
- Allow for the relocation of boiler controls and thermostat
- Allow for all builders' work commissioning and testing in connection with the below installation.

8:05:01 The plumbing sub-contractor is to install appropriately sized new Stelrad Elite range radiators or equal to BS EN 442, where indicated on drawing CW19.004.105:

- RAD 01 – Lounge
- RAD 02 – Lounge
- RAD 03 – Kitchen
- RAD 04 - Bedroom

Allow for Danfoss (Randall) or equal approved thermostatic radiator valves to all new/relocated radiators and Fernox or equal corrosion inhibitor.

8:06 GAS SAFETY REGULATIONS

- The whole of this contract must be carried out in accordance with Statutory Instrument 1998 No. 2451 Health and Safety The Gas Safety (Installations and Use) Regulations 1998 and any subsequent amendments.
- This will include certifying that the appliance is checked for electrical or gas supply safety.

- A certificate will be completed on the completion of any servicing or pipe work alterations and submitted to the employer on a daily basis. In addition any work carried out during a breakdown visit will be recorded and a copy of the report submitted to the employer at the end of each day.
- Each person employed to carry out this work will be competent to carry out such work. Broxtowe Borough Council defines competence as that detailed in the Health and Safety Commission Approved Code of Practice Standards of Training in Safe Gas Installation (ISBN 07176 06031). The criteria for qualification, training and experience of gas fitting operatives will be employed to carry out repairs and maintenance of the Council's gas appliances. Furthermore they shall have reached the Health and Safety Commission Approved Code of Practice and Standards of Training in Safe Gas Installation or Nationally Accredited Certification Scheme Assessment courses in the following elements (if relevant):

Safety Legislation and Basic Safety
 Combustion and Control
 Flues and Ventilation
 Pressure and Flow
 Domestic Pipework Installation
 Electricity and Its Control
 Control System
 Central Heating Wet Systems
 Domestic Cookers
 Domestic Space Heaters
 Domestic Hot Water Heaters
 Fault Diagnosis, Service and Maintenance

- Evidence will be required that all operatives employed on the works are qualified prior to the contract commencing.
 Note: Any work carried out during the out of hours service will be carried out by staff who reach the qualification criteria described above.

a) Appliances and Services

All appliances and services must be installed in strict accordance with the manufacturer's instructions and Gas Safety Regulations. On completion of the final checks to ensure the system is fully commissioned the contractor will submit to the employer a completion certificate. Allow for connection of tenants cooker in addition to boiler connection.

b) Registration of Gas Safe.

- All contractors who submit tenders must be or use a subcontractor who is a member of Gas Safe, the Council for registered gas installers and be approved for the type of work relating

- and described in this document.
 - As part of the tender the contractor will be required to submit details of his membership, and/or the details of any sub contractors who are to be employed.
- c) Attendance by other trades
- Should any other trades be employed on the works the contractor must make them aware of the Gas Safety (Installations and Use) Regulations 1998 and any subsequent amendments.
 - On completion of works by other trades appliances must not be used, until this installation has been checked for correct operation and installation together with safety checks which must be carried out by a person qualified as described in the Gas Safety Regulations.

In completing the proposed works the following statutory documents must be complied with (This is not an exhaustive list):-

Health & safety At Work Etc Act 1974
 Gas Act 1986
 Latest Edition of Building Regulations
 Gas Safety (Installation and Use) Regulations 1998

8:06:01 Allow for the redirection of the gas supply pipe to just below FFL/DPC on the external wall.

9.00 ELECTRICAL INSTALLATION

Please note, the contractor is not required to rewire the whole dwelling. This specification is given to the quality and type of equipment expected to the new extension.

9:01 GENERALLY

Regulations

The work must be carried out by a member of the National Inspection Council for Electrical Installation Contracting and shall comply with the latest edition of the Regulations for the Electrical Equipment of Buildings issued by the Institution of Electrical Engineers including the latest amendment of the 17th Edition of the IEE Wiring Regulations, Building Regulations, Regulations of the local electricity supply authority, British

Standards Code of Practice, Health and Safety at Work Act, Electrical Equipment (Safety) Regulations, Plug and Socket (Safety) Regulations and the Gas Safety (Installation and Use) Regulations 1998.

9:02 Testing

- The contractor will undertake a full periodic test of the existing installation with any faults will be addressed by instruction only.
- The contractor will supply all notices upon the supply Authority for testing, pay all fees in connection therein and any additional fees required for re-testing.
- The Contract Administrator shall have the authority to require any material or work to be tested at the contractor's expense, in order to prove both soundness and good practice.
- The installation shall be tested for insulation and continuity in accordance with the I.E.E. Regulations as the work proceeds and before any connection is made to the switch or consumer unit terminals.
- In the event of either materials or work, with or without being tested, be considered defective, such materials or work at the contractor's own expense, shall be amended immediately in a proper and satisfactory manner, upon notification by the Contract Administrator.

9:03 Earthing and Bonding

- The whole of the Electrical Installation and all other equipment and apparatus connected thereto, shall be earthed in accordance with the I.E.E. Regulations and the Supply Authority. P.M.E. earthing shall be used if the local supply authority will make it available. All installations must be fitted with R.C.D. Protection. And a 100amp isolator.
- The contractor shall include for bonding all services and ascertain from the supply authority that they will supply an earthing terminal or allow earthing to their incoming cables.
- If the Supply Authority will not accept the above methods, for earthings, the Contract Administrator must be informed forthwith.

9:04 Position of Points

- The position of switches and sockets will nominally be as follows,
Exact locations and heights etc will be agreed with tenants prior to fixing to suit disabled tenants needs.

Light Switches	1200mm	
Switched Socket Outlets	750mm	(1200mm in kitchen)
Spur switches	1200/2180mm	
Luminaire	2400mm (Min)	To the underside.
Ceiling switch pull cords	600-800mm	To the end of cord.
Shower pull switch	1000mm	To the end of cord.

9:05 Description of Work

9:05:01 Supply and install new Wylex NM 10 way Metal consumer unit (or similar approved) to suit. Consumer unit to meet the current regulation, including but not limited to the latest editions of BS 7671 IET Wiring Regs, and BS EN 61439-3, and their subsequent amendments.

9:05:02 All wiring to run from the new consumer unit and will include provision for carefully cut chases, plaster guard, cutting holes capping and making good of plaster. Location of new fittings indicated on drawings CW19.004.105 & CW19.004.111 including:.

Bed 1	2 new double sockets with outboard rockers. 1 wide rocker light switch for existing lighting. 1 isolation spur for lift (to manufacturers instr). 1 smoke detector detector Aico Ei166e Optical detector with built in rechargeable battery.
Hall	1 wired smoke detector Aico Ei166e Optical detector with built in rechargeable battery. 1 wide rocker light switch for existing lighting. 1 new double socket with outboard rockers.
Kitchen	1 wired heat detector Aico Ei164e with built in rechargeable battery. 1 45amp double pole cooker control switch. 4 new double sockets with outboard rockers. 4 new sockets with switched isolation spur. 1 Vectaire EL1003HDT extract fan with isolation switch. 1 fused spur for boiler. 3 light switches (incl ext lights).
Lounge	1 wired smoke detector Aico Ei166e Optical detector with built in rechargeable battery.

		4 new double sockets with outboard rockers		
	First floor Beds/landing	1 wired smoke detector Aico Ei166e Optical detector with built in rechargeable battery. 6 wide rocker light switches for new & existing lights 3 pendant lights 11 double sockets with outboard rockers 2 fused spurs for shower & extract		
	1st flr Wetroom	1 50 Amp pull switch for elec. shower. 1 AKW iCare Electric Care Shower (White, 9.5 kw). 1 Vectaire EL1003HDT or equal extract fan. 1 pullcord for light.		
		Smoke detectors/heat detector to be interlinked		
9:06	<u>Lighting</u>			
		All standard pendant (see above) apart from:		
	<u>Wetroom</u>	1 no. Tamlite CIRCLIGHT Circular domed profile bulkhead	CLD36017LEDNW	
	External	2 no projecting LED lights with PIR (each ext corner of extension)		
9:07	<u>Electric Shower Unit</u>			
		See Sanitary Fittings		
10:00	<u>DRAINAGE</u>			
10:01	<u>GENERAL</u>			
		<ul style="list-style-type: none"> Before starting work, check flow, levels and positions of existing drains, inspection chambers and manholes against the assumed positions on drawings and report any discrepancies. The whole of the drainage shall be carried out in accordance with the rules and regulations of the Local Authority and no trenches shall be filled until the drains have been tested and passed by the Authority. 		

	<ul style="list-style-type: none"> All pipework will be suitable for purpose, i.e. for installation above ground and underground. 		
10:02	<p><u>EXISTING DRAINAGE</u></p> <p>10.02.01 Locate existing drain and open up to form manhole for new connection to the drainage system as required (Indicated on drawing CW19.004.108).</p>		
10:03	<p><u>NEW DRAINAGE</u></p> <p>10.03.01 All new sanitary fittings and kitchen sink to be provided with necessary waste pipework to connect to existing drainage system.</p> <p>10.03.02 Supply and lay new 100mm sgw flexible jointed drain pipe from svp and connect to new inspection chamber as indicated in drawing CW19.004.108. Joints to be clean and smooth.</p> <p>NOTE: All pipes to be laid with care to true and even falls, perfectly straight both in line and gradient and the inside of each pipe to be wiped clean so that the full bore is truly concentric and unobstructed.</p> <p>10.03.08 Allow for all associated work e.g. excavation, jointing, haunching, backfilling, and reinstatement of concrete pathways.</p> <p>10.03.09 Allow for Aco type surface linear drain to rear wall of extension with connection to existing drain/</p>		
11:00	<p><u>EXTERNAL WORKS</u></p>		
11:01	<p>Form minimum 1500mm deep path with min 50mm thick concrete paving slabs to rear of property to extents indicated on drawing CW. Slabs on bed of sand blinded hardcore min. 100mm deep</p> <p>Allow to make good lawn following excavations for foundations and concrete.</p>		
11:02	<p>Remove hedge and extend 150mm deep concrete on 100mm h/core ramp width to 1200mm at the front of property as shown on drawing no.CW19.004108. Allow for concrete edging as necessary.</p>		
11:03	<p>Supply and fix 45mm dia polyester powder coated (white) galvanised mild steel dual height handrail (600 & 1000mm) along the full length of ramp as shown on drg CW19.004.108. All to BS 8300:2001.</p>		

11:04	Supply and fit 1000mm wide treated, framed, ledged and braced t&g gate on treated posts fixed in concrete. All as shown on drg CW19.004.108.		
12:00	<u>DECORATION</u>		
	<u>All work to comply with BS 6150:19191</u>		
12:01	Walls & Ceilings: Generally prepare walls and ceilings and apply one mist coat and two full coats of matt emulsion to kitchen, new living room, new first floor bedroom and wet rooms only.		
12:02	Timberwork: Prepare, prime and coat timberwork with min. two coats of Brilliant white gloss paint to kitchen, living room, new first floor bedroom and wet rooms only.		
13:00	<u>FITTINGS</u>		
13:01	Allow to fit of 6 number client supplied grab rails, locations to be specified at the end of the job with the input of the OT and tenant.		
13:02	<u>KITCHEN</u> Fit only new kitchen units and fittings supplied by BBC as Drawing no. CW19.004.111.		
13:03	<u>LIFT:</u> Allow to liaise with clients appointed contractor to install through floor lift.		
14:00	<u>CONTINGENCY</u> Allow and include for a £7,000.00 only to be expended by instruction from Broxtowe B C.		

6 HETLEY ROAD, BEESTON, NOTTINGHAM

COLLECTION

1.0	Demolition and Alterations	£	
2.0	Groundworks	£	
3.0	Superstructure	£	
4.0	Windows and Doors		
4.01	Windows	£	
4.02	Doors (Internal and External)	£	
5.0	Sanitary Fittings	£	
6.0	Plasterer	£	
7.0	Wall Tiling	£	
8.0	Heating and Plumbing Installation	£	
9.0	Electrical Installation	£	
10.0	Drainage	£	
11.0	External Works	£	
12.0	Decoration	£	
13.0	Fittings	£	
14.0	Contingency	£	7,000.00

TOTAL CARRIED FORWARD TO PRICE BREAKDOWN

