

Flat Conversion Works to Harry Potter House Kettering

Section 3 – Specification of Works

		Item	£	p
1	MEASUREMENT			
1.1	Quantities stated within the specification items are for the guidance of the contractor in pricing. However, the contractor will be aware that this is not a quantities based contract and, as such, he will be deemed to have visited the site to ascertain the full extent and nature of the various works described and indicated on the contract drawings.			
1.2	No claims shall be considered which results from lack of knowledge and discrepancy from information reasonably obtained from on-site investigations.			
2	WORKS SEQUENCING			
2.1	It is accepted that a degree of disruption to the existing residents' day-to-day occupation of the property will occur. Contractors must however take all reasonable steps and precautions to ensure that this is kept to a minimum. The Contractor must ensure the working site is left in a safe, clean and liveable condition at the end of each working day. Works which if left incomplete would leave the property in a position of increased security risk must only be commenced if the task can be completed within the same working day.			
2.2	The Contractor shall be responsible for all day-to-day liaisons with customers to co-ordinate the required works, to ensure satisfactory completion before the end of the contract period. Customer satisfaction notices should be obtained on completion of the works.			
3	ACCESS AND ATTENDANCES			
3.1	Allow for the provision of all access equipment necessary for the safe undertaking of the works. The Contractor shall be responsible for all liaison with statutory authorities to seek approvals and consents for any access equipment and the like which may need a licence.			
4	COMPLETION			
4.1	On completion thoroughly clean down all new installations with an approved product; remove any debris from the site; provide all manufacturer warranty information to the Contract Administrator.			

5	STRIPPING OUT			
5.1	Contractors are to allow for all necessary temporary support, shoring, new lintels etc in association with demolition/strip out works. Unless specifically stated otherwise Contractors are to allow for carting all debris from site. All removal and stripping out must be undertaken in a careful manner.			
5.2	Electrics – Allow to isolate supply and disconnect the existing Tunstall lifeline on lounge wall in flat one, the break glass from lounge wall	Item		
5.3	Allow to isolate supply and disconnect 2no wall heaters in the kitchen and bathroom in flat 2 and dispose of from site	Item		
5.4	Carefully remove all existing light fittings where required and allow for re-fixing of new fittings. Make good to existing surfaces.	10no		
5.5	Doors and frames – Carefully remove the existing door and frames from the kitchen, lounge and bedroom 1 in flat 1, put aside for reuse.	Item		
5.6	Flats 1&2 – Carefully remove all existing kitchen units, sinks, worktops, wall tiles, redundant service outlets and the like. Allow for temporary capping off existing services where required or removing (if necessary), with subsequent re-fixing on completion. Carefully adjust/remove all pipe work which will not be required following works. Ensure removal will not disturb services from other parts of the building.	Item		
5.7	Flat 1 & 2 Bathrooms & flat 1 W/C – allow to disconnect the existing sanitary ware, toilet pan and cistern, W/H/Basins, shower units, carefully adjust/remove pipework which will not be required following works. All pipework is to be safely capped off	Item		
5.8	Flat 1 Boiler cupboard – Allow to isolate supply, disconnect the existing electric switches and sockets. Disconnect all pipework and fittings and carefully remove, Carefully adjust/remove pipework which will not be required following works. All gas pipework is to be safely capped off by an approved gas engineer. Retain existing Heating Cylinder and associated pipework, allow to remove the blockwork wall backing into the bathroom surrounding the boiler cupb'd, retain the cupb'd door and frame for reuse in new boiler cupb'd. Flat 2 Heating cylinder is to remain in place in the kitchen.	Item		

5.9	To Flat 2 kitchen – Allow to carefully remove the existing timber and glass screen wall inc door between kitchen and bathroom as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces	5m ²		
5.10	To Flat 2 kitchen – Allow to isolate supply, disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall (100mm) between kitchen and bathroom as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces	5m ²		
5.11	To Flat 2 bathroom – Allow to isolate supply, disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall (100mm) wall in the bathroom incl. door frame as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces	5m ²		
5.12	To Flat 2 Lounge – Allow to isolate supply, disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall (100mm) between kitchen and lounge as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces	6m ²		
5.13	To Flat 2 bedroom – Allow to isolate supply, disconnect the existing electric switches and sockets, carefully disconnect pipework and remove the existing radiator from bedroom, dismantle the cupboard and put doors to one side for reuse, remove the blockwork wall (100mm) between lounge and bedroom as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces	6m ²		
5.14	To Flat 2 bedroom & W/C wall – Allow to isolate supply, disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall (100mm)	8m ²		

	<p>between bedroom and W/C in flat 1 as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces</p>			
5.15	<p>To Flat 1 W/C – Allow to isolate supply, disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall (100mm) between W/C and bathroom as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces</p>	8m ²		
5.16	<p>To Flat 1 L/H corridor wall – Allow to isolate supply, disconnect the existing electric switches sockets and fire break glass also carefully disconnect pipework and remove the existing radiators from corridor, lounge and rear bedroom, carefully remove the existing blockwork wall (100mm) from the kitchen to the rear bedroom as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces</p>	10m ²		
5.17	<p>To Flat 1 kitchen lounge wall – Allow to isolate supply, disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall (100mm) between the kitchen and lounge (approx. 1200mm width to full height) as shown on drawing attached. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces</p>	3m ²		
5.18	<p>To Flat 2 entrance door- carefully remove existing entrance door and frame, allow to block up opening with 100mm concrete blocks, leave to allow plaster to finish flush and to match in with the existing walls. As shown on R1585-001. Set aside door for reuse It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces</p>	3m ²		
5.19	<p>PROVISIONAL SUM - £2,500 for structural works required following the removal of walls.</p>	£2.500		

5.20	Contractor to include to re-plaster walls and ceilings where walls have been removed along with making good to ceilings and floors.	4m ²		
5.21	Flat 1 cupboard – Carefully remove the store cupboard in bedroom 3 (Flat 1) as marked on drawing, dispose of rubbish from site. It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces	3m ²		
5.22	Carefully remove all carpets, curtains, coat hooks and the like to all rooms/hallways and make good to any disturbed surfaces.	Item		
6	JOINERY			
6.1	Flat 2 bedroom wall – Form new stud walls to create bedroom in Flat 2 complete, also to form boiler cupboard as noted on drawing. Approx length 9m x full height 2.4m Ensure cylinder space which is accessed from flat 1 is formed. To be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Approx 900 x 900mm, studding is to be at 600mm centres with noggins at 900mm vertical intervals Partition to full height framed plugged to existing walls where necessary and fixed to floor and ceilings.	20m ²		
6.2	Flat 1 Lounge wall – Form new Stud wall in Flat 1 lounge area as noted on the drawing. Approx length 4.5m x full height 2.4m To be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 600mm centres with noggins at 900mm vertical intervals Partition to full height framed plugged to existing walls where necessary and fixed to floor and ceilings.	14m ²		
6.3	Flat 1 kitchen – Form new Stud wall to the Flat 1 Kitchen to include door opening as noted on the drawing. Approx length 2.8m x full height 2.4m To be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 600mm centres with noggins at 900mm vertical intervals Partition to full height framed plugged to existing walls where necessary and fixed to floor and ceilings.	7m ²		
6.4	Flat 1 bedroom – Form new stud wall in Flat 1 Bedroom 1 as noted on drawing. Approx length 700mm x full height 2.4m. To be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 600mm	2m ²		

	centres with noggins at 900mm vertical intervals Partition to full height framed plugged to existing walls where necessary and fixed to floor and ceilings.			
6.5	To all newly formed studwork, pack 100mm thick quilt insulation between members, securely fixed to framework.	20m ²		
6.6	Plaster boarding – Finish corridor side with double side 12mm plaster board including the boiler cupboard, on other sides of partition apply 1no fireline plasterboard to achieve fire resistance of 60 minutes. Apply scrim all joints, plaster 3mm thick to achieve a level finish.	40m ²		
6.7	Where existing party walls have moved ensure fire wall curtains in the loft areas are repositioned accordingly to suit the new layout.	10m ²		
6.8	PROVISIONAL SUM - £2,500 to allow for additional fire stopping works.	£2.500		
6.9	Flats 1 & 2 kitchens – Supply and fit new kitchen units from the Senator Eco range produced by Premiere Kitchens. <ul style="list-style-type: none"> • Door colour choice to be English Walnut. • Handle choice to be satin nickle D 128mm. • Worktop choice to be Taurus Beige – supply and fit Laminate 40mm thick post-formed worktops above all base units and appliances as indicated on drawings. Where worktop is cut for sink all cut edges to be sealed. Cut worktop down to suit where necessary, to include for removable sections, to suite full height fridge/freezer where applicable, jointing strips to be aluminium, plinths, end caps, support legs, support ends, etc for a full and satisfactory installation. • Tile option: Johnson tiles – opal white. 	Item		
6.10	Contractor to include for cost of kitchen designs by Premiere Kitchens. Design to be issued to CA for approval before ordering units.	Item		
6.11	Both kitchens to incorporate appliance spaces for freestanding cooker, fridge freezer and washing machine.			
6.12	PROVISIONAL SUM - £4,500 to allow for kitchen units	£4.500		
6.13	New doors – Install new internal doors and frames to newly formed stud wall openings in Flat 2 bathroom and bedroom, as shown on drawing. Door to be flush solid softwood door supplied by Jeld-wen or similar approved. Ironmongery to be SAA lever latch, tubular latches, 3no 100mm butts and bathroom furniture to bathroom doors	2no		

6.14	Allow to re-Install the flat entrance door to Flat 2, previously set aside for reuse. Include for minor making good to damage caused by removal.	Item		
6.15	Allow to make good to any damaged or exposed ceilings and flooring.	4m²		
6.16	Supply and fit new skirting boards 30Lm and 6 sets architraves to door frames to match existing where new stud walls have been installed. 2no window boards to flat 1 bathroom and bedroom	Item		
7	ELECTICAL SERVICES			
7.1	All works to the electrical installation must be carried out by an NICEIC approved Contractor and be in accordance with 17 th Edition of the IEE Regulations. The contractor is to ascertain compliance requirements for the 18 th Edition for the works and price accordingly.			
7.2	Consumer units – carefully isolate the supplies to both consumer units and disconnect, new consumer unit to be a Hagar domestic 12-way split load consumer unit in accordance with Approved Document Part P. Case to be metal as per regulations. Supplied with switch, 80A 30 Ma RCD's. Include for a minimum of 10 nr MCB's. Consumer unit to be made from a suitable non-combustible material to meet upcoming regulation changes. Contractor is to allow for all necessary work in connection with new consumer unit/distribution board. Location for flat 1 is to be as existing, if current location does not meet current safety regulations advise CA before removal of existing. Flat 2 is to be moved to location as marked on R1585-001. Include for 100A DP Isolators to be installed by EON or similar approved.	2no		
7.3	Following consumer unit replacements undertake the necessary inspection and testing to the fixed installations and provide a Periodic Inspection Report for each dwelling checking the installations against the requirements of BS 7671 – Requirements for electrical installations (IEE Wiring Regulations).	Item		
7.4	Amend electrical circuits to suit the new flat layouts.			
7.5	Renew socket faceplates – Allow to isolate the supply and disconnect all existing socket outlet plates, replace all the existing socket outlet plates with new 13 amp double moulded plastic outlet plates, allow for each room to have a minimum of 3no Double sockets. Location is to be agreed,	30no		

7.6	Light switches – Allow to isolate the supply and disconnect all existing light switch outlet plates, replace all the existing light switch outlet plates with new 5 amp double moulded plastic outlet plates, also where walls have been removed, allow to supply and fit new light switches to the kitchen, lounge rear bedroom and hall in flat 1 and kitchen lounge and bedroom in flat 2. Location is to be agreed.	10no		
7.7	TV Aerials – Ensure there is a TV aerial socket in the Lounges and Bedroom 1 in both flats If present test and check to see if working. To the lounges with no working TV aerial, Supply and install as new. Location for aerial in each lounge to be decided on site.	4no		
7.8	Light fittings – allow to carefully isolate supply and disconnect all light pendants to lounges, Bedrooms and Hallways and clear from site, supply fit and install moulded plastic lampholders with HO skirt or low energy multipin light fitting and ceiling rose with holding joint ring, reconnect to existing cables and reconnect supply. Allow to fit 2no fittings to hallway in flat 1.	8no		
7.9	LED light fittings -, carefully isolate supply and disconnect the existing strip lights to both kitchens, supply and install new 5WATT GU4/GU5.3 LED strip light with tube and polycarbonate diffuser 1800mm, re – connecting to the existing supply. Make good and clear waste.	2no		
7.10	Bathroom light fitting – carefully isolate supply and disconnect the existing lights to both bathrooms, supply and fit sealed IP44D rated light fitting complete with lamp and diffuser include for pull cord light switch and associated wiring, reconnect electric supply and make good, clear waste	2no		
7.11	Bathroom extractor fans – carefully isolate supply and remove the existing extractor fans to both bathrooms, supply and fit plastic cased through wall Environment filter less extractor fans with permanent live or similar approved to be connected to lighting circuit, allow for all necessary ducting and sprung baffled grill, builders work and making good, etc.	2no		
7.12	Kitchen extractor fans – carefully isolate supply and remove the existing extractor fans to both kitchen, supply and fit plastic cased through wall Environment filter less extractor fans with permanent live or similar approved to be connected to lighting circuit, allow for all necessary ducting and sprung baffled grill, builders work and making good, etc.	2no		

7.13	Switch board panel – To kitchens install a switch board panel to include all appliances connected to spurs socket outlets above worktop embossed fridge and washing machine to kitchens. All new wiring is to be chased in and made good.	2no		
7.14	Cooker switches – In kitchens install cooker control point with switched socket outlet and plug; 600mm conduit and cable; cooker outlet at cooker position ensure that control point is 120mm outside cooker space.	2no		
7.15	Life Line – To both flats supply and install new Tunstall emergency call system, ensuring it is connected to the existing building Tunstall system. Location of call points and sounders to be agreed. Contractor to include for all liaison with Tunstall.	2no		
7.16	Fire detection – Both flats will require the existing fire detection upgrading to include smoke and heat detection repositioned, allow to supply and install new grade D LD3 detection linking into the existing alarm system in accordance with BS 5839 pt. 6 to the landing and hallway where applicable. Alarm is to be powered from existing lighting circuit of the dwelling. To both kitchens, install hard wired heat/smoke detection ensuring it is connected to the existing building fire system	Item		
8	PLUMBING			
8.1	Amend pipework for both flats to suit new layout. To Flat 1 and 2 supply hot/cold and waste connection to suit new bathroom layout. Allow for all builders work, PVC boxing in etc in association with plumbing and heating installations. Water supply pipework to be in copper pipe with soldered connections. Waste to be connected into existing drainage pipework.			
8.2	Bathrooms – To both bathrooms supply and install new Sandringham range sanitary ware and AKW Level Access Shower to comprise of the following items; Tuff form 900 x 900 (21000) M11 pump and waste (25476) L shaped curtain rail (24043) Shower curtains (24078) Mira Advance Flex (8.7kw) Close coupled WC (23501)(23502) (23173) Wash basin (23513) Full Pedestal (23510) Peglar Lever tap or equivalent To both bathrooms connect all sanitary ware to hot and cold feed and trapped wastes (Include for service valves to each item). Include for earthing connections as necessary.	Item		

8.3	Soil waste connection – allow to adjust the soil drainage position to accommodate new toilet position and LAS layout. Allow to make good soil pipe joints with easy fit connections and test all joints, Ensure new drainage position ties in with existing waste connections.	Item		
8.4	Heating system – To Flat 1, reposition the existing heating boiler to new position off hallway, allow to reconnect heating cylinder and all associated pipework and electrics to newly formed cylinder cupboard. All work is to be commissioned by the appropriate heating engineer. Remove and dispose off site all redundant pipe work and fittings no longer required following boiler replacement. Include for modifying pipe work and installing new to suit new boiler.	Item		
8.5	Include all new TRV's to radiators.	10no		
8.6	Flush all pipe work with Fernox F3 Cleaner and install Fernox Protector MB1 inhibitor.	Item		
8.7	Install new Controls/programmer from the Danfoss 715 SI range.	Item		
8.8	A CP12 (Landlords Gas Safety Inspection) must be completed upon commissioning of any installed gas appliance. The CP12 must include all the gas appliances in the property, therefore undertaking the required safety checks and required servicing for the appliance. Any certificate must show all appliances in the property and indicate "no further appliances" where there are no more gas appliances present			
8.9	Amend existing radiator connections to suit new layouts as per the drawing Ensure each radiator connects to the appropriate boiler. Replace existing radiators as required, radiators to be sized by a heating engineer.	Item		
9	TILING			
9.1	To both kitchens supply and install 150mm x 150mm ceramic wall tiles (white in colour) 3 courses above new worktop, and down to skirting level behind the cooker points. Finish with waterproof grout, and include for all edge trims, and the like. Apply white silicone sealant along the worktops.	15m²		
9.2	Bathrooms – To both bathrooms supply and install 150mm x 150mm ceramic wall tiles (white in colour); 2 courses above wash hand basin	1m²		
9.3	Wall panels – Supply and install full height water resistant wall panels to 3no walls around the shower, make sure all	20m²		

	<p>joints are sealed using manufacturers recommendations, seal around all panel ends and edges to stop water penetration. Panels to be Rearo Travatine.</p>			
10	FLOORING			
10.1	<p>Bathrooms – To both bathrooms, apply latex levelling screed to perimeter of bathroom , Supply and lay new 2mm Polysafe Vogue Oystershell floor vinyl in accordance with manufacturers guidance (colour to be confirmed). Joint strips to be provided at all thresholds. Allow for flooring to be taken up wall. Form coved skirtings. Include for all capping strips and cove formers etc. Colours to match that of floor. Floor gradient, 1:40 minimum fall to allow drainage (contractor to ensure installation meets manufacturer's recommendations).</p>	9m ²		
10.2	<p>Kitchens -To both kitchens apply latex levelling screed to perimeter of kitchen floor and lay Polysafe Vogue Oystershell (4800) 2 mm vinyl sheet in accordance with manufacturers guidance sealing all perimeters with white Dow Corning (or similar approved by CA). colour to be confirmed</p>	14m ²		
11	WINDOWS – FLAT 1			
11.1	To the existing bathroom in flat 1, remove and replace the existing frosted glass with clear glass sealed unit, approx size 800mm x 1100mm size to be confirmed.	Item		
11.2	To new bathroom window in flat 1, replace the existing bottom glass panel with solid white panel aprox size 300mm x 1100mm also replace the existing clear glass unit with frosted glass unit aprox size 800mm x 1100mm size to be confirmed	Item		
12	DECORATION			
12.1	Supply and paint all walls, ceilings and joinery within both flats.			
12.2	Walls are to be prepped to receive new paint by washing with sugar soap, rubbing down/filling to remove minor surface imperfections. Paint to be from either Dulux or Johnstones trade paint ranges, allow to rub down between each coat.			
12.3	Walls to be magnolia, apply 2no coats to all walls	260m ²		
12.4	Ceilings to be white emulsion, apply 2no coats to all ceilings	110m ²		
12.5	Skirtings and architraves – all joinery white gloss. To new timber/joinery, apply 1 coat primer, 2 coats undercoat	120Lm		

12.6	<p>and 1 coat gloss to existing timber/joinery apply 1 coat undercoat and 1 coat gloss.</p> <p>Doors – all doors white gloss. To new timber doors, apply 1 coat primer, 2 coats undercoat and 1 coat gloss to existing doors apply 1 coat undercoat and 1 coat gloss.</p>	12no		
		Total Costs	£	p