

1. PROJECT REQUIREMENTS

1.1. WORK SCOPE

Full refurbishment required to dilapidated flat attached to the station building as is a part of the existing tenant's lease.

An Emergency Prohibition Order dated 27/01/2023 has been issued by South Norfolk Council and highlights the remedies required (not exclusive) of the heating system, loft insulation, damp throughout property, ventilation and mould.

The Contractor shall implement, test & commission and handover the services of works described in Part B Scope of Works.

The Contractor shall provide all plant/material/equipment and resource required to deliver the scope of works as per the scope in a safe, timely manner to the acceptance of GA.

All works shall comply with GA-SPC-01 Mechanical & Electrical Specification rev 02.

Contractor to provide a Heritage Statement and Design and Access Statement to support a Listed Building Consent application to the local planning authority.

Scope of Works –

- Complete damp survey to identify the cause within the property, include if any rising damp, penetrating dampness, traumatic dampness, and any condensation dampness.
- Carry out all remedial works following survey recommendations.
- Complete roof survey and remedy any recommendations.
- Complete survey of platform facing wall and supply recommendations to cracked render and remedy.
- Repair or replace like for like front door to ensure this is adequately weather and draught proofed.
- Repair/overhaul all defective windows within the property (including external) to ensure all windows are in good working order. Prepare and paint. (RAL TBC and agreed with GA PM).
- Repair/overhaul all defective doors and architrave within the property are in good working order. Prepare and paint. (RAL TBC and agreed with GA PM)
- Remove existing and dispose loft insulation and replace with new to conform to the target U-values in the current Building Regulation approved document L1B (e.g., Top up loft insulation to at least 250mm mineral fibre or cellulose fibre as quilt laid between and across ceiling joists or lose fill equivalent). Ensure eaves ventilation is not blocked.
- Heating and cooling – Remove and dispose existing room heaters and;
 - Option A – (If Gas connection is available) Install a full gas central heating system, complete with gas boiler and heating controls, suitably sized radiators to each room with Thermostatic Radiator Valves (TRVs) and a central thermostatic (TRVs in all rooms except the room containing the thermostat).
 - Option B - Install a system of LOT20 compliant fan assisted storage heaters of appropriate size in each habitable room (Bedroom and Living Room and hallway) and suitable heaters (i,e suitably sized and rated room heater) to all non - habitable rooms i,e Bathroom and Kitchen. The storage heaters are to be provided with time controls and automatic input and output charge controls, including an internal and external temperature sensor, which is used to set the amount of heat to be stored automatically. Alternatively, the heating system should be managed from one central unit with time and temperature programming, with

separate zones for living and sleeping areas. The system shall be fitted/wired so that it has access to economy electricity tariffs.

- Supply and install new mechanical extract ventilation to the kitchen and bathroom, controlled via the light switch and humidistat.
- Remove and dispose of all redundant items in flat. (To be agreed with Tenant/GA PM)
- All rooms - Walls to be stripped back to brick and or repaired (where necessary). Re rendered/ plastered with final surfaces to be painted (2 coats RAL TBC and agreed with GA PM).
- All rooms - Ceiling and coving (where applicable) to be striped back and or repaired (where necessary) and finished surfaces to be painted (2 coats RAL TBC and agreed with GA PM)
- All rooms – Skirting to be removed and or repaired (where necessary) and finished surfaces to be painted (2 coats RAL TBC and agreed with GA PM)
- Apply 6.00mm ply overlay to existing wooden floorboards New flooring to be installed throughout. Allow £5k provisional sum, finishes to be approved by GA Project Manager

Kitchen

- Remove and dispose existing kitchen cabinets and replace, supply and install new Howdens Greenwich Hi-line gloss white contract range kitchen unit doors.
- Remove existing white goods (Oven, Washing machine) and dispose.
- Allow £2k provisional sum for wall tiling. Sizing and specification to be agreed with GA PM.
- Allow £2k provisional sum for white goods. Items to be agreed with GA PM.
- Remove existing vinyl floor then apply 6.00mm ply overlay to existing floor. New floor - Altro designer 25 colour Fog (D25153) flooring to be installed – cap and cove
- Include isolation valves to all sinks/washing machine/dishwasher connection points

Bathroom

- Remove and dispose existing sink, toilet and shower cubicle and associated pipework
- Hack off and dispose existing tiling and make wall surface good ready for supply and install of new tiling.
- Allow £5k provisional sum for new sink, toilet and shower cubicle and tiles. Tiles and porcelain goods to be agreed with GA PM
- Include isolation valves to all sanitary equipment and shower.

Electrical Works

- Carry out a full electrical installation condition report.
- Review existing lighting and small power and ensure existing and all new works comply with GA-SPC-01 Mechanical & Electrical Specification rev 02.
- The electrical installation is to be made compliant to BS7671 18th ed including surge protective devices and Arc fault detection devices.
- Socket arrangement shall be increased to prevent use of socket adapters.
- Replace socket outlets, light switches, shower switch, cooker switch.
- Allow for X3 Fire Alarm detectors / systems to be adapted to suit room configuration and compliant for a rental property.
- All Electrical power / data and fire alarm cabling shall be within a containment system appropriate to the location, i.e. conduit, trunking or where within. Consideration to be given to

containment above suspended ceiling to suit power, data and fire alarm systems with complaint fixings.

Plumbing

- Survey the water installation
- Remove all dead legs associated to the system,
- Where systems are tank fed, remove the tanks and convert to mains feed.

Pictures



