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Item	Description of Work	£	p
1.0	General		
1.1	The contractor is to ensure that no elements of the existing structure are left unprotected from the elements throughout the course of the works. Any damage that does occur through lack of protection should be made good at the expense of the contractor.		
1.2	The contractor is to allow for providing protection to all plants, fixtures and fittings externally not requiring redecoration.		
1.3	All works to be carried out in accordance with the current Building Regulations and relevant British Standards and Codes of Practice etc.		
1.4	The Contractor is reminded that the existing roof coverings to be removed contain Asbestos and the contractor is to take all the necessary precautions and carry out the works in accordance with Health and Safety regulations. It is advised that the Contractor visits site prior to submitting the tender.		
1.5	The Contractor is reminded that there is an existing well or similar in reasonably close proximity to the house and there is a shared water main with meter for adjoining property located near the existing kitchen extension. Approximate locations of both are shown on the plan.		
1.6	This specification is to be read in conjunction with drawingand structural calculations prepared by		
2.0	Access		
2.1	Carefully remove and set aside for refixing on completion all fixtures and fittings which will obstruct works or may be damaged as a result of the works or the erection of scaffolding, all to a location to be agreed with by the client or contract administrator.		
2.2	Supply and erect full independent scaffolding to provide access to the roof and all elevations. Allow to dismantle upon completion and include all hire charges, altering, and adapting as necessary. Debris netting to be provided and protect all surrounding items as required (method statement to be provided prior to starting works).		
2.3	The contractor is to provide an extra over cost to the provision to a scaffold alarm with 24 hr call out system (details to be provided with tender).		
3.0	Demolitions		
3.1	Remove all shrubs, turf and other items which will be affected by the works.		
11/11/2009	1	To Collection £	



Item	Description of Work	£	p
3.2	The Contractor is to excavate to remove vegetable soil average 250mm and deposit on site as directed by the client.		
3.3	Remove existing kitchen fittings and fixtures and cart away from site. Cap off and isolate all pipework and supplies etc.		
3.4	Remove existing WC where shown and cart away from site. Cap off and isolate all pipework and supplies etc.		
3.5	Remove existing partitions and door (set aside for possible reuse) enclosing existing WC and surrounding area as shown for new hallway and access into new lounge and make good thereafter all left ready to receive decorations.		
3.6	Remove existing wall, inner door and sidelights (set aside for possible reuse) forming porch behind the existing front door as shown and make good all left ready to receive decorations.		
3.7	Remove existing oil boiler, including disconnecting and capping off supplies, leaving ready to receive new boiler.		
3.8	Remove existing wall between kitchen and lounge, properly supporting opening ready to receive new steel beam (allowed for elsewhere).		
3.9	Remove brickwork to existing fireplace in the kitchen to accommodate new Aga (approximate dims 1598 x 679 x 851 high) as shown and corbel new brickwork and provide new bricks piers each side. The Contractor is to check the clearance required around the appliance and ensure the opening is large enough for the appliance.		
3.10	Remove existing kitchen pitched roof including slates, felt/boarding and battens and cart away from site.		
3.11	Note: There is an existing tie bar fixed to the rear wall of the kitchen to the house and this bar will need to be removed before the kitchen is demolished. Before this bar is removed it is necessary to install alternative restraint to the external walls. The Contractor is to allow the provisional sum of £1500 for the installation of replacement lateral restraints.	£1500	
3.12	Remove existing external walls to kitchen, hall and WC and set the bricks aside for possible reuse and properly support opening ready to receive new steel beam (allowed for elsewhere). The Contractor is to ensure the feature stonework to the head and cills of openings are retained for reuse in the new extension.		
3.13	Make good finish to all walls etc. disturbed in connection with the above and leave ready to receive decorations.		
3.14	Remove existing coverings to existing retained pitched roofs including slates, felt/boarding and battens and car away from site.		



Item	Description of Work	£	p
3.15	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
4.0	Drainage		
	Below Ground		
4.1	Excavate for new drains as shown including breaking out through existing floors as necessary and laying new 100mm diameter PVC drains of approved manufacturer on and surrounded by pea beach and laid to gradients (generally 1:40) to make connections. Drains inside building to be wrapped in polythene prior to backfilling.		
4.2	Construct 3no. new Marley (or similar approved) 450mm Ø inspection chambers where shown complete with cover and frames left to match adjoining ground levels, installed all in accordance with manufacturers recommendations and specifications.		
4.3	Alter existing drain run from existing bathroom as shown on the drawing. Clear, rod and test existing drain.		
4.4	Allow the provisional sum of £500 for repairs to existing drains or for unforeseen works as directed on site.	£500	
4.5	Allow the provisional sum of £3000 for new Klargester or similar sewage treatment plant in a location to be agreed.	£3000	
4.6	The Contractor is to allow here for the installation of the Klargester in the agreed position installed fully in accordance with manufacturers recommendations and specifications and to the satisfaction of the local authority.		
4.7	Excavate out for and run 100mm PVC drains as described earlier for surface water as shown run to and including two new soakaways, size to be determined by porosity test but generally 2m x 2m x 2m deep, filled with hardcore, properly sealed all to the satisfaction of the local authority.		
4.8	Connect existing rainwater pipes (which discharge at ground level) to the new soakaways.		
	Above Ground		
4.9	Supply and install new 100mm soil and vent pipes of approved manufacturer as shown complete with all necessary branches, bosses and connectors and make all connections. The Contractor is to allow for extending one soil and vent pipe through the existing roofspace and roof coverings terminating at least 900mm above the head of any opening window within three metres complete with all necessary connectors and weatherproofing etc where penetrating roof.		



Item	Description of Work	£	p
4.10	Supply and install Marley 'Durgo' air admittance valves (or similar approved) to new soil and vent pipes in kitchen and WC installed fully in accordance with manufacturers recommendations and specifications.		
4.11	Form new ductwork to all new S&VPs including forming batten framing, cladding with 1 layer of 12.5mm Gyproc Wallboard and pipework lagged with 25mm of unfaced mineral wool insulation.		
4.12	Supply and install to all new roofs new black 100mm half round PVC gutters complete with all outlets, stop ends, elbows and bends etc. all fixed to ends of new rafters to falls and new black 68mm diameter PVC downpipes connected to new underground drainage system.		
4.13	Provisionally allow for the removal of existing gutters and downpipes and the supply and installation of new black 100mm half round PVC gutters to all existing roofs complete with all outlets, stop ends, elbows and bends etc. all fixed to ends of new rafters to falls and new black 68mm diameter PVC downpipes connected to new underground drainage system.		
4.14	Provide PVC traps and wastes etc. to all new sanitary appliances, generally 75mm deep seal traps to 40mm wastes from sink and bath. Sink to have branch ventilating pipe to external air within 300mm of trap. Provide 50mm deep seal trap to WC. Traps to BS 3943:1979 and wastes to BS 5255:1976 tested and fitted to local authority approval with correct falls. Traps to be fitted with anti-syphon valves. Boss connections to new soil and vent pipes as required.		
4.15	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
5.0	Foundations and Floors		
5.1	Excavate out strip foundations to external walls 600mm wide and the new masonry columns as shown, all to be taken to a safe depth to be determined on site but generally minimum one metre below existing ground level and cart away surplus excavated material.		
5.2	Excavate out strip foundations to external walls 450mm wide to 100mm walls as shown, to a depth to be determined on site but generally minimum one metre below existing ground level and cart away surplus excavated material.		
5.3	Excavate out foundations for recess jambs generally 525mm wide, to a depth to be determined on site all to local Authority approval.		
11/11/2009	4	To Collection £	



Item	Description of Work	£	p
5.4	Lay good, clean brick concrete or stone hardcore broken to pass 150mm diameter to the whole built area, well compacted and to a minimum depth of 150mm laid in layers. Completely cover with sand (min 25mm thick) and add 1200 gauge polythene damp proof membrane properly lapped at joints and edges and allowing enough material to extend up to wall to lap to the damp proof course.		
5.5	Pour concrete in appropriate mix (say 1:3:6 37mm aggregate) to all foundation trenches will punned and consolidated, generally 230mm thick (450mm to recess jambs) to the full width of the trenches. Underpin the existing foundations 600mm distance to the full width of the existing foundations, all as agreed on site, and the abutments with the existing building.		
5.6	Pour oversite in appropriate mix (say 1:3:6 20mm ballast) concrete 100mm thick to the whole of the building area laid level and true with a tamped finish ready to receive insulation.		
5.7	Supply and install 70mm Celotex tuff-R GA3070Z polystyrene insulation board's complete with perimeter insulation to screed and taped joints etc, all installed in accordance with manufacturers recommendations and specifications. Provide a polythene vapour control layer on top of the insulation.		
5.8	Supply and install 65mm screed to appropriate mix to the whole of the building area with floor tamped and set level to be coincident with existing floor level.		
5.9	Form suitable PVC ducts within floor slab as necessary for electrical, telephone and water services and leave without upstands as required.		
5.10	Supply and fix prestressed concrete lintels to all openings to internal ground floor doorways, generally 75mm thick and to the full width of the opening with 150mm bearings. Supply and fix lintels over drains where passing through walls and partitions below floor levels.		
5.11	Fill the cavity of the external walls with weak concrete mix 1.2.8 all well punned and consolidated to a finish 150mm below damp proof course level.		
5.12	Construct new first floor as shown generally consisting of 25mm T&G floor boarding, 50mm x 200mm joists (C16) @ 400 c/c with strutting at mid-span. Joists fixed into walls with Catnic TWR joist hangers to give lateral restraint. 100mm Rockwool Rollbatt or Timber Roll between floor joists.		
5.13	Ceilings to be constructed of 12.5mm plasterboard properly secured with galvanised plasterboard nails. Provide a Gypsum plaster skim finish to all ceilings. Make good to existing ceilings where disturbed.		



Item	Description of Work	£	p
5.14	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
6.0	Walls		
6.1	Build up cavity walls to ground floor level as shown on the plan generally consisting of brickwork outer skin (to match existing), 25mm clear cavity, 30mm Celotex tuff-R CW3030Z and 100mm Celcon solar blockwork (or similar approved and installed in accordance with manufacturers recommendations and specifications). Supply and install 40mm Gyproc Thermaline BASIC dry lining with 2mm Thistle Multi-Finish, all left ready to receive decorations. Provide Furfix or similar wall connectors where new meets existing, all installed in accordance with manufacturers recommendations and specifications.		
6.2	Supply and lay suitable horizontal damp proof course to all walls, set at oversite level with minimum 150mm between DPC and ground level externally. Properly lap at joint angles etc and link to oversite damp proof membrane and damp proof courses at abutment.		
6.3	Properly close cavities at openings to external walls using insulated vertical damp proof course all installed in accordance with manufacturers recommendations and specifications.		
6.4	Provide Catnic stainless steel wall ties to new cavity walls, generally installed @ 450mm vertical and 900mm (750mm where cavity width exceeds 75mm) horizontal c/c (max.) reduced to 300c/c around openings all in accordance with manufacturers recommendations and specifications.		
6.5	Build up new solid walls above ground level as shown on the plan generally consisting of sand and cement rendering to match existing (nominal two coats etc.), Celcon 255mm solar blockwork (or similar approved and installed in accordance with manufacturers recommendations and specifications), 40mm Gyproc Thermaline BASIC dry lining with 2mm Thistle Multi-Finish, all left ready to receive decorations. Provide Furfix or similar wall connectors where new meets existing, all installed in accordance with manufacturers recommendations and specifications.		
6.6	Supply and install new Catnic or other equal and approved lintels to all new external and internal openings as detailed on drawings to BS 5977: Part 2: 1983 and in accordance with manufacturers recommendations and specifications.		
6.7	Build up new 100mm block wall as shown on the plan, all properly bonded to existing and new walls etc.		

11/11/2009	6	To Collection £	
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Item	Description of Work	£	p
6.8	Construct internal timber stud walls as shown, consisting of 100mm x 50mm vertical studs @ 400c/c with noggins etc. @ 1200mm staggered c/c. Supply and install 9.5mm Gyproc Wallboard both sides with 2mm Thistle Multi-Finish, all left ready to receive decorations. Provide fibreglass insulation for acoustic absorption between studs. Double joists where they are under stud partitions, baths and showers etc.		
6.9	Provide new ½hour fire resisting partition around new boiler cupboard consisting of 100mm x 50mm vertical studs @ 400c/c with noggins etc. @ 1200mm staggered c/c. Supply and install 12.5mm Gyproc Wallboard both sides with 2mm Thistle Multi-Finish, all left ready to receive decorations. Provide fibreglass insulation between studs.		
6.10	Seal existing door opening between kitchen and hall using solid masonry to match existing depth etc. Supply and install new plaster finishes to wall to match existing lines etc.		
6.11	Form new opening in existing wall to bedroom as shown and leave ready to receive new door etc. Make good to match existing.		
6.12	Form two new openings in existing external wall as shown and leave ready to receive new windows etc. Make good to match existing.		
6.13	Alter existing window opening in existing external wall as shown and leave ready to receive new door etc. Make good to match existing.		
6.14	Supply and fix new skirtings to all new walls and to existing walls where openings have been sealed, formed or altered, scribed to walls and floors with mitred angle joints, left ready to receive decorations all to match existing.		
6.15	Supply and bed in position concrete padstones as detailed on the drawing for new steel lintels within lounge and kitchen etc.		
6.16	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
7.0	Roof		
	New Roof		
7.1	Provide 100mm x 50mm wall plates. Cut and form new roofs as shown complete with proper plates and bearings. Supply and install new 50mm x 125mm (C16) rafters fixed at 400mm c/c and 50mm x 170mm (C16) ceiling joists fixed at 400c/c. Provide MS straps at 2.00m centres to eaves for lateral restraint. Ends of rafters to be properly protected and left exposed as existing. Ensure a gap is left at the rafter feet to enable ventilation of the roof void. Provide 12.5mm Gyproc Duplex plasterboard and 2mm skim to ceiling.		



Item	Description of Work	£	p
7.2	Supply and install 170mm Rockwool Rollbatt or Timber Roll between ceiling joists and 150mm Rockwool Rollbatt or Timber Roll over ceiling joists to entire roof area.		
7.3	Supply and install new roof coverings to roofs consisting of breather membrane, sawn and tanalised battens 38 x 25mm battens with laps and gauge to suit size of tile. Provide new states (Eternit or similar as selected by client) to roof.		
7.4	Provide eaves ventilation to new eaves to provide air ventilation equivalent to 10mm continuous strip.		
7.5	Cut and fit Code 4 lead tray damp proof course and cover flashings etc. where new roofs (stepped for pitched roofs) abut existing walls. Undertake in short lengths tucked into inner skin joints dressed down cavity 150mm and properly dressed to outer skin and left projecting 12mm at 150mm above roof, properly sealing heading joints wherever necessary and making good thereafter. Provide weepholes at 1m centres. All new lead is to be treated with Patination Oil.		
7.6	Supply and install new lead valley gutter where new single storey pitched roof abuts the existing walls. Valley generally consisting of Code 4 lead sheets supported by 19mm support board together with timber fillets, ply sheathing etc. 1:3 mortar bedding the continuous valley length with undercloak slip plane preventing mortar contact with lead. Ensure it is a minimum of 125mm wide between where new meets existing. Provide lead dressed onto gutter at eaves. All new lead is to be treated with Patination Oil.		
7.7	Provide new chimney as shown with brickwork etc at high level to match existing chimneys. Provide a 125mm thick concrete hearth and jambs etc. Stack taken up in blockwork and rendered to match walls. Provide flashings and DPCs to stack as required where penetrating new roof. All new lead is to be treated with Patination Oil. Flue to be 200mm square flue (flue to be provided with a cross sectional area equal to 15% of the total face area of the fireplace opening). Flue to be lined clay flue liners with rebates or sockets for jointing meeting the requirements for Class A1 N2 or Class A1 N1 as described in BS EN 1457:1999. Liner to be placed with the sockets or rebate ends uppermost and installed fully in accordance with the manufacturer's instructions. Ensure any timbers are 50mm from chimney. Ensure there is a supply of air for combustion in the form of a permanent air entry openings with a total free area of at least 5500mm ² per kW of rated output above 5kW or 50% of the appliance throat opening.		
7.8	<p>Recovering of Existing Roof</p> <p>Allow the provisional sum of £1000 for the replacement of decayed timbers all as directed on site.</p>		
11/11/2009		8	To Collection £



Item	Description of Work	£	p
7.9	Supply and install 170mm Rockwool Rollbatt or Timber Roll between ceiling joists and 150mm Rockwool Rollbatt or Timber Roll over ceiling joists to entire roof area.		
7.10	Provide eaves ventilation to new eaves to provide air ventilation equivalent to 10mm continuous strip.		
7.11	Supply and install new roof coverings to existing roofs consisting of breather membrane, sawn and tanalised battens 38 x 25mm battens with laps and gauge to suit size of tile. Provide new states (Eternit or similar as selected by client) to roof.		
7.12	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
8.0	Doors		
8.1	Supply and install new hardwood front door (structural opening is 1.23m x 2.24m and the door is to be made to fit this sized opening), exact style to be agreed. Areas of glazing between finished floor level and 800mm above that level, or between finished floor level and 1500mm above that level in a door or side panels to be toughened safety glass. Point up all doors externally with suitable non hardening mastic.		
8.2	Supply and install new hardwood external doors to the extension where shown. Areas of glazing between finished floor level and 800mm above that level, or between finished floor level and 1500mm above that level in a door or side panels to be toughened safety glass. Point up all doors externally with suitable non hardening mastic.		
8.3	Supply and hang new internal timber doors to match existing complete with linings tongued at angles, stops and softwood architraves to both sides of all openings, profile and style to match existing. Hang doors on steel butts and supply and fit furniture to match existing. (Note: existing doors and furniture to be re-used wherever possible).		
8.4	Allow the provisional sum of £60 per door for the supply and fix of chrome mortice locks, latches and escutcheons, levers/knobs etc.		
8.5	Supply and install new insurance approved Yale (or similar approved) high security lock to the front and rear doors and French doors.		
8.6	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
11/11/2009	9	To Collection £	



Item	Description of Work	£	p
9.0	Windows		
9.1	Supply and install new uPVC windows to the extension complete with all clamps and fixings etc. New windows to be double glazed, with an opening area of 1/20th floor area and to give a U Value of 2.0 W/m ² K complete with key operated locks. Ensure new windows supply background ventilation of (min) 8000mm ² area to habitable rooms and 4000mm ² area to kitchen and bathroom, in secure, controllable, ventilator strip to head of opening. Any areas of glazing between finished floor level and 800mm above that level, or between finished floor level and 1500mm above that level in a side panel is to be toughened safety glass. Point up all windows with suitable non hardening mastic.		
9.2	Supply and install new feature stone 'lintels' to head of new openings to match existing.		
9.3	Supply and install new feature stone cills to new openings to match existing.		
9.4	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
10.0	Steelwork		
10.1	Provide steels as detailed and shown on the drawing complete with end bearings etc. installed fully in accordance with Engineers recommendations and details.		
10.2	All steel to be cased to give 1 hour fire resistance using 12.5 Gyproc Wallboard and 12.5 Gyproc Firelineboard all exposed joints taped and filled.		
10.3	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
11.0	Kitchen		
11.1	The Contractor is to allow here for the installation and temporary capping off of the supply and waste services for the fittings and appliances including sink, washing machine and dishwasher. The kitchen and appliances are to be installed at a later date by the client.		
11.2	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
11/11/2009	10	To Collection £	



Item	Description of Work	£	p
12.0	Bathroom		
12.1	Allow for the fixing of the sanitary fittings only (fittings to be supplied by client). Fittings generally as shown on the drawing.		
12.2	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
13.0	Decorations		
	Internal		
13.1	Properly prepare and redecorate all new areas and areas affected by the works as follows (colour to be agreed).		
	Ceilings		
13.2	Prime all ceilings with one coat Dulux Trade Vinyl Matt Emulsion followed by two coats of white Dulux Trade Vinyl Matt Emulsion.		
	Walls		
13.3	Apply 2mm Thistle Multi-Finish plaster skim to all new walls or existing disturbed walls, all left ready to receive decorations.		
13.4	Decorate all surfaces with two coats of Dulux Trade Vinyl Matt Emulsion.		
	Woodwork		
13.5	Properly prepare all new surfaces to be painted. Fill any visible nail or counter-sunk screw fixings using a good quality shrink-resistant non-water based filler, with filled area then sanded smooth with a fine abrasive paper prior to painting.		
13.6	Decorate surfaces to be painted with 1 coat of Dulux primer, 1 coat of Dulux undercoat and 2 coats of Dulux white gloss.		
	Metalwork		
13.7	Properly prepare and new surfaces to be painted.		
13.8	Decorate surfaces to be painted with 2 coats of Dulux white heat resistant gloss.		



Item	Description of Work	£	p
	External		
13.9	Allow for the complete redecoration of the front and rear elevations as follows:		
13.10	Provisionally allow for the repair of existing defective render to the existing walls of the property, including hacking off, raking joints, cleaning wall, supplying new cement/lime/sand render in two coats to match existing as follows: 5 x Small patch not exceeding 1m ² @ £___/m ² (Contractor to insert rate) 5 x 1m ² @ £___/m ² (Contractor to insert rate) 5 x Exceeding 1m ² @ £___/m ² (Contractor to insert rate)		
13.11	Properly repair and redecorate all previously painted rendering using two coats of Dulux Weathershield All Seasons Masonry Paint (colour to be agreed).		
13.12	Properly prepare and redecorate all existing timber surfaces to match existing, with one coat of Dulux Weathershield Preservative Primer to bare wood, two coats of Dulux Weathershield Flexible Undercoat, and one coat of Dulux Weathershield Exterior High Gloss.		
13.13	Properly prepare and redecorate all previously repainted metal work to match existing, with one coat of Dulux Trade Undercoat and two coats of Dulux Trade High Gloss or Hammerite.		
13.14	Properly repair and redecorate all previously black painted pipework using two coats of white Dulux Dulux Trade High Gloss.		
13.15	The contractor is to allow here for all any additional work in connection with this section including building in frames, plates, joists, bearers or cutting chases, holes, fixings, making ducts etc not allowed above.		
14.0	Services		
	Mechanical Installations		
	Services		
14.1	Extend existing cold water rising main and provide new potable supplies to kitchen.		
14.2	Supply and install hot and cold water pipework to all new sanitary fittings and appliances etc., generally: 15mm ø hot and cold to sink, basins, dishwasher and washing machine 15mm ø cold to WCs 18mm ø hot and cold to bath		
11/11/2009	12	To Collection	£



Item	Description of Work	£	p
14.3	All new internal supply pipework to be copper tubing run in neat straight runs, well clipped with holder bats etc. All pipework is to be recessed wherever possible in walls and floors etc.		
	Heating		
14.4	The Contractor is to allow here for the installation of the new oil boiler which is to be connected to existing supply tanks and radiators etc.		
14.5	Allow the provisional sum of £2000 for the extension of the existing heating system.	£2000	
14.6	The Contractor is to allow here for a Chrome heated towel rail to the bathroom.		
14.7	The contractor is to allow here for any builders work in connection with mechanical installations not allowed elsewhere.		
14.8	Test heating installation to whole property and provide heating installations certificate.		
	Electrical Installations		
14.9	Remove all existing electrical wiring, fittings etc. to areas affected by the works and make good thereafter.		
14.10	Allow the provisional sum of £1500 for new electrics to the extension. New electrics installed and connected to ex. mains and ring circuits to IEE Wiring Regulations (BS 7671). All electrical work required to comply with Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. On completion, a copy of the appropriate BS 7671 certificate should be issued by a person competent to do so, and a copy provided to building control.	£1500	
14.11	Supply and install 1 no energy efficient light which can only take lamps having a luminous efficacy greater than 40 lumens per circuit watt (exact position to be agreed).		
14.12	Supply and install mechanical extract vent for the aga (capable of extracting 30 l/s in cooker hood and 4000mm ² or one air change/hour). The extract unit will be provided by the client and the Contractor is to allow for all necessary pipework and fixings etc for ducting to external air. The ducting is to be located within the ceiling void or boxed in.		
14.13	Supply and install mechanical ventilation unit to the bathroom and WC complete with manual over-ride switch. The Contractor is to allow for all necessary pipework and fixings etc for ducting to external air.		



Item	Description of Work	£	p
14.14	The contractor is to allow here for any builders work in connection with electrical installations not allowed elsewhere.		
14.15	Test whole property on completion and provide electrical certificate.		
15.0	Completion		
15.1	Carry out a full drains test and provide report.		
15.2	Clean/polish all ironmongery etc. to all existing windows and doors throughout entire house and leave in good working order on completion of the works.		
15.3	The Contractor is to remove all waste materials etc from site and leave tidy ready for handing over the client.		

COLLECTION

£ p

Preliminaries not allowed for elsewhere

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Total Tender Price £