

Property Refurb Specification

Contractor Tender Pack



Typical unit Tender Process

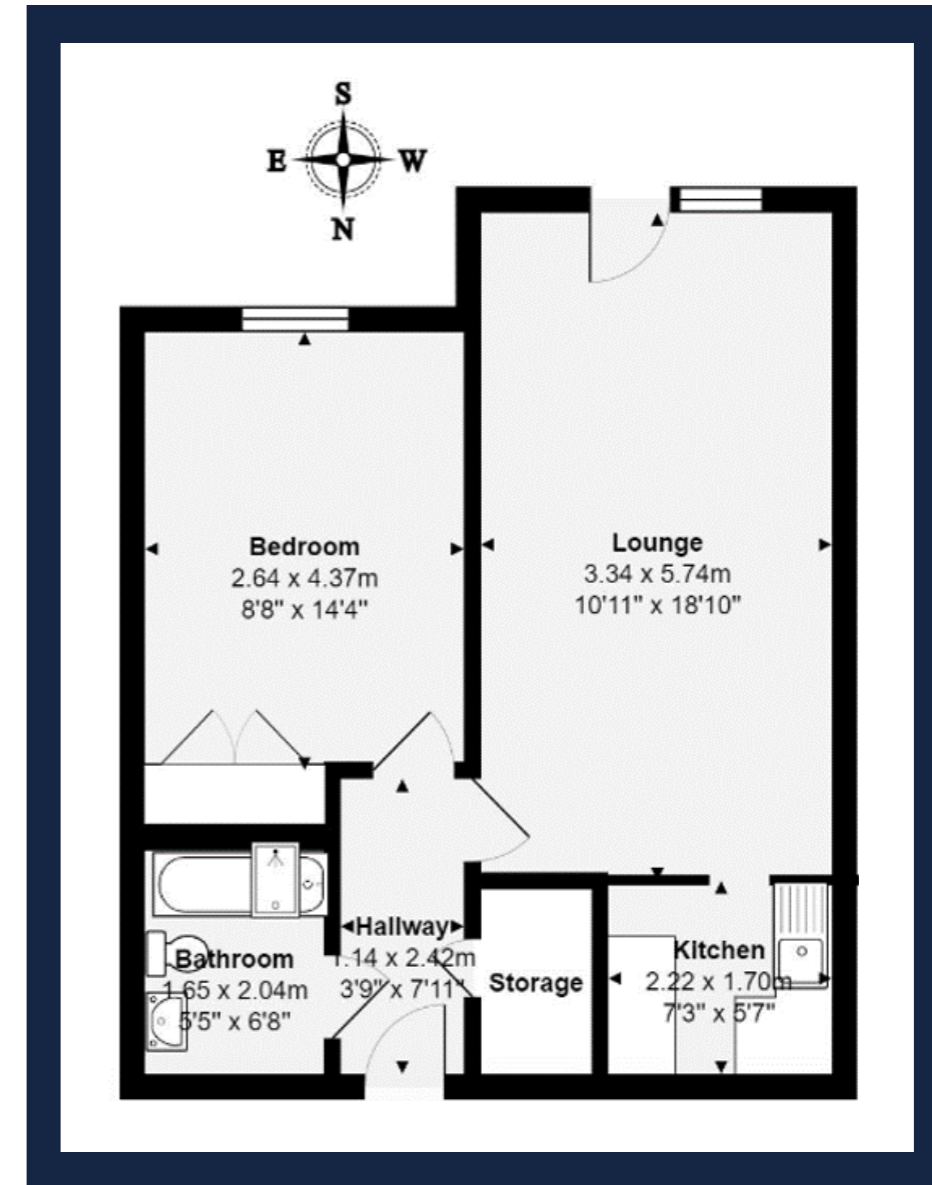
The aim of this document is to provide the information required for contractors to quote for the 4 principal void job types specified by My Future Living and become a preferred supplier, it is expected that the status will continue for a minimum of 12 months before any planned review.

The main areas open for quotes at this point are;

- Bathroom full refurbishment
- Kitchen full refurbishment
- Carpet and Vinyl flooring replacement
- Full painting and re-decoration spec.

Typical Unit Floorplan

The plan below represents a 'typical' apartment in the My Future Living portfolio. It is accepted that specified agreed variations will exist in any work completed.



Need to get in touch?



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Material removal and completion

As laid out in the My Future Living terms service level agreement the contractor is responsible for removal of waste relating to their work and the item being replaced. A waste transport license is required by each contractor.

This is free of charge and can be applied for using the link www.gov.uk/register-renew-waste-carrier-broker-dealer-england. A copy of the waste transfer license will need to be provided prior to any works being agreed

Bathroom

- Full Refurbishment

Shower Suite

- White in colour, modern with consideration for maintenance and cleaning
- M- stone resin, rectangular base 1200*760mm tray 45mm height. Textured non-slip surface in line with current BS.
- Step up/ height of tray should not exceed 150mm and be flat and level. Any exception to this must be approved by My Future Living
- Shower sides 1200 sliding door with 6mm toughened safety glass. All exposed sides of the shower cubicle should have a suitable panel fitted. 1850mm height.
- Chrome effect handles and frame
- Shower cubicle should be completed and tested for water integrity
- A suitable BS standard waste connection kit should be used and tested

Sink

- 550*430mm basin with integrated vanity base, floor mounted in white and multipoint door handles in keeping with the shower handles
- The material should match that of the shower base.
- Height should be circa 836mm
- Taps should be suitable for gravity fed water supply
- Conventional plug should be fitted, push plugs are not acceptable.
- Cold water outlet to be switched to the mains
- The basin is to meet BS 5506-3:1977, BS EN 31 AMD1, and BS 1188:1974, or any supersessions

Toilet

- A Vitreous China construction with a white finish.
- WC with integrated cistern, dual push button flush
- Toilet pan height of 400mm
- Soft close seat
- BS EN33 and BS EN 997 & rigid heavy-duty white plastic seat & cover to BS 1254, or any supersessions

Walls

- Shower and wet area should be tiled with 150mm*150mm white ceramic tiles to the full height of the walls.
- Basin splash back behind the basin also constructed of 150*150mm white tiles.
- No tile-on-tile fitting is acceptable; therefore, all existing tiles should be taken down and removed.
- Non tiled areas,- smooth finish in magnolia or white.
- Painted with 2 coats of suitable Bathroom non gloss moisture resistant emulsion.
- Woodwork should be painted with 2 coats of white gloss paint
- The ceilings should be painted with white moisture resistant paint suitable for bathroom ceilings

Sundry Items

- **Bathroom mirror** 500*700mm. Fitted above the sink to appropriate BS standard, fixed without the use of adhesive.
- **Towel rail** 600mm chrome effect Towel rail to be located suitably outside the shower enclosure.
- **Toilet roll holder** Chrome finish and secured without the use of adhesive to an appropriate location near the WC.
- **Grab rail** 500mm a plastic fluted In white should be installed inside the shower enclosure with both horizontal and vertical planes for ease of access.
- **Emergency call button/ pull cord** Existing pull cords to remain in situ, buttons to be relocated to the shower tray and must be easily accessible and tested.

Electrical and lighting

- Shower should be an 8.5 KW AKW I-Therm unit. If unavailable a Triton T80z Thermostatic Fast Fit (SP8008ZFFTHM) is acceptable. (To include appropriately located isolator pull cord). Mira showers are not acceptable.
- An appropriate IP rated Shaver socket and light unit to be fitted above the mirror over the wash hand Basin. (110V Max) and be suitably zoned.
- LED bulb main light (minimum 60Watt equivalent), with bathroom suitable fitting.

Extractor Fan

- Extractor fans should be replaced with an equivalent new unit.
- Axial fans should be Advent AVX100TN where the ducting supports Axial units
- Centrifugal fans should be installed where the ducting supports centrifugal units, Greenwood Airvac SF90HT 100mm Centrifugal Surface Humidistat Fan
- Any variation should be confirmed with My Future Living.

Heating

A wall mounted downflow heater Dimplex 2kW Electric Wall Mounted Downflow Fan Heater, with Pull Cord should be fitted in line with appropriate BS standards. (Adequately zoned)

Flooring

Please see the vinyl flooring section in the flooring document.

All sanitary ware and fittings must be fit for their purpose and comply with the Building Regulations, British Standards, relevant codes of practice, Water Byelaws and the Water Supply (Water Fittings) Regulations, or any supersession thereto.

Sanitary installations shall comply with the requirements of BS 6465, and WC installation to the DEFRA WC suite performance specification, or any supersession thereto. Wastes and traps shall comply with the requirements of BS EN 274, or any supersession.

Kitchen

-Full Refurbishment

Kitchen Unit design

Floor units should be installed in a wrap around style where possible.

In order to provide the necessary storage options within the kitchen it is expected that there should be a minimum of two double wall units, two double floor units/cupboards and a full set of drawers.

A 600mm gap suitable for a cooker and a space for a full height fridge/freezer unit should be included.

Floor Units

- The floor units should be full height units.
- Carcas construction should be of 15mm laminated MDF or similar.
- Units should have height adjusting legs.
- All base unit blocks should be finished with a base end panel.
- A plinth should be fitted to all floor units

Doors and Handles

- The doors should not have any moulding or shaping withing the panel, for easy cleaning and maintenance.
- The doors should be a minimum of 16mm thick constructed of MFC material
- Handles should be large T-bar or D shape and neutral in colour. With multi point screw fixings.

Wall units

- The full height wall units should be of matching construction to the Floor units.
- The units should be fitted securely to the walls using the appropriate fixings and following the manufacturer's instructions.
- All unit ends should be finished with a decorative end panels

Worktops

- The work tops should be bullnose kitchen work surfaces measuring 600mm *28mm, with 8mm laminate covering.
- 8mm end caps should be used for all exposed ends of the work surface in a material matching the work top laminate. This includes work top ends in gaps for white goods.
- Joins should be made using metal joining strips, co ordinating with the work top.
- The work top should be securely fixed to the base unit carcasses. It should be ensured that the work top is flat and is fixed flush to the wall.

Sink and Plumbing

- Sink should be a standard stainless-steel unit with built in draining board.
- Lever taps suitable gravity fed water supply should be used.
- Conventional plugs should be used, pop up plugs are not acceptable
- Any rerouting of piping should be done with consideration to maintaining water pressure. Redundant piping/dog legs to be removed and capped off. Fitting to appropriate standard, clipped and sealed.
- All plumbing work and drainage should be tested as part of the installation.
- Fitted base units shall be manufactured to BS 6222 -2 and -3, and BS EN 14749:2016 (+A1:2022).
- Fitted wall units shall be manufactured to BS 6222 -2 and -3, and BS EN 14749:2016 (+A1:2022).
- Sinks shall be manufactured to BS EN 13310.
- Wastes shall be manufactured to BS EN 274-1, -2 and -3, with traps to BS EN 274-1, -2 and -3.
- Kitchen worktops shall be manufactured to BS EN 14749.
- The water supply shall be to BSEN 806-2 and -4

Walls

- All exposed wall area above the work surface should be tiled.
- Tiles should be 150mm*150mm ceramic tiles in white.
- All previous tiles should be removed- tile on tile is not acceptable.
- A silicon sealant strip is applied between the work surface and tiles.

Ventilation

- Extractor fans should be replaced with an equivalent new unit.
- Axial fans should be Advent AVX100TN where the ducting supports Axial units
- Centrifugal fans should be installed where the ducting supports centrifugal units, Greenwood Airvac SF90HT 100mm Centrifugal Surface Humidistat Fan
- Any variation should be confirmed with My Future Living

Electrics

A minimum of 3 double sockets should be installed above the worktop. These should be a minimum of 300mm from the sink and not directly above or adjacent to the hob or cooker space.

In line with current regulations cooker points and low-level sockets for fridge/freezers must be installed in the relevant locations.

Isolator switches must also be sited above worktop height.

Flooring

Please see the vinyl flooring section in the flooring document.

Flooring Specification

For full room or room refurbishments

Carpet areas

Hallway, Lounge & Bedroom

Preparation

Surfaces should be cleared and swept clean prior to installation.

Areas to be covered should be flat and secure, any fillets in pipe channels need to be secure and level.

Where there is Sonic cord sound proofing present, this should be kept in place wherever possible.

Carpet fitting

Carpets to be used should be- Condor – Wembley (Colour code 72 corn) or equivalent quality (Medium domestic hessian backed poly prop bleach cleanable carpet).

Carpets should be sized to cover the floor area 'wall to wall' and should also be fitted in the wardrobe and hallway cupboard.

Gripper rods should be used throughout the fitting on all edges.

Sundries to be used

Diamond Gripper Rods to be used, to be replaced every time the carpet is replaced

Solent wholesale metal 'Kensington' door bars/edges with a polished finish or evident, replaced throughout the installation.

Cosy 8 Underlay (8mm thick) should be used in all areas.

Vinyl areas

Kitchen & Bathroom

Preparation

Surfaces should be swept clean prior to installation,

In order to produce a flat smooth finish prior to fitting the floor should be prepared using-

Screeding F Ball Stopgap 300 over large areas

Micro screed F Ball Stopgap 500 over smaller uneven areas

Vinyl

Floor should be prepared with a fast latex mortar screed, to ensure the surface is flat and level.

R10 slip resistant vinyl in a neutral marble effect colour.

Tarkett Homestyle Gea wood effect Vinyl in light brown (Kitchen Vinyl)

Tarkett XL Super grip - Rock light grey (Bathroom Vinyl)

Finish

White mould resistant silicone to seal the perimeter

Redecoration Specification

Preparation

Preparation is to include walls, woodwork and Ceilings. It is expected that in order to stop paint bleeding into unintended areas, these will be masked and covered appropriately.

Sugar soap and Zinsser stain block to be used for the treatment of nicotine damage prior to painting surfaces.

Surfaces are to be prepared to a minimum smooth, clean standard prior to painting.

- All pin hooks or screws to be removed
- Caulking to be completed with acrylic caulk
- Small pin hooks to be filled using quick dry filler
- Larger holes to be filled using Easyfill or equivalent
- 2 pack resin to be used for woodwork repairs

Dry areas

(i.e. excluding bathroom & kitchen)

Walls

Paint - Dulux Trade Magnolia (2 coats min).

Woodwork and Doors

Dulux Trade undercoat (oil based) in a neutral colour

Dulux Trade High gloss - White

Ceilings

Dulux Trade vinyl matt -White (2 coats)

Damp areas

(i.e. bathroom & kitchen)

Walls

Dulux Easycare Bathroom Soft sheen Emulsion - Magnolia (2 coats min).

Woodwork

Dulux Trade undercoat (oil based) in a neutral colour

Dulux Trade High gloss - White

Ceiling

Dulux Trade Soft Sheen for Kitchen and Bathroom Ceilings - White (2 coats)



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