

Wiltshire Council



WORKS: Level Access Shower and External Ramped
Access

FOR: Mrs Patricia Keen

ADDRESS: 10 Whitley Road, Aldbourne SN8 2BU

PR202503-557746

SCHEDULE OF WORKS: Dec 2025

SECTION 1&2 PRELIMINARIES & PREAMBLES			
FOR: Mrs Patricia Keen ADDRESS: 10 Whitley Road, Aldbourne SN8 2BU			
ITEM	DESCRIPTION	COST	VAT

	<u>The contractor should undertake a site visit as a part of the tender process to engage with the customer, and to undertake their own assessment of the scheduled works.</u>		
1.0.0	<u>SECTION 1</u>		
1.0.1	<u>PRELIMINARIES</u>		
1.0.2	The Preliminaries already in your possession are to be read in conjunction with this Schedule of Works		
1.0.3	Preliminaries and general costs are deemed spread over the items and included within the costs for the Schedule items.		
2.0.0	<u>PREAMBLES</u>		
2.0.1	<u>The Site:</u> The site of the proposed works is at: As above		
2.0.2	<u>The Works:</u> Level Access Shower and External Ramped Access		
2.0.3	<u>Construction:</u> 1960's traditional build end terrace bungalow		
2.0.4	<u>The Client:</u> Mrs Patricia Keen Mob: 07827 246230 Email:		
2.0.5	<u>The O/T:</u> Jo Wood 01722 434371 x54371 mob: 07827246230 jo.wood@wiltshire.gov.uk		
2.0.6	<u>The T/O:</u> Kris Dickens Mob: 07876 145940		

2.0.7	<u>Principle Designer and Adviser</u> Private Sector Housing, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN <u>Contract Information</u> Extension of Time/Liquidated Damages £ NIL per week or part thereof. Practical Completion/Defects Period is 12 months Single Payment / ~~Stage Payments~~ Period for honoring certificates 31 days LAW – the law of England is to be the law of the Contract		
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SECTION 3 Schedule of Works



FOR: Mrs Patricia Keen
ADDRESS: 10 Whitley Road, Aldbourne SN8 2BU

ITEM	DESCRIPTION	COST	VAT
	<u>No deviation from this schedule will be accepted without prior consultation with the Technical Officer</u> 3.0.0 REMOVALS For all removals within this schedule, make allowances for the protection of floor coverings, furniture and possessions, for making both permanent or temporary, and discreet disconnections to the CW, HW, and CH feeds, waste out connections, and power supplies (inc switches and sockets) identified within this schedule and plans, and for making good repairs and levels to disturbed surfaces in readiness to receive scheduled works. 3.0.1 Disconnect / take down and remove from site the bathtub and side panel, support frame / legs, trap, and taps, the shower unit, riser rail, hose and shower head, the shower curtain and track, the extraction unit ducting, grill cover, and isolator switch, the light pull cord switch, the WC suite, the WHB suite inc trap and taps, all redundant plumbing and wiring, the floor covering and any underlay (up to 5m²) and skirting. 3.0.2 Permanently disconnect 1no 13Amp 2G socket as per plan. Pull back cables for reuse as required. Install blank plate over redundant socket. 3.0.3 Carefully take down the internal wall identified in the plan and remove all debris off site. NOTE: the contractor must assume the wall being taken down is load bearing until proven otherwise and to make allowances for the supply and use of suitable props and equipment as required to complete the work. 3.1.0 NEW TIMBER STUD WALL 3.1.1 Supply and install a new timber stud wall as per plan using tanalised C16 timbers (100 x 50mm) for plates, studs, and noggins. Studs at 400mm centres. Install thermal quilt insulation to cavities – full thickness. 15mm moisture proof ply skins to wetroom side and standard 12.5mm plasterboard skins elsewhere. Boards are to be fixed 15mm off floor level. NOTE: new stud wall is to have a new 13Amp 2G socket installed as per plan and item 3.5.0 in this Schedule of work. Make allowances for making good repairs to new skins and to disturbed		

ceiling levels in readiness to receive decoration. See item 3.7.0 for decoration.

3.2.0 SHOWER TRAY

- 3.2.1 Supply and fit an Impey Level Dec Easyfit 1500 x 800mm, level access shower tray, trimmed to fit space and offset 100mm from rear wall. Tray to be recessed into floor to give level access, and Altro to go over the top.
Supply and install below floor waste and trap-a-dapta shower trap, 38mm piped waste connection external gulley

NOTE: Waste trap to be compatible with installed shower unit and waste pump. Ensure that there is completely level access. Tray to be fitted in accordance with manufacturers recommendations and instructions. Contractor to ensure that the existing floor falls to the shower tray using acrylic latex as required.

- 3.2.2 Supply and fit Option G Impey Elevate shower doors, a pair of bi-fold doors meeting Centrally, and a curved curtain rail and 2no weighted shower curtains.

All above items available from Impey 01460 256080.

3.3.0 FLOORING

- 3.3.1 Provide and lay by specialist flooring contractor, Altro Everlay to concrete floor and Altro Aquarius/Pisces slip resistant floor covering to whole room. Client's choice of colour floor covering. To be laid in strict accordance with manufacturer's instructions and recommendations, fixed with recommended adhesive, with hot welded seams, lapped up wall with concealed cove former to whole room and sealed to wall using cap tile seal to shower area and C7 capping seal to remainder. Install a suitable brushed aluminium diminishing strip at the door threshold.

3.4.0 PLUMBING AND SANITARYWARE

Make allowances for extending, redirecting, forming new C/W, H/W, and C/H supplies, and connections onto waste out from existing or in new positions/locations, and for the installation of pressure isolation valves fitted onto CW and HW supplies not more than 300mm from inlet points as required (valves positioned for ease of access/operation)

NOTES: All exposed pipework to shower to be run in chrome plated copper pipe. All concealed pipework shall be copper to BS 2871 (Table X) connected to compression fittings (No soldering/hot works is permitted within the client's boundaries) with plastic saddle clips at maximum 1000 mm centres, pipe size to suit. Allow for pipe insulation as required.

3.4.1	Supply and install a new white ceramic WC suite (pan 680 x 360 x 400mm) close coupled, push button flush, matching colour soft close seat and lid, connect onto existing waste out and CW supply.		
3.4.2	Supply and install a new white ceramic WHB (450 x 400mm) and matching pedestal c/w waste trap, plug and chain and a pair of chrome metal lever taps. Connect onto existing waste out and CW and HW supplies.		
3.4.3	Supply and install a Liff Lime Beater (or similar approved) at least 1.0 m from shower and in strict accordance with manufacturers recommendations and instructions. Liff Industries, Tel: 01484 512537		
3.5.0	<u>ELECTRICS</u> Make allowances for extending, redirecting, forming new power supplies to existing and new locations / positions for electrical appliances, lighting, heating, extraction, sensors and alarms, junctions, and switches, as required, and for making good to disturbed / new surfaces in readiness to receive scheduled decoration NOTES: Cables to be concealed where possible, where surface cable to be protected with PVC trunking system to BS4678 Part4. Make full allowance for ensuring that all bathroom supplies are RCD protected to comply with I.E.E. 18th Edition Regulations. Allow for all required cross bonding, earthing arrangements, and other works to comply with current IEE Wiring Regulations.		
3.5.1	Provide Electrical Completion Certificates for works carried out, made out in client's particulars upon completion of works. All electrical works to be carried out by a NICEIC/ECA/ Domestic Installer enrolled electrician & to comply with current IEE Wiring Regulations, 18th. Edition, BS7671:2008.		
3.5.2	Supply and install Mira Advance flex electric care shower 8.7kW c/w extended hose, riser rail, and <u>1no additional handset holder</u> . Connect unit onto new CW feed. Unit to have pull cord switch activation. Position and height of the shower unit, riser rail and accessories are to be pre-determined by the Occupational Therapist.		
3.5.3	Provide new power supply to shower unit, connected onto consumer unit, in accordance with manufacturers requirements and IEE Wiring Regulations. Connect shower unit onto new pull cord isolator.		
3.5.4	If required, supply and install RCD to consumer unit to protect the bathroom circuits. NOTE: The contractor should determine the need for this work and price accordingly.		

3.5.5	Supply and install Xpelair C4TSR, IPX4 rated through wall extraction unit and ducting. Unit to extract 24 l/s and timer variable from 2-20 minutes. Connect onto power supply and isolator. Unit and to have light pull cord activation.		
3.5.6	Supply and install 1no 13amp 2G socket to new stud wall, positioned in compliance with B.R Doc M, and connect onto supply.		
3.5.7	Supply and install new pull cord switches for the wetroom light and shower unit, positions as per plan.		
3.6.0	<u>ADDITIONAL WORKS</u>		
3.6.1	Supply and install 2no 450mm wall mounted handrails. Position and height of the handrails are to be pre-determined by the Occupational Therapist.		
3.7.0	<u>MAKING GOOD, TILING & DECORATION</u> Make allowances for preparing disturbed and new surfaces to receive scheduled decoration and wall tiling including the supply and use of fillers, adhesives, abrasives, sealants and mastics, and fixings.		
3.7.1	Undertake plastering of the new bedroom wall and to disturbed ceilings as required, approx 4.5m ² . Float to an even, polished finish and feathered neatly into existing surfaces. Apply mist coat sealer.		
3.7.2	For new and disturbed surfaces only, apply two coats of bathroom quality emulsion paint to wetroom surfaces and standard emulsion elsewhere, client's choice of colour. For new and disturbed timber-based surfaces (inc ply, chipboard and MDF) apply knot seal, two coats primer and undercoat, followed by two layers of top-coat paint. Client's choice of paint finish and colour.		
3.7.3	Supply and fix 150x150x4mm white ceramic tiles (colour tiles at no extra cost) within new shower area inc beneath former bathtub - approximately 8m ² . Install with waterproof adhesive and white colour grouting. Include tile edging and corner strips. Apply bathroom quality white silicone mastic sealant to tiled corners, joints, and reveals to new shower area.		
4.0.0	<u>NEW PORCH SUPPORT BRACKET (see photo)</u>		
4.0.1	Take down the existing metal support pole and remove debris off site. Make allowances for the supply and use of suitable props and equipment as required to complete the work.		
4.0.2	Construct and install a new wall mounted bracket to support the porch roof load using suitable sized tanalised C16 timbers, fixed to		

wall and porch roof using suitable screw fixings. Prepare new and disturbed surfaces for decoration.



5.0.0 ACCESS WORKS

- 5.0.1 As per plans, lift the section of existing concrete path and any hardcore base beneath and remove from site. **DO NOT REPURPOSE DEBRIS ON SITE FOR USE IN SCHEDULED WORKS**
Clear away turf and topsoil to expose areas of new access work. Retain sufficient of each material for making good repairs to disturbed and new levels. Remove the remaining spoil off site.
- 5.0.2 Break up and lift the concrete paths indicated for removal as per plan and any aggregate hardcore base. Remove debris from site.
- 5.0.3 Undertake excavations to reduce levels for strip trenches (D=450mm minimum x W=250mm) ramps, landings and step as per plan. Remove spoil off site
Make allowances for undertaking deeper excavations to expose load bearing soil/strata as required and for the supply, use, and removal of formwork as required
- 5.0.4 Form strip foundations for walls using Gen 2 concrete, continuous pour, average 250mm compacted level depth over site.
- 5.0.5 Form single skin walls using dense concrete blocks below ground level (out of sight) and engineering bricks elsewhere (nearest

colour/texture match to house wall) laid on cement mortar (4:1:1) half stretcher bond, half round pointing to courses, 150mm brick upstands above finished surfaces (1no break in upstands for stepped access) and capped in a running course of blue or black engineering bricks.
Supply and install 32mm plastic pipe weep holes in new walls where required, set at 600mm centres, and for through wall outlets and below concrete use 40mm plastic pipe for ACO drains

- 5.0.6 Raise levels for landing, ramp, step, and pathway using Type 1 (40mm to dust) scalpings, mechanical compaction every 100mm height gain, finished height average depth 100mm below finished concrete height.
- 5.0.7 Supply and install ACO style surface water drains c/w galvanised metal grills as per plan **(DO NOT INSTALL PLASTIC VARIANTS)** Run-off as per plan.
- 5.0.8 Supply and install 'Kee-Klump' 40mm handrail system as per plan. Height 1000mm c/w top handrail and mid-rail, posts, connections, joints, elbows, anchor plates, end caps etc. To be installed in strict compliance with manufacturer's instructions / guidance.
- 5.0.9 Supply Gen 2 concrete to new and existing landings and ramps, and step, continuous pour, 100mm compacted level depth over site, stippled finish to aid traction.
Raise existing porch floor levels equal to DPC over site.
Ensure ACO style drain grills are not obstructed and surface water runoff is achieved.
Provide a neat level finish against front door and communal pavement. Install expansion joints where required.
Make allowances for the supply, use, and removal of formwork as required to complete the work.
- 5.0.10 Make good repairs to disturbed levels using salvaged topsoil and turf. Dispose of unused material off site.

GENERAL NOTES

The successful contractor shall provide all necessary dust/dirt/noise protection facilities for the duration of the contract within the property and at the close of each working day leave the client's property in a clean and tidy condition applicable to the aforesaid works being carried out.

It will be for the successful contractor to ensure that if any sub-contractors are employed for any part of the contract, they shall all be registered professionals within their specified trade and all completion certificates (for work carried out) shall be duly signed and submitted with the principle contractors' invoice on completion of the aforesaid works.

It will be the responsibility of the contractor to notify any/all regulatory authorities for any approvals/inspections to be carried out prior to or during the contract as it proceeds.

PLEASE NOTE

In the case of an error, omission or discrepancies in the documents becoming apparent to the Principle Contractor, the Contractor is to notify the Principle Designer - Technical Officer at Wiltshire Council immediately and prior to tendering

SUMMARY

3.0.0 – Removals

3.1.0 – New Timber Stud Wall

3.2.0 – Shower Tray

3.3.0 - Flooring

3.4.0 - Plumbing and Sanitaryware

3.5.0 – Electrical Works

3.6.0 - Additional Work

3.7.0 – Making good, tiling & decoration

4.0.0 – New Porch Supports

5.0.0 – Access Works

PLEASE NOTE

It is the Principle Contractors responsibility to determine and separate the V.A.T. costs as appropriate in the section below for the attached works.

Value of standard rate works at 20% Vat..... £

Value of zero rated work£

If you do not fill in this section, no claim will be accepted on any future application for payment of VAT.

An Eligibility Declaration will be provided completed by the client

PRINCIPLE DESIGNERS RISK ASSESSMENT

HAZARDS	ACTION
Covid-19	Principal Contractor to ensure all teams present at site follow the current Government set Covid-19 Guidance.
Clients in residence	Principle Contractor to always consider the safety of the client/family and visitors and to ensure client is in a safe situation or is accompanied when materials are brought onto site. Principle Contractor to always ensure clear and safe access to entrances. All rubbish to be bagged up and remove from site at end of each day.
All materials carried through property, risk of damage to property and danger to clients	Principle Contractor to ensure all access routes are always maintained, kept clear, including furniture etc. moved to be put back in its original position. Ensure materials carried into property kept to a minimum.
Interruption to services	Principle Contractor to ensure that all interruption to services is kept to a minimum and are all working at end of each day.
Asbestos Report	No works should commence on properties constructed before 2000 without an asbestos report. This will be provided by Wiltshire Council.
Asbestos in Working area.	Precautions to be taken before disturbing any existing materials. Presume any suspected material contains asbestos unless there is strong evidence that they do not. If any material is expected to contain asbestos, do not disturb, immediately stop works and contact Wiltshire Council to further action. Provide information on the location and condition of material to client and to anyone who is liable to work on or disturb it.
Trenches, excavations	Ensure all open trenches and construction works are fully protected with high visibility safety netting.
Dust	Principle Contractor to take all necessary precautions to keep dust to a minimum and to within the work area.
Noise	Principle Contractor to take all necessary precautions to ensure noise is kept to a minimum and client is pre informed before such works are done.
Biological Hazard	Care must be taken when removing SVP, waste pipework etc. Please take all necessary precautions.

There will be other hazards which should be within the capability of a competent Principle Contractor to manage, and which will require appropriate precautions to be taken.