



TEIGN STANDARD PLANNED IMPROVEMENTS

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INTRODUCTION

The purpose of the Teign Standard is:

- To provide a measure of quality for Teign Housing dwellings.
- To inform customers of the expected standards and frequency of investment in their homes
- To provide an informed specification for improvement works.

The Standard has been based upon consultation with Teign Housing customers and stakeholders and will be reviewed periodically to reflect changes in resident's aspirations, regulations, and value for money innovations.

Definition of the Standard

The document details the standards adopted by Teign Housing for all of their rented properties.

The primary service areas that make up the standard are;

- Internal Improvements – kitchens, bathrooms, wiring installations, heating and insulation
- Housing Health and Safety Rating System (HHSRS) status – dwellings to contain no category 1 hazards.
- Energy Efficiency
- Environmental Maintenance and Improvements
- Compliance with Regulatory Standards

Planned Improvements

A dwelling that meets the Teign Standard shall have; **(subject to verification of current condition which may shorten or extend lifecycles)**

- A Kitchen not more than 20 years old
- A Bathroom not more than 30 years old
- A Main heat source (gas and oil boilers, air source heat pump) not more than 15 years old
- An Electrical heating system not more than 30 years old
- Carbon Monoxide Alarms are to be provided alongside 'applicable' appliances (dwellings with gas supplies and solid fuel burners) supplied by Teign Housing.

- Up to two Smoke Detectors are to be provided within the Hall, Stairs, Landing or route of escape etc. One for 1 storey dwellings and two for 2 storey dwellings.
- Windows not more than 40 years old for Houses and 30 years old for flats.
- External Front and Back Doors not more than 30 years old

Home Health and Safety Rating System

That none of our dwellings will contain hazards assessed as category 1.

Energy efficiency

The average of all dwellings will have energy efficiency EPC ratings of Band D.

External Maintenance and Improvements

External Decoration or cleaning will be undertaken at periods of no greater than 7 years (subject to verification of current condition which may shorten or extend lifecycles)

Compliance with Regulatory Standards

Where applicable the following will be in place

- Electrical periodic safety certificate every 5 years
- Legionella at target of completing a risk assessment if the property becomes void, or if planned improvement works are being undertaken which will involve plumbing or water supplies or every 2 years in communal areas.
- Gas/ Oil/ solid fuel / Air Source Heat Pump safety certification and servicing annually
- Asbestos survey and management plan
- Fire and building risk assessments (Communal Areas)
- Annual schedule of servicing of lifts, fire alarms and fire equipment and Emergency Lighting

Specification

The specification details the standards adopted for internal improvement works (where physical dimensions allow).

The elements covered are:

- Kitchens
- Bathrooms (including level access showers)
- Electrical installations
- Heating systems

- Wall and roof Insulation

The specification details materials, preferred suppliers, customer choices, and standards.

The majority of goods for improvements to properties are purchased through the Advantage Southwest (ASW) Procurement Consortium. ASW enables Teign Housing to maximise its purchasing power through collaborative procurement of contracts to supply goods with other Registered Provider members of the consortium.

Customers routinely invited to consult and express their preferences for products and suppliers as an integral part of the procurement process by the arrangement of focus groups facilitated by the consortium.

Teign Housing provide a range of choices for customers for certain product groups, for example, kitchens, bathrooms etc. the range of choices offered are also informed in consultation with customers.

The Standard is made accessible to all customers, stakeholders and contractors via the Teign Housing website and publications in a range of formats.

SPECIFICATIONS

1.0 Kitchens

1.1 Design (*where practical)

- 1.1.1 The kitchen plan is deemed to be consistent with existing kitchen layout and any practical space that may be utilised by demolition of non-structural partitions to larders or stores immediately adjacent.
- 1.1.2 Design requirements are standards to be met where achievable within the confines of the space described in 1.1.1
- 1.1.3 Adequate space is to be provided for cooking, food storage and preparation and clothes washing.
- 1.1.4 A minimum of 1000mm clear space in front of kitchen base units
- 1.1.5 A minimum 640mm cooker space is provided between end panels or a space maintaining a minimum of 20mm clearance on either side of an existing cooker, avoiding positioning in front of windows.
- 1.1.6 A minimum 620mm fridge or fridge/freezer space between end panels.
- 1.1.7 A minimum 620mm washing machine space between end panels.
- 1.1.8 Provision for other kitchen appliances if they already exist.
- 1.1.9 Wall ventilation for vented clothes dryers if they already exist.

- 1.1.10 Position sinks in front of windows where practicable.
- 1.1.11 Provide a minimum of 300mm worktop space either side of cooker position (where practical).
- 1.1.12 Sinks and cooker locations should be separated by at least 600mm in a corner location (where practical).
- 1.1.13 Sinks and cooker spaces should be separated by at least 1000mm where located as part of a run, (where practical).
- 1.1.14 Positioning of sinks in corners will be avoided where practical.
- 1.1.15 Wall units to be sited 450mm above worktops.
- 1.1.16 Wall units to be offset from cooker space by 150mm.
- 1.1.17 Gas, electric and water meters to be repositioned if the redesign of a kitchen results in meters becoming inaccessible.
- 1.1.18 Kitchen unit storage volumes to be:

1 Bedroom Dwelling	2 Bedroom Dwelling	3 Bedroom Dwelling	4+ Bedroom Dwelling
1m ³	1.5m ³	2m ³	2.2m ³

Provision shall be not less than existing.

1.2 Technical Standards

1.2.1 Kitchen Units

1.2.1.1 Units to comply with the following standards:

- BS6222.2 level H (strength and performance)
- BS EN 312 Type P2 (improved moisture resistance)
- BS EN ISO 1153 (safety requirements and test method)
- BS EN 135-1 (fire resistance)
- Achieve Furniture Industry Research Association (FIRA) gold standard
- Housing Association Property Mutual (HAPM) life expectancy of 25 years

1.2.1.2 Carcasses to be 'box on legs' manufactured in 18mm, melamine faced moisture resistant chipboard with glued and dowel joints. A minimum of 3 finishes to be made available.

1.2.1.3 Units to have adjustable legs.

1.2.1.4 Unit edges to be lipped with PVC or ABS edging strip.

- 1.2.1.5 Shelves to be a minimum of 16mm CIA melamine faced moisture resistant P2 chipboard supported on metal pegs with self retaining clips.
- 1.2.1.6 Doors to be in CIA melamine faced moisture resistant P2 chipboard.
- 1.2.1.7 16mm plinth to be clip on continuous type.
- 1.2.1.8 Clip on door hinges to be 170 degrees or 100 degrees where doors open back on an immediately adjacent unit.
- 1.2.1.9 Floor units to be of drawer line design.
- 1.2.1.10 Drawers to be of metal box construction with chipboard base and run on metal roller action runners.
- 1.2.1.11 Units to be 600mm deep excepting smaller properties with limited space where 500mm deep units are permissible.
- 1.2.1.12 Drawer and cupboard units to have metal handles. A minimum of 3 choices of style to be offered.
- 1.2.1.13 Wall units to have adjustable hanging brackets with steel wall plates.
- 1.2.1.14 Base units to have foot recesses.
- 1.2.1.15 End panels to base units to be provided at cooker spaces. End panels to be provided at the ends of base unit runs only where the carcass does not match door colour. End panels to be provided at both ends of wall unit runs only where the carcass does not match the door colour.
- 1.2.1.16 Provide option of a 270° carousel for a corner base unit or a 180° carousel for a standard base unit. (Sheltered and Designated housing only)
- 1.2.1.17 Holes shall be cut in the side of the base unit adjacent to the position of any potential appliance requiring hot and cold services and /or waste outlets to enable occupants to make connections to. Access to existing stopcock to be accommodated.

Preferred Supplier: Premiere Kitchens (ASW supplier)

Range: Senator (contract mfc)

Unit/draw Choices



16
ber



Walnut

White

Ferrara Oak

Cabinet Handle Choices



Taper



Escutcheon



Dimple

1.2.2 Worktops

1.2.2.1 Worktop to comply with the following standards:

- Laminate to BS EN 438
- BS EN 312-P5 core (improved moisture resistance)
- BS6250

1.2.2.2 Worktops to be 600mm deep and 40mm thick moisture resistant chipboard with post formed edges and set 870mm above floor level. To be scribed in and mitred at all changes in orientation. It is permissible for 1 bed properties to be fitted with 500mm deep worktops. A minimum of 3 choices of finish to be offered to residents.

Worktop Choices



Glacial Storm



Brasil



Woodmix

*Images are indicative and may vary slightly to real samples

1.2.2.3 Edges between cooker spaces to be protected by metal 'stop ends'. Finishes:
40mm Bull End Cap Silver/Black

1.2.3 Sink and taps

1.2.3.1 Sink and taps to comply with the following relevant standards:

- BS1244 part 2 (sinks)
- BS5412 (taps)

1.2.3.2 Provide inset single drainer stainless steel sink with chain plug and associated overflow fittings.

1.2.3.3 For 500mm worktops provide inset single drainer circular stainless steel sink with chain plug and associated overflow fittings.

1.2.3.4 Taps to be lever operated pillar or mixer taps at the choice of resident.

Preferred Supplier Vado (ASW supplier)



Range Astra AST 356 C/P (Pillar)



AST 353 C/P (Mixer)

1.2.4 Wall Tiling

1.2.4.1 Wall tiling to comply with the following standards:

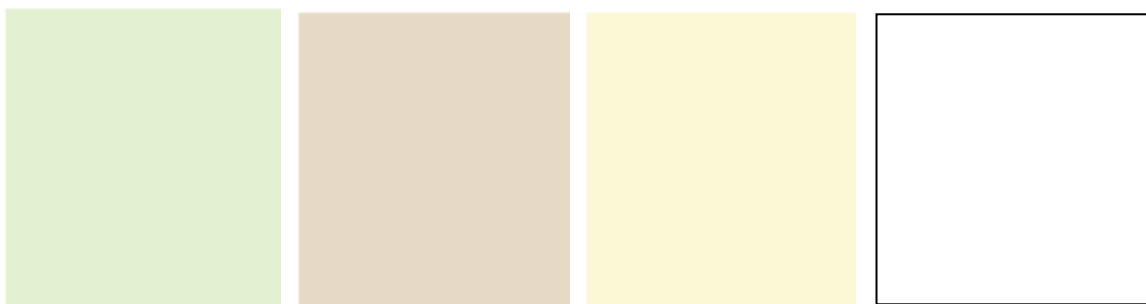
- BS 6431: Parts 2 (tiles)
- BS EN 12004:2001 (adhesive)
- BS EN 13888 (grout)
- BS 5385: Part 1 (design and installation)

1.2.4.2 Provide tiled 450mm high splash backs for full length of work surfaces, appliance spaces and sink positions. Cooker space to be tiled down to floor level or top of skirting board.

1.2.4.3 Tiles to be 150 x 150 x 6mm glazed ceramic with finished leading edges in a minimum of six colour choices. Tiles to be fixed with a suitable cementitious adhesive and to receive a waterproof grout in grey, black or white. All exposed edges to be trimmed with PVCu Regular trim by Genesis-APS International in Ivory, white & black. Lowest course of tiles above worktop to incorporate a 'tile saver trim'.

1.2.4.4 Silicone sealant to be applied to junction of tiling and worktop and to internal corner joints in splash backs.

Tile Range:



Mint

cream

Ivory

White

1.2.5 Ventilation

1.2.5.1 Ventilation to comply with the following standard.

- To comply with the current building regulations.

1.2.5.2 Extract fan to have the following features:

- Low power requirement

- 45db (A) maximum noise outlet at 15l/s
- Incorporated automatic back draught shutter
- SELV where required
- White or brown PVCu weatherproof cowl

1.2.5.3 Where extract fan ducting passes through a roof void it shall be insulated. In addition a condensation trap shall be fitted to the lowest point near the fan.

Preferred Supplier Envirovent (ASW supplier)

Product: SIL150P

1.2.5.4 At discretion of Teign Housing a positive pressure whole house ventilation unit will be fitted in lieu of single room extraction fans.

1.2.6 Electrical Installations

1.2.6.1 Installations to comply with the following standards:

- Part P of the current Building Regulations.
- Current edition of the IEE wiring regulations.

1.2.6.2 New wiring to be sunk below wall finish.

1.2.6.3 The minimum provision of rocker switched sockets will be:

- 4 double sockets

1.2.6.4 Top edge of socket outlets to be located at top edge of middle course of tiles above worktops.

1.2.6.5 Socket outlets for appliances will be controlled from a switched spur located in a similar position to socket outlets above worktop level. Provide 3 sockets per kitchen.

1.2.6.6 Provide a cooker point outlet, with remote outlet switch.

1.2.6.7 Provide a fused unswitched cable outlet at low level for cooker ignition.

1.2.6.8 Provide adequate lighting levels.

1.2.6.9 Where fittings or lighting levels are upgraded provide resident with choice of:

- Bayonet fitting that receives compact fluorescent low energy lamps

1.2.6.10 Where lighting is altered provides 2-way switching as appropriate.

1.2.6.11 Assess consumer unit as to suitability to accommodate wiring alterations/additions.

1.2.6.12 On installation of new or replacement circuits or renewal of a Consumer unit, provide an Electrical Installation Certificate to accord with BS7671 for each dwelling. Where existing circuits have been modified provide Minor Works certificates to comply with BS7671.

1.2.7 Gas Installations

1.2.7.1 Where an existing gas supply is available within the property provide a gas bayonet connection at the cooker space in accordance with the Gas Safety Regulations

1998. Works to be carried out by a Gas Safe registered engineer and installation certificate to be provided.

1.2.8 Pipework

1.2.8.1 Pipework to comply with the following relevant standards:

- BS2871 (Copper)
- BS EN 806 parts 1-3
- BS7291 Class S (Polybutylene)

1.2.8.2 Pipework to be adapted and altered as necessary in the same predominant material as possible.

1.2.8.3 Provide an easy access stop tap, or valve to be located 150mm above work top level. (Sheltered and Designated)

1.2.8.4 Box in pipe work under boilers with plywood + matching tiled finish where applicable.

1.2.8.5 Provide chromium plated isolating cock/adaptor to the cold and hot water services for washing machines. To be accessible inside the under sink cupboard where possible.

1.2.9 Disposal Installations

1.2.9.1 Internal drainage to comply with the following relevant standard:

- BS EN 12056 parts 1-2 (specification and design)

1.2.9.2 Waste pipework shall be uPVC or muPVC and pipes and fittings shall be white and where exposed decorated to blend in with surrounding wall finish.

1.2.9.3 All wastes (existing and new) shall have rodding access points.

1.2.9.4 Provision shall be for washing machines and other existing appliances by provision of a suitable under sink trapped waste or alternatively a 38mm standpipe with trap.

1.2.10 Floor Covering

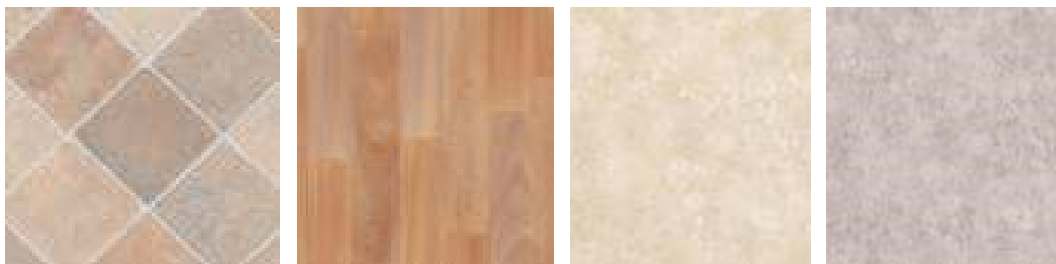
1.2.10.1 Floor covering to comply with the following relevant standard:

- BS. 8203 (installation)

1.2.10.2 Provide 3mm water resistant vinyl sheet to the whole of the kitchen floor. Use 2m, 3m or 4m widths as required avoiding visible joints. Seal at perimeter (including plinths) with a clear/white silicone sealant. A minimum of 4 choices are to be offered.

1.2.10.3 Exposed edges of vinyl flooring at doorways shall be finished with a protective strip which will marry in with existing floor coverings wherever possible.

Tarkett Texstar Range



1.2.11 Finishes

- 1.2.11.1 Walls to be free of large cracks, holes and rough surfaces.
- 1.2.11.2 Prepare walls to meet 1.2.11.1. This may be achieved by 're-skim plastering' or filling as appropriate.
- 1.2.11.3 Walls to receive Magnolia water based vinyl matt paint with antifungal properties.
- 1.2.11.4 If the ceiling is severely sagging, cracked or holed renew with suitable plasterboard with skim plaster finish.
- 1.2.11.5 Apply white water based vinyl matt paint with antifungal properties to ceilings.
- 1.2.11.6 Prepare all previously painted woodwork (including internal face of doors). Apply white gloss paint.
- 1.2.11.7 Prepare all new woodwork. Apply one coat of primer, two coats of undercoat and one coat of gloss.
- 1.2.11.8 To surfaces disturbed in other rooms as a result of works, make good to receive decoration. Disturbed services in other rooms in sheltered and designated housing are to be prepared and decorated to match existing.

2.0 Bathrooms

2.1 Design (where practical)

- 2.1.1 The bathroom footprint is considered to be the existing bathroom.
- 2.1.2 Where reasonably practical the bath is not to be sited under a window.
- 2.1.3 Shower to be positioned on one of the 'short' walls enclosing the bath where possible.
- 2.1.4 Sanitary ware to be in a white coloured finish.
- 2.1.5 Washbasins to be fitted 800mm above floor level.
- 2.1.6 Retain airing cupboards

2.2 Technical Standards

2.2.1 Sanitary ware to comply with the following relevant standards:

- BS 3402 (Vitreous china)
- The current water byelaws

2.2.2 Baths

2.2.2.1 Baths shall be 1700mm x 700mm (where possible) non slip flat base and manufactured in 1.9mm gauge porcelain enamelled pressed steel.

2.2.2.2 Baths shall incorporate integral grab handles.

2.2.2.3 End and side bath panels to be in white MDF with acrylic face, secured to softwood timber framing

2.2.2.4 To be fitted with chain waste and overflow.

Preferred Supplier Ideal Standard (ASW supplier) Range Sandringham (S170501)



2.2.3 Washbasins

2.2.3.1 Wash basins to be 560mm x 480mm manufactured in vitreous china and shall be pedestal type. Tap holes to suit.

2.2.3.2 Basins to have bead chain waste and plug slotted tail, bolt stay.

Preferred Supplier Ideal Standard (ASW supplier) Range Sandringham (S295501)



2.2.4 WC pans and cisterns

2.2.4.1 Close coupled WCs and cisterns are to be manufactured in vitreous china,

2.2.4.2 Cisterns shall have 6/4 litre dual flush valves and internal overflow.

2.2.4.3 Toilet seat and cover to be in good quality white thermoplastic.

Preferred Supplier Ideal Standard (ASW supplier) Range Sandringham (S366001)



2.2.5 Taps and Thermostatic Mixing Valves

2.2.5.1 Taps to comply with the following relevant standards:

- BS5412 (taps)
- BS EN 1111 (TMVs)

2.2.5.2 Wash basin taps to be lever operated pillar taps.

2.2.5.3 Bath taps to be lever operated pillar or mixer taps at the choice of resident.

2.2.5.4 Bath water supply pipework to be fitted with a thermostatic mixing valve located immediately below taps.

Ranges Vado (ASW supplier)



Astra – AST 336 C/P (Bath pillar)



AST 337 C/P (2 hole bath mixer)

2.2.6 Showers

2.2.6.1 Showers to comply with the following standard:

- Current water bylaws.

2.2.6.2 Provide separately piped shower fitting over each bath with the hot water supplied through an instantaneous water heater of a minimum of 9.0 kW capacity with integral thermostatic control.

2.2.6.3 Exposed pipes to be in chrome finish or boxed in as appropriate.

2.2.6.4 Provide an adjustable 600mm long chrome finish vertical slider rail with flexible hose and shower head.

2.2.6.5 Provide an adjustable 1000mm long chrome finish slider rail with 2000mm flexible hose and its shower head.

Preferred Supplier Mira Ranges:



Jump



Advance flex (Sheltered and Designated schemes and Adaptation works)

2.2.6.6 A white shower curtain and white finished rail to the perimeter of the bath.

2.2.7 Wet room installations (Sheltered and Designated Schemes and Adaptation works)



Examples

2.2.7.1 Shower rooms to comply with the following relevant standards:

- Current water bylaws
- Latest Building Regulations

2.2.7.2 Provide a fold up shower seat for a person up to 130kg in weight (clearly marked) with 2no 300mm natural grip handrails.

2.2.7.3 Provide shower rail and white curtain.

2.2.7.4 WC and washbasin as described in 2.2.3 and 2.2.4

2.2.7.5 Provide minimum 900mm wide shower base/former

Preferred Supplier AKW (ASW supplier)

Ranges 1600 series natural grip rails, Tuff Form 2 formers and standard shower seat (04070P)

2.2.8 Wall tiling

2.2.8.1 Wall tiling to comply with the following standards:

- BS 6431: Parts 2 (tiles)
- BS EN 12004:2001 (adhesive)
- BS EN 13888 (grout)
- BS 5385: Part 1 (design and installation)

2.2.8.2 Provide full height splash backs to the full perimeter of walls enclosing a bath with any horizontal areas within the enclosure being tiled. Provide tenants with a choice of 60mm dado tiles. Dado to be approximately 1200mm above floor level.

2.2.8.3 Provide full height high splash backs to the full perimeter of walls enclosing a wet room with any horizontal areas within the enclosure being tiled.

Provide tenants with a choice of 60mm x 250mm x 6mm dado tiles.

Dado to be approximately 1200mm above floor level. (Sheltered and Designated Schemes and Adaptation works)

2.2.8.4 Provide minimum 300mm high splash backs above washbasins.

2.2.8.5 Remove timber and tile window boards and install white uPVC sills sealed to be watertight.

2.2.8.6 Tiles to be 150mm x 150mm x 6mm glazed ceramic in White. Tiles to be fixed with a suitable cementitious adhesive and to receive a waterproof grout with antifungal additive and exposed edges to be trimmed with white PVCu quadrant.

2.2.8.7 Silicone sealant to be applied to junction of tiling and bath/washbasin and to internal corner joints in splash backs.

Ranges: White (wall tile),
Crystal (dado tile)



Blue Mix



Brown Mix

2.2.9 Ventilation

2.2.9.1 Ventilation to comply with the following standard.

- To comply with the current building regulations.

2.2.9.2 Extract fan to have the following features:

- Low power requirement
- 45db (A) maximum noise outlet at 15l/s
- Incorporated automatic back draught shutter
- SELV
- White or brown PVCu weather proof cowl

2.2.9.3 Where extract fan ducting passes through a roof void it shall be insulated. In addition a condensation trap shall be fitted to the lowest point near the fan.

Preferred Supplier: Envirovent (ASW supplier)

Product: SILDES100P

2.2.9.4 At the discretion of Teign Housing a positive pressure whole house ventilation unit will be fitted in lieu of single room extraction fans.

2.2.10 Pipework

2.2.10.1 Pipework to comply with the following relevant standards:

- BS2871 (Copper)
- BS EN 806 parts 1-3
- BS7291 Class S (Polybutylene)

2.2.10.2 Pipework to be adapted and altered as necessary in the same predominant material as possible.

2.2.10.3 Provide chromium plated isolating stop valves to the cold/hot services for washbasins taps, WC cisterns, bath taps and showers.

2.2.10.4 Provide water power stop tap where mains stopcock is located in airing cupboard or bathroom

2.2.11 Disposal Installations

2.2.11.1 Internal drainage to comply with the following relevant standard:

- BS EN 12056 parts 1-2 (specification and design)

2.2.11.2 Waste pipework to be shall be uPVC or muPVC and pipes and fittings shall be white and where exposed decorated to blend in with surrounding wall finish.

2.2.11.3 All wastes (existing and new) shall have rodding access points.

2.2.11.4 Provide 'hockey stick' PVCu or plywood profile to obscure runs of more than one waste/water pipe.

2.2.11.5 To wet room floors provide a gravity outlet suitable for a 90mm diameter waste with integral trap. Outlet to be suitable for vinyl sheet to be dressed in and to accommodate easy cleaning and rodding. (Sheltered and Designated Housing and Adaptation works)

Preferred Supplier: AKW (ASW supplier)

Range: Tuff form 2 gravity waste

2.2.11.6 Where possible avoid use of pumped waste. If necessary fit the following:

Preferred Supplier: AKW (ASW supplier)

Range: Digi Pump M17

2.2.12 Electrical Installations

2.2.12.1 Installations to comply with the following standards:

- Part P of the current Building Regulations.

- Current edition of the IEE wiring regulations.
- AMDEA Code of Practice (Guidance on the use of appliances in bath and shower rooms).

2.2.12.2 Provide adequate lighting levels.

2.2.12.3 Provide IP65 low energy bulkhead light fitting with polycarbonate base and opal diffuser.



Example of Bathroom Light

* Actual light fitting may vary slightly in appearance from example shown.

2.2.12.4 Assess consumer unit as to suitability to accommodate wiring alterations/additions.

2.2.12.5 On installation of new or replacement circuits or renewal of a Consumer unit, provide an Electrical Installation Certificate to accord with BS7671 for each dwelling. Where existing circuits have been modified provide Minor Works certificates to comply with BS7671.

2.2.13 Floor covering

2.2.13.1 Floor covering to comply with the following relevant standards:

- BS 8203 (installation) • BS 13845 (flooring)

2.2.13.2 Floors are to be prepared to receive new floor coverings. Lay 6mm plywood to floor boards and self levelling latex screed to solid floors.

2.2.13.3 Provide 2mm water resistant and non-slip adhered vinyl sheet. Avoid visible joints wherever possible. Joints to be hot welded. Seal at perimeter (including bath panel/skirting) with a clear/white silicone sealant. Provide resident with a choice of five colours.

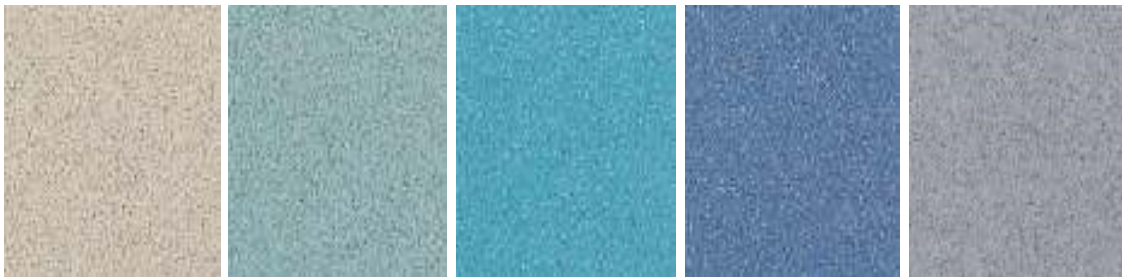
2.2.13.4 Provide 2mm water resistant and non-slip textured adhered vinyl sheet to wet rooms. Avoid visible joints wherever possible. Joints to be hot welded. At perimeter of floor covering form 100mm upstand with manufacturer's former. Where tiling meets (in and out of the shower area) provide the flooring manufacturers

recommended jointing strip. Provide resident with choice of five colours (Sheltered and Designated Schemes and Adaptation works)

2.2.13.5 Exposed edges of vinyl flooring at doorways shall be finished with a protective strip which will match in with existing floor coverings wherever possible.

Preferred Supplier Tarkett (ASW supplier)

Ranges Safetred Universal



Safetred Aqua (for Wet rooms)



2.2.14 Finishes

2.2.14.1 Walls to be free of large cracks, holes and rough surfaces.

2.2.14.2 Prepare walls to meet 2.2.14.1. This may be achieved by 're-skim plastering' or filling as appropriate.

2.2.14.3 Walls to receive Magnolia water based vinyl matt paint with antifungal properties.

2.2.14.4 If the ceiling is severely sagging, cracked or holed renew with suitable plasterboard with skim plaster finish.

2.2.14.5 Apply white water based vinyl matt paint with antifungal properties to ceilings.

2.2.14.6 Prepare all previously painted woodwork (including internal face of doors). Apply white gloss paint.

2.2.14.7 To surfaces disturbed in other rooms as a result of works, make good to receive decoration.

2.2.14.8 Disturbed surface in other rooms in Sheltered and Designated housing are to be prepared and decorated to match existing.

3.0 Electrical Installations

3.1 Technical Standards

3.1.1 Installations to comply with the following standards:

- Part P of the current Building Regulations.
- Current edition of the IEE wiring regulations.

3.1.2 Each dwelling should be supplied separately by incoming mains.

3.1.3 All meters must be identified by house number to indicate the dwelling to which it refers.

3.1.4 New meters must be installed and tested prior to the Certificate of Practical Completion being issued.

3.1.5 Consumer units are comprise of Miniature Circuit Breakers with Residual Current Devices for all circuits, and installed 1200mm above floor level (top of unit); a spare way must be available.

Preferred Supplier Electrium (ASW supplier)

Ranges As Crabtree and Wylex

3.1.6 On completion of a rewire, installation of new or replacement circuits or renewal of a Consumer unit, provide an Electrical Installation Certificate or to accord with BS7671 for each dwelling.

3.1.7 New wiring to be sunk below wall finish.

3.1.8 The provision of switched socket outlets is to be not less than the existing number to a dwelling and shall meet the minimum requirement as set out below.

Kitchen	4 Double Sockets 3 Single un-switched sockets to serve kitchen appliances with switched spurs
Living Room	3 Double Sockets
Dining Room	2 Double Sockets
Bedroom	2 Double Sockets
Hallway	1 Double Socket and 1 un-switched spur
Landing	1 Double Socket
Main Storage Cupboard	1 Double Socket
Communal Areas	Single Key controlled sockets at 10m centres
Externally	1 IP65 RCD protected single socket

3.1.9 The provision of switched socket outlets is to be not less than the existing number to a dwelling and shall meet the minimum requirement as set out below.

3.1.10 Provide switched fused connections for new/existing boilers, ventilation units and immersion heater.

3.1.11 Provide in kitchen a cooker point outlet with remote outlet switch.

3.1.12 Kitchen extract fans to have the following features:

- Adjustable timer
- 45db (A) maximum noise outlet at 15l/s
- Incorporated automatic back draught shutter
- SELV where required

Preferred Supplier Envirovent (ASW supplier)

Range SIL150P

Bathroom extract fans to have the following features:

- 45db (A) maximum noise outlet at 15l/s
- Incorporated automatic back draught shutter

Preferred Supplier Envirovent (ASW supplier)

Range SILDES100P

3.1.13 Where extract fan ducting passes through a roof void it shall be insulated. In addition a condensation trap shall be fitted to the lowest point near the fan.

3.1.14 Provide smoke detectors.

Smoke detectors installation to be carried out in accordance with BS 5839: Part 6:2004.

Carbon Monoxide detectors to be located within 3 metres of primary heating appliance (for dwellings with gas supplies and solid fuel burners).

Supplier Fire angel

Ranges WST630 (Smoke)

CO-9X (Carbon Monoxide)

3.1.15 Provide adequate lighting levels.

3.1.16 The provision of lighting points is to be not less than the existing number to a dwelling and shall meet the minimum requirement as set out below.

- Lighting points shall be accessible.
- Resident to be provided a choice of Batten fitting that receives compact fluorescent low energy lamps or Fluorescent light fitting with prismatic diffuser in the kitchen.

- Provide IP65 low energy bulkhead light fitting with polycarbonate base and opal diffuser for bathrooms.
- Other lighting points to be of pendent type.
- All light fittings to be provided with low energy 11Watt low energy bulbs, 2 D or fluorescent tube.

Preferred Supplier Crabtree Electrical Industries Ltd, MK Ltd

Ranges Corinthian, Logic Plus

3.1.17 Light switches to be 15/20 amp rating with cover plate except in the bathroom which is to be installed within the bathroom and be of the pull-cord type.

3.1.18 Switches to be installed at 1000mm above floor level.

3.1.19 Light switches shall incorporate neon indicators when they are positioned in a different room from the lighting point.

3.1.2 Finishes

3.1.2.1 Disturbed wall paper shall be cut back to nearest return. Painted walls that have been chased are to be painted with Magnolia emulsion paint to the nearest return.

3.1.2.2 Surface mounted wiring enclosed in mini trunking may be offered as an alternative to wiring sunk below the surface of walls only with express agreement from Teign Housing.

4.0 Gas Fired Central Heating

4.1 Design

4.1.1 Installations to comply with the following standard:

Where practical systems should be replaced with pressurised to avoid the need for water storage tanks in roof spaces etc.

Provision should be made for the draining down, de-commissioning, isolation and removal of old roof tanks (where practical)

- BS5449 (installation)
- Current water bylaws

4.1.2 The heating system shall be economical to install and to operate and shall maintain the following room temperatures when the outside temperature is minus 3 deg. C.

Hall Landing and Stairs	18 Deg. C
Communal Hall Corridor and Stairs	No minimum requirement
Living Rooms and Dining Areas	21 Deg. C
Kitchen	18 Deg. C

Bedrooms	18 Deg. C
Bathroom	22 Deg. C
All Rooms (Sheltered and Designated)	21 Deg. C

4.1.3 Where an airing cupboard was previously provided, install a small radiator.

4.1.4 Wherever possible, condense pipes are to be connected to an internal waste pipe by the use of a suitable connector.

4.1.5 Easy access is required to the heating unit, preferably located in the kitchen. It should only be sited in an airing cupboard if by siting it in the kitchen there is an impact on meeting the minimum capacity for kitchen unit storage. * Any alternative boiler position will require prior approval by Teign Housing.

4.2 Technical Standards

4.2.1 Boilers

4.2.1.1 Installations to comply with the following standard:

- Gas Safety Regulations 1998.
- Installations to be carried out by a Gas Safe registered engineer.
- Current Building Regulations.

4.2.1.2 All boilers shall be condensing and have electronic ignition. combination boilers they shall have a minimum of 11.4l/m at 35GC for 2-4 bed properties and 9.8l/m at 35GC for 1 bed properties. The models quoted have a minimum output. If the size of property requires a greater output then a higher capacity boiler from the same range shall be installed. Boiler to be SEDBUK rating A.

Preferred Supplier: Worcester-Bosch (ASW supplier)

Range: Worcester Bosch Greenstar 30i ERP

4.2.1.3 The installer shall demonstrate the operation of the boilers to the residents/scheme manager.

4.2.1.4 On completion of an installation a Part L Building Regulation notice of compliance and CHIC Benchmark logbook is to be passed to Teign Housing.

4.2.1.5 Where work involves renewal of boiler only and existing radiator system is to be used, then the existing system should be power flushed.

4.2.2 Pipework

4.2.2.1 Pipework to comply with the following relevant standards:

- BS2871 (Copper)
- BS EN 806 parts 1-3

- BS7291 Class S (Polybutylene)
 - BS6700 (hot and cold water services)
- 4.2.2.2 Pipework to be adapted and altered as necessary in the same predominant material as possible. Polybutylene will not be permitted within 1000mm of the boiler.
- 4.2.2.3 An appropriate electrolytic corrosion inhibitor shall be installed in the heating circuit.
- 4.2.2.4 Wherever a pipe passes through the structure a copper sleeve shall be fitted.
- 4.2.2.5 The line of pipework under suspended floors shall be marked indelibly on the surface of the floor.
- 4.2.2.6 Pipework positions to be discussed and agreed upon by resident and to be accommodated where possible.
- 4.2.3 Radiators
- 4.2.3.1 Radiators to comply with the following relevant standard:
- BS3528
 - Current Building Regulations
- 4.2.3.2 Radiators shall have low surface temperatures or be provided with adequate protection. (Sheltered schemes)
- 4.2.3.3 Radiators shall be located below windows wherever possible and to take into account likely position of furniture.

Preferred Supplier Caradon Stelrad Ltd. (supplier to ASW)

Range Compact and LST Standard

4.2.4 Controls

4.2.4.1 The hot water must be capable of running when the central heating system is not in use. Both the heating and hot water shall be independently controlled through a programmer to give a minimum of two on and offs per 24 hours.

The temperature must be controllable by the resident within each room by installing thermostatically controlled valves to all radiators (excepting one heat leak radiator located in hall, landing or kitchen). The radiators shall have a lock shield valve on the return side of the radiator.

Preferred Supplier Sunvic Ltd (supplier to ASW)

Range Lock shield and thermostatic radiator valves or equal approved.

4.2.4.2 Room stats to control ambient temperatures in dwellings to be located in Halls.

Preferred Supplier Honeywell

Range RF Y6630D or equal approved.

4.2.4.3 All combination boilers to be fitted with a thermostatic valve to reduce domestic hot water usage and associated energy consumption.

Preferred Supplier Teddington controls ltd

Product Combi-save or equal approved.

4.3.1 Airing Cupboard & Making Good Works

4.3.1.1 Where existing the airing cupboard to have a minimum of 2 slatted shelves

4.3.1.2 On removal of a back boiler or electrical radiators:

- Block up fireplace studwork and thermally insulated plasterboard with skim plaster
- Insert 225mm hit and miss vent.
- Decorate with Magnolia emulsion paint.
- Insert 225mm air brick in chimney breast to ventilate flue within the roof space.
- Cap off flue at chimney level with a suitable clayware cowl
- Remove electrical radiators
- For back boilers, power flush existing distribution system where being utilised
- Block up and make good redundant combustion vents

4.3.2 Insulation

4.3.2.1 Insulation measures to comply with the following relevant standards

- Current Building Regulations
- BS 8208 (installation)

4.3.2.2 All new heating and cold water pipework running beneath ground floors or in roof spaces shall be insulated with 19mm thick Armaflex.

4.3.2.3 Upgrade insulation in roof space between joists to achieve a U value of 0.20 W/m²K.

Use of sustainable materials and methods are encouraged.

4.3.2.4 Walls without cavity wall insulation to receive retro-fitted cavity wall insulation to achieve optimum U value.

5.0 Oil Fired Central Heating

Teign Housing will not replace Oil Fired Central Heating systems when they reach the end of their serviceable life due to their inefficiency and the high costs of heating fuel.

Alternative heating systems will be installed in their place with priority given to the installation of Air Source Heat Pumps where practical.

Oil storage tanks and associated pipework and fittings will be also be removed in conjunction with works to install and alternative heating system.

6.0 Air Source Heat Pump heating system

6.1 Design

- 6.1.1 Design to comply with the standards, criteria and performance objectives as per the current Advantage South West Contract Brochure for Air Source Heat Pumps.
- 6.1.2 A suitable drip tray should be fitted to the external unit and connected to the nearest drain to collect condense from the unit.
- 6.1.3 Constructor is to provide full heating specification for air source heat pump, cylinder, heat distribution system and controls, installation drawings, building works and Daikin Altherma selection report completed using Daikin software.
- 6.1.4 All system installers to be Microgeneration Certification Scheme approved and Daikin trained and hold relevant F gas refrigerant handling certification.
- 6.1.5 Provide information and assist in the preparation of claims for grant funding applications

6.2 Technical Standards

- 6.2.1 External Unit and Hydrobox or other to suit property type.
- 6.2.1.1 Installations to comply with the standards, criteria and performance objectives as per the current Advantage South West Contract Brochure for Air Source Heat Pumps. (where applicable)

Preferred Supplier Daikin Altherma

Range:

Outdoor 6kw unit -ERHQ006AD

Outdoor 8kw unit - ERHQ008AD



Outdoor 8kw unit - ERHQ008AD

Heating only Hydrobox -EKHBH008AA3V3

- 6.2.1.2 External unit to be mounted on brackets at height approx. 200 to 300mm from ground level
- 6.2.1.3 Hydrobox to be located as close to external unit as possible.
- 6.2.1.4 All Installers to be Microgeneration Certification Scheme approved and Daikin trained and hold relevant F gas refrigerant handling certification.
- 6.2.1.5 The installer shall demonstrate the operation of the heating system to the residents/scheme manager.
- 6.2.1.6 On completion of an installation the installer must complete a Daikin Warranty Card and Commissioning Report and return to Daikin in order to validate the 5 year warranty.

6.2.2 Hot Water Cylinder

6.2.2.1 Installation to comply with

- The Building Regulations for unvented hot water systems
- The Water byelaws

Preferred Supplier Daikin

Range 150l domestic HWC for unv. system -EKHWSU150B3V3

200l domestic HWC for unv. system -EKHWSU200B3V3

- 6.2.2.2 Cylinder to be connected Air Source Heat pump and heat distribution system as an unvented system and to include an expansion vessel to BS 6144

6.2.3 Pipework

- 6.2.3.1 Pipework to comply with the following relevant standards:

- BS2871 (Copper)
- BS EN 806 parts 1-3
- BS7291 Class S (Polybutylene)
- BS6700 (hot and cold water services)

6.2.3.2 Pipework to be adapted and altered as necessary in the same predominant material as possible. Polybutylene will not be permitted within 1000mm of the boiler.

6.2.3.3 An appropriate electrolytic corrosion inhibitor shall be installed in the heating circuit.

6.2.3.4 Wherever a pipe passes through the structure a copper sleeve shall be fitted.

6.2.3.5 The line of pipework under suspended floors shall be marked indelibly on the surface of the floor.

6.2.3.6 Pipework positions to be discussed and agreed upon by resident and to be accommodated where possible.

6.2.4 Heat Distribution System

6.2.4.1 Radiators to comply with the following relevant standard:

- BS3528
- Current Building Regulations

6.2.4.2 Radiators shall have low surface temperatures or be provided with adequate protection. (Sheltered schemes)

6.2.4.3 Radiators shall be located below windows wherever possible and to take into account likely position of furniture.

Preferred Supplier Caradon Stelrad Ltd. (supplier to ASW)

Range Compact and LST Standard

6.2.5 Refrigeration

6.2.5.1 Refrigerant systems to comply with:

- BS EN 378 Specification for refrigerating systems and heat pumps. Safety and environmental requirements

6.2.5.2 All installers to hold F gas refrigerant handling certification.

6.2.6 Controls

6.2.6.1 The system does not require a programmer, only a room thermostat.

6.2.6.2 The temperature must be controllable by the resident within each room by installing thermostatically controlled valves to all radiators. The radiators shall have a lock shield valve on the return side of the radiator.

Preferred Supplier: Sunvic Ltd (supplier to ASW)

Range - Lock shield and thermostatic radiator valves.

6.2.6.3 Room stats to control ambient temperatures in dwellings to be located in halls.

Preferred Supplier Honeywell

Range - T6360

6.3 Airing Cupboard & Making Good Works

6.3.1 Where existing the airing cupboard to have a minimum of 2 slatted shelves

6.3.2 On removal of a back boiler or electrical radiators:

- Block up fireplace studwork and thermally insulated plasterboard with skim plaster
- Insert 225mm hit and miss vent.
- Decorate with Magnolia emulsion paint.
- Insert 225mm air brick in chimney breast to ventilate flue within the roof space.
- Cap off flue at chimney level

6.4 Insulation

6.4.1 Insulation measures to comply with the following relevant standards

- Current Building Regulations
- BS 8208 (installation)

6.4.2 All heating and cold water pipework running beneath ground floors or in roof spaces shall be insulated with 19mm thick Armaflex.

6.4.3 Upgrade insulation in roof space between joists to achieve a U value of 0.20 W/m²K.

Use of sustainable materials and methods are encouraged. Walls without cavity wall insulation to receive retro-fitted cavity wall insulation to achieve optimum U value.

6.4.4 Where the hot water cylinder is sited in a roof space apply additional insulation to an approved standard.

7.0 Windows and Patio Doors

Design to comply with the standards, criteria and performance objectives as per the current Advantage South West Contract Brochure for Windows and Patio Doors.

7.1 Design

All new windows will have the following features:

- Energy rated as “B”
- U-value max 1.8 W/m²K
- All products have Secured by Design accreditation
- FENSA registered
- 25 year design life
- Extended warranty
- Internally beaded
- Frame mounted trickle ventilation
- Choice of brass, white or brown handles
- Option of brown PVCu

7.2 Technical Standards

- 7.2.1 Extrusion manufacturers to be BS 7413 and BS EN 12608:2004 accredited.
- 7.2.2 Fabrication to BS7412: 2007
- 7.2.3 Window Frames to be manufactured to meet the requirements of BS 7950: 1997 with 2007 update - with full accreditation.
- 7.2.4 All hardware to be manufactured to meet the requirements of BS 7950: 1997 with 2007 update - with full accreditation
- 7.2.5 BS5588:1990 Part 1 Fire precautions in the design, construction and use of buildings
- 7.2.6 BS6206:1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings (not less than Class C)
- 7.2.7 BS12150:2004 Glass in building. Thermally toughened soda lime silicate safety glass. Evaluation of conformity/Product standard
- 7.2.8 BS6262:1982 Glazing for buildings
- 7.2.9 BS5713:1979 Specification for hermetically sealed flat double glazing units
- 7.2.10 BS6375:2009 Part 1 / 2 Performance of windows and door sets, classification for weather tightness, specification for operation and strength characteristics
- 7.2.11 Maintenance & cleaning - to conform to BS8213 Part 1 Code - cleanable from inside the property - where practicable.
- 7.2.12 Installation – to conform with BS8213 Part 4 Code of practice for the installation of replacement doors and windows and door sets in dwellings
- 7.2.13 To be Secured by Design accredited
- 7.2.14 Doors to be kitemarked to PAS23-1 1999 and PAS24-1 2007
- 7.2.15 Part L Building Regs compliant
- 7.2.16 Part M Building Regs compliant

- 7.2.17 Part N Building Regs compliant
- 7.2.18 Window installations shall be classified as Energy Rating minimum “B” unless there is a different project-by-project requirement.
- 7.2.19 FENSA registered
- 7.2.20 25 year design life in accordance with BLP Construction Durability Database.

- 7.3 Frames
 - 7.3.1 Manufactured from extruded hollow PVC-U to BS EN 12608 reinforced with galvanised steel, aluminium or recycled PVCu profiles to the recommendations in British Plastics Federation publication 323/1.
 - 7.3.2 PVCu - White to BS7412. Option for external brown colouring, retaining white internal finish (option for brown inside)
 - 7.3.3 Profile - range from 58mm to 70mm, to relevant British Standard. Principal wall thickness c.3mm
 - 7.3.4 Galvanised steel/aluminium/recycled PVCu reinforced to system company recommendation
 - 7.3.5 Standard black seal
 - 7.3.6 All windows and doors to be fitted with adjustable trickle ventilators to meet Approved Document F of Building Regulations.
 - 7.3.7 All windows and doors to be individually marked with property address, window location, size and manufactured date. Size and manufactured date to be permanently marked.
 - 7.3.8 28mm insulating infill panel as required
 - 7.3.9 Windows shall be fully weather sealed. Gaskets shall be non-migratory EPDM (neoprene) or TPE to BS4255 with all seals being in one length.
 - 7.3.10 The frames are to incorporate an adequate means of concealed self-drainage.
 - 7.3.11 Cill ends to be closed with plastic end caps and sealed.
 - 7.3.12 New build only – detachable or sliding cill to allow installation at house frame manufacturer’s premises.

- 7.4 Glass
 - 7.4.1 All glazing to be carried out in accordance with the requirements of the Building Regulations Part N & L.
 - 7.4.2 Glass to comply with BS 952: Part 1:1978.
 - 7.4.3 Safety glass to comply with BS6206:1981 and BS12150:2004 with regard to impact performance and the marking of glass to indicate type and classification, and with

BS 6262:1982 with regard to minimum thickness for certain pane sizes. To be marked in accordance with BS6206:1981 and BS12150:2004

- 7.4.4 Hermetically sealed argon filled
- 7.4.5 Standard 28mm (4-20-4) construction
- 7.4.6 Beading - 70mm Profile - internal decorative bead. 58mm/60mm profile - internal decorative/splayed bead (unless external beading is required to BS 7950, with relevant security tape)
- 7.4.7 All glazing internally installed (to enable replacement of glass from within the building)
- 7.4.8 Size of glazing and date of manufacture to be marked within the sealed unit.

- 7.5 Hardware – windows
 - 7.5.1 Hardware with provision for adjustment shall be accessible for adjustment after the window has been installed. Hardware used to open/close the window shall be replaceable without removing the outer frame from the structure.
 - 7.5.2 Espagnolette & shoot bolt type locking system to casements and sashes
 - 7.5.3 Windows to be fitted with cranked Espagnolette operating handles. Colour white. Handles to incorporate a push release mechanism with a barrel lock. All to BS 6462-1985 strength Test C3.
 - 7.5.4 Top hung sash - Austenitic Stainless Steel Friction Stays (>450mm Restricted, <450mm Unrestricted), require anti-jemmy device
 - 7.5.5 Side hung sash - Austenitic Stainless Steel Friction Stays (Restricted), require anti-jemmy device
 - 7.5.6 Offset Handle. Key locking standard on all windows except egress window(s).
 - 7.5.7 Fixing screws are to be Austenitic stainless steel to all hardware.
 - 7.5.8 Non-key locking windows available
 - 7.5.9 Fitted with locks capable of securing the window in the night vent position.
 - 7.5.10 Windows where required under Building Regulations to act as a fire escape route shall not have key-operated locks.
 - 7.5.11 Each lockable window shall be supplied with a key. Each window lock in a property shall work with the same key.
 - 7.5.12 All hinges must be manufactured in accordance with BS EN ISO 9001:2008 Quality Assurance System and meet the requirements of BS EN 1670:1998 for corrosion resistance. All hinges to have an asymmetric end cap to ensure smooth location and weather tight sealing.
 - 7.5.13 The release mechanism shall be an integral part of the hinge and shall self relocate

in one action on closure of the casement. All components, rivets and pins should withstand a force of 600N to comply with BS 6375 Part 2, Specification for Operations and Strength Characteristics Loading of Windows Section A7 Test 6.0 and BS 8213 Part 1: 2004 - Design for Safety in Use and During Cleaning of Windows.

- 7.5.14 Side hung windows restricted by a single restrictor hinge, positioned at the bottom of each opening and must comply with BS 6375 Part 2 Section A7 test 6.0. (Strength of Restricted Openings and Location Devices and Maximum Opening Stops).
- 7.5.15 Components such as handles and locking mechanisms to be capable of offering adaptations (by mechanical or electrical means) in accordance with the Disability Discrimination Act Part 3 2005 and the housing providers Disability Equality Duty 2006.
- 7.5.16 Handle to be manufactured to BS EN ISO 9001 from die cast zinc alloy under with a polyester powder coating finish incorporating thermoplastic push fit covers. All components should be capable of sustaining a minimum of 30,000 cycles of operation without demonstrating any significant deterioration or deformation that would inhibit its function.
- 7.5.17 Handles to have option to provide non-latching facility to meet the considerations of the Disability Discrimination Act Part 3 2005 and the housing providers Disability Equality Duty 2006. Where non latching handles are fitted the window should also have attached the appropriate information warning label. Locking mechanism must have option to offset handle height on side-hung sashes to meet the consideration of the Disability Discrimination Act Part 3 2005 and the housing providers Disability Equality Duty 2006.

- 7.6 Hardware – Patio & French doors
 - 7.6.1 Door must come with all hardware necessary to properly function.
 - 7.6.2 All external components must conform to requirements of BS EN 1670 2007 Grade 4 corrosion resistance when tested in accordance with BSEN ISO 9227 2006.
 - 7.6.3 Austenitic external components to be available as option at time of ordering.
 - 7.6.4 Lock faceplates to be manufactured from austenitic stainless steel to BSEN ISO 10088-2 Grade 1.4301.
 - 7.6.5 Cylinder
 - a. Euro profile
 - b. Double cylinder

- c. Locking mechanism to comply with BSEN 1303 2005 to the following minimum grades:
- d. Durability to Grade 5
- e. Key related security to Grade 4
- f. Anti-pick and attack resistance to Grade 1

- g. Compliant with SBD including meeting BS 3621 2007 “Thief resistant lock assembly – key egress” and PAS 24:2007 section 8.5 cylinders for locks and Annex C (anti-manipulation)

7.7 Ventilation

- 7.7.1 Each window/door unit is to be fitted with colour-matched trickle ventilators, to meet Building Regulations (Part F1, 2006). Ventilator to be secure and adjustable, complete with insect screen. Ventilator to be through-frame type.
- 7.7.2 Where necessary, a frame extension profile, or extended leg framing, are to be used to ensure that trickle ventilators are clear of internal finishes. Frame extension sections to be of an identical material and finish to framing, and designed to locate in grooves within the frame extrusion.
- 7.7.3 Where the window is of insufficient width to accommodate the level of ventilation required by Approved Document F1 the Contractor shall bring this to the attention of the Contract Administrator.
Preferred Supplier: Wrekin Windows (supplier to ASW)

8.0 External Doors

8.1 Design

8.1.1 Door

- Glass fibre reinforced polyester (GRP) facing external side
- Woodgrain texture
- Through colour
- CFC-free insulating core
- Min 2mm thick GRP facing
- Facility to fit cat flap at time of order
- All edges of door fully protected
- Available as fire doors

8.2 Technical Standards

- 8.2.1 Stiles and rails minimum 75mm (after cutting to size), timber used to be laminated, with a capping installed after cutting which makes it impervious to moisture.
- 8.2.2 Door will come with all hardware necessary to properly function.
- 8.2.3 All external components will conform to requirements of BS EN 1670 2007 Grade 4 corrosion resistance when tested in accordance with BSEN ISO 9227 2006.
- 8.2.4 Austenitic external components to be available as option at time of ordering.
knockers, numerals and security viewers included and available in gold or silver anodised or other suitable finish
- 8.2.5 Letter plate aperture to BS2911, external gasket and internal brush weather seals.
External flap to open outwards, flap on inside
- 8.2.6 Door bar or door chain
- 8.2.7 Option for door bar / chain to be released externally by key (to enable access to vulnerable residents)
- 8.2.8 Option for suited lock and door bar / chain release from outside the property
- 8.2.9 Option for longer handles

- 8.3 Glazing
- 8.3.1 To BS EN 1279 for manufacture and testing
- 8.3.2 Where toughened safety glass is required, it will conform with BS EN 12150 and BS EN 12600
- 8.3.3 Where laminated glass is required it will conform with BS EN 14449 and BS EN 12600
- 8.3.4 Glazing can be replaced without damaging the door
- 8.3.5 Beading paint colours are available

- 8.4 Frame
- 8.4.1 Side screens (glazed and unglazed) are available
- 8.4.2 PVCu or hardwood available
- 8.4.3 For PVCu:
 - full metal reinforcing to all sections including cill
 - all transoms fully welded and feature grooved
 - extrusion manufacturers need to be BS 7413 and BS EN 12608:2004 accredited.
 - fabrication to BS7412
 - Colour white to BS7412. Option for brown.
 - Profile - range from 58mm to 70mm, to relevant British Standard. Principal wall thickness c.3mm

- Steel/Aluminium reinforced to system company recommendation

For Hardwood:

- From FSC chain of custody compliant suppliers
- Threshold to be Building Regulations Part M compliant

8.5 Cylinders / Locks

- a. Euro profile
- b. Double cylinder

8.5.1 Locking mechanism to comply with BSEN 1303 2005 to the following grades:

- *Category of use* – Grade 1: Keys shall resist a torque of 2.5Nm and still be usable
- *Durability* – grade 6: 100,000 cycles
- *Door mass* – no requirement
- *Fire resistance* – Grade 1: suitable for fire/smoke resistant door assemblies subject to satisfactory assessment of the contribution of the cylinder to the fire resistance of the specified fire/smoke door assemblies
- *Safety* – no requirement
- *Corrosion & temperature resistance* – Grade C: BS EN 1670 Grade 3 corrosion resistance, resistance to -20/+80°C temperature extremes
- *Key related security* – Grade 6:
 - Minimum 100,000 effective differs
 - Minimum of 6 movable levers, pins, discs, etc.
 - Coding on key cannot disclose combination
 - 15nm torque resistance of plug

Attack resistance – Grade 2:

- Resistance to drilling (net drilling time) 5 minutes
- Resistance to chisel attack: min 40 defined blows
- Resistance to twisting attack: min 30 defined twists
- Resistance to plug/cylinder extraction: min 15kn pull load

8.5.2 Compliant with Secure By Design (SBD) where SBD door specified including meeting BS 3621 2007 “Thief resistant lock assembly – key egress” and PAS 24:2007 section 8.5 cylinders for locks and Annex C (anti-manipulation)

8.5.3 When not SBD

- a. Multipoint locking system

b. Min three butt hinges

8.5.4 The hardware provided will be (unless agreed otherwise):

Hardware	Manufacturer/Product
• Multipoint Hook Lock	ERA Products
• Anti Manipulation/Kitemark Cylinder	YALE (BS EN 1303:2005)
• Cylinder Guard	LSH Cylinder Guard
• Lever/Lever Handles	Hoppe Atlanta
• Letterplate	LSH UK Warwick
• 180° Door Viewer	ERA Products door viewer
• Security Chain	ERA Products hook chain
• Door Knocker	Fullex 6 Inch Urn Type
• Threshold Stormguard	Trimline mobility access
• Door Numerals	UAP 3 inch numeral
• Hinges	LSH UK Traditional Butt Hinge

Door Range



Canterbury

Exeter

Warwick

Gloucester

Available colours:



White

Green

Red

Rosewood

Glazing options available:



Clear

Minster

Stippolyte

Cotswold