

Tarka Standard



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Introduction

This document outlines requirements for achieving the Tarka Standard. The standard encompasses works necessary to achieve the Government's Decent Homes Standard and the pledges made to residents of Tarka Housing. These pledges were set out in section 4 of the "Your Home, Your Choice" offer document.

The standard has been agreed and set through consultation with Tarka residents and stakeholders. It is a minimum standard. Works carried out shall achieve the standard or better without exception.

The standard specifies to contractors the:

- Scope of works
- Standards
- Quality of works
- Preferred suppliers and products

This document is designed to be read so that individual areas of work can be extracted without having to refer to other sections. For instance, kitchen renewal works are specified in section I without having to refer to other sections.

This document will be regularly updated to reflect changes in preferred suppliers and products, additional sections of work and changes in legislation and regulations.

New versions will be issued to stakeholders on a periodic basis.

Workmanship is to comply with BS8000 as a minimum standard.

INTERNAL IMPROVEMENT WORKS

Kitchens

1.1 Design

- 1.1.1** The kitchen footprint is considered to be the existing kitchen and any 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** Minimum 1000mm clear in front of kitchen units
- 1.1.5** Provide minimum 640mm cooker space between end panels or a space providing a minimum of 20mm on either side where there is an existing cooker. Avoid positioning in front of windows.
- 1.1.6** Provide 620mm fridge or fridge/freezer space between end panels.
- 1.1.7** Provide 620mm washing machine space between end panels.
- 1.1.8** Make provision for other existing kitchen appliances.
- 1.1.9** Provide wall vent for existing clothes dryer.
- 1.1.10** Position sinks in front of windows.
- 1.1.11** Provide a minimum of 300mm worktop either side of cooker space.
- 1.1.12** The sink and cooker space should be separated by at least 600mm at a return.
- 1.1.13** The sink and cooker space should be separated by 1000mm where part of a run.
- 1.1.14** Avoid sinks being positioned in corners
- 1.1.15** Worktop-cooker-worktop-sink-worktop sequence not broken by doors.
- 1.1.16** Wall units to be sited 450mm above worktops.
- 1.1.17** Wall units to be offset from cooker space by 150mm, where there is a gas supply.

1.1.18 Gas and electric meters to be repositioned if the redesign of a kitchen results in it becoming inaccessible.

1.1.19 Kitchen units storage volumes to be:-

1 Bedroom Dwelling	2 Bedroom Dwelling	3 Bedroom Dwelling	4+ Bedroom Dwelling
1 m ³	1.5 m ³	2 m ³	2.2 m 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 FIRA gold standard
- HAPM life expectancy of 25 years

1.2.1.2 Carcasses to be 'box on legs' manufactured in 18mm, CIA melamine faced moisture resistant chipboard with glued and dowel joints. End panels to units at end of runs to be coloured to match unit finish. A minimum of 6 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 edging strip.

1.2.1.5 Shelves to be a minimum of 16mm CIA melamine faced moisture resistant chipboard supported on metal pegs with self retaining clips.

1.2.1.6 Doors to be in CIA melamine faced moisture resistant chipboard.

1.2.1.7 16mm plinth to be clip on continuous type.

1.2.1.8 Door hinges to be 170 degree where appropriate.

1.2.1.9 Floor units to be of drawline design.

1.2.1.10 Drawers to be of metalbox construction with chipboard base and run on metal roller action runners.

1.2.1.11 Units to be 600mm deep excepting 1 bed units where 500mm deep units are permissible.

1.2.1.12 Drawer and cupboard units to have metal 'D' handles. A minimum of 5 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. Provide options of wire baskets in a base and a wall unit generally, or a carousel for a corner base unit or a trolley unit to go under the sink. (*Sheltered and Designated housing*)

1.2.1.15 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 Premier Kitchens
Range **Senator and Tyrone**
Finishes Senator – Maple, Beech, Walnut, White Ash, Light Oak and Calvados
Tyrone – Maple, Beech, Walnut, Cream

Senator Range



Maple

Beech

Walnut

White Ash

Light Oak

Calvados

Tyrone Range



Maple

Beech

Walnut

Cream



Nickel Escutcheon



Dimple



T-Bar Handle



Taper Bow Handle



Satin Nickel Bow

Bow Handle Bow Handle

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 8 choices of finish to be offered to residents.

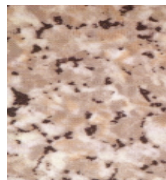
1.2.2.3 Edges between cooker spaces to be protected by metal ‘stopends’.

Preferred Supplier Premiere Kitchens
Finishes: Oak, Granite, Beech, Vernini Blue, Mint, Welsh Slate, Venetian Granite, Fawn Blush

Preferred Supplier Magnet
Finishes: End Cop Silver



Oak



Granite



Beech



Vernini Blue



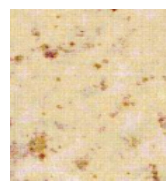
Mint



Welsh Slate



Venetian
Granite



Fawn Blush

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
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 splashbacks for full length of work surfaces, appliance spaces and sink positions. Cooker space to be tiled down to floor level.

1.2.4.3 Tiles to be 150 x 150 x 6mm glazed ceramic with finished leading edges in a minimum of six color 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

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

Preferred Supplier: N & C Nicobond
Range Plain
Colours:

Dark Grey

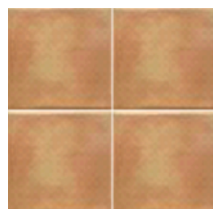
Mint

Linen

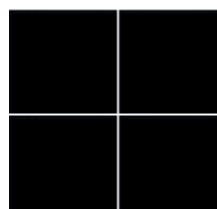
Racing Green



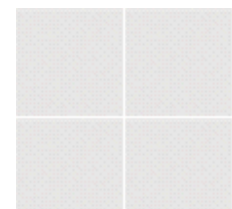
Hueso



Cotta



Black



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:

- Contamination proof humidistat sensor
- Adjustable timer
- 45db(A) maximum noise outlet
- Pull cord boost
- Louvered external shutters to be sprung loaded
- SELV where required

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 Johnson and Starley
Range Dry flow extract fan – C60 2 SRP

1.2.5.4 At discretion of Tarka 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:-

- 3 double sockets for 1-3 bedroom properties
- 4 double sockets for 4+ bedroom

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. All faceplates are to be etched with the name of the appliance, as manufactured by Crabtree from the Capital range, or equal approved.

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

- 1.2.6.7** Provide adequate lighting levels.
- 1.2.6.8** Where fittings or lighting levels are upgraded provide resident with choice of :-
- Batten fitting that receives compact fluorescent low energy lamps
 - Fluorescent light fitting with prismatic diffuser.
- 1.2.6.9** Where lighting is altered provide 2-way switching as appropriate.
- 1.2.6.10** Assess consumer unit as to suitability to accommodate wiring alterations/additions.
- 1.2.6.11** 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 accord 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 CORGI 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 water powered stop tap. Switch to be located 150mm above work top level. (*Sheltered and Designated*)
- 1.2.8.4** Provide pre-formed boiler flue casing, from Pendock or equal approved, to cover pipe work under boilers.
- 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.
- 1.2.8.6** Provide an external mounted brass bib tap complete with anti siphonage device to houses and bungalows.

1.2.9 Disposal Installations

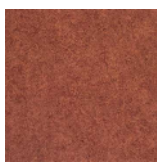
- 1.2.9.1** Internal drainage to comply with the following relevant standard:-
- BS EN 12056 parts 1-2 (specification and design)
- 1.2.9.2** Waste pipework shall be uPVC or muPVC and pipes and fittings shall be white and where exposed decorated to blend in with surrounding wall finish.
- 1.2.9.3** All 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

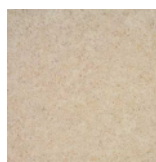
- 1.2.10.1** Floor covering to comply with the following relevant standard:-
- BS. 8203 (installation)
- 1.2.10.2** The vinyl sheet can be laid over existing sub floors, even with small imperfections. Floors are to be prepared to receive new floor coverings including removal of existing flooring only when required at the agreement of the Clients representative. When required, lay 6mm plywood to floor boards and self levelling latex screed to solid floors.
- 1.2.10.3** Provide 2.9mm water resistant vinyl sheet to the whole of the kitchen floor. Use 2m, 3m or 4m widths as required avoiding visible joints wherever possible. Joints to be hot welded. Seal at perimeter (including plinths) with a clear/white silicone sealant. A minimum of 6 choices are to be offered.
- 1.2.10.4** Exposed edges of vinyl flooring at doorways shall be finished with a protective strip which will marry in with existing floor coverings wherever possible.

Preferred Supplier Range

Gerflor
Griptex Palette



0134 Rustic Earth



0123 Rustic Beige



042 Rustic Green



0130 Rustic Dark Grey

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 eggshell paint.
- 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 eggshell paint to ceilings.
- 1.2.11.6** Prepare all previously painted woodwork (including internal face of doors). Apply white gloss paint.
- 1.2.11.7** 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. Bathrooms

2.1 Design

- 2.1.1 The bathroom footprint is considered to be the existing bathroom.
- 2.1.2 The bath is not to be sited under a window.
- 2.1.3 Shower (where chosen) to be positioned on one of the 'short' walls enclosing the bath where possible.
- 2.1.4 Sanitaryware 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 Sanitaryware

- 2.2.1.1 Sanitaryware 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.

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 Armitage Shanks
Range Sandringham

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 Armitage Shanks
Range Sandringham Magnia

2.2.5 Taps

2.2.5.1 Taps to comply with the following relevant standards:-

- BS5412 (taps)

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.

Preferred Supplier Vado
Ranges Astra – AST 336 C/P (Bath pillar)
AST 337 C/P (2 hole bath mixer)
AST 306 C/P (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. (*Sheltered and Designated*)

2.2.6.3 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.

2.2.6.4 Exposed pipes to be in chrome finish.

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

2.2.6.6 A white shower curtain and white finished rail to the full plan (and width of bath where applicable) of the bath.

2.2.6.7 In lieu of installation of a bath the option is to be offered to residents for the installation of a separate electric thermostatically controlled instantaneous level access shower to discharge onto the floor (a wet room installation). All controls to be reachable from seated position and wheelchair. Provide an adjustable 1000mm long chrome finish vertical slider rail with 2000mm flexible hose and shower head. (*Sheltered and Designated Schemes*)

Preferred Supplier Mira
Ranges Sport
Advance, Flex (*Sheltered and Designated Schemes*)

2.2.7 **Wet room installations** (*Sheltered and Designated Schemes*)

2.2.7.1 Shower rooms to comply with the following relevant standards:-

- Current water bylaws
- Latest Building Regulations

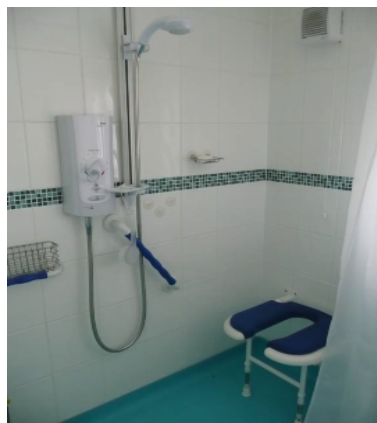
2.2.7.2 Provide a fold up shower seat for a person up to 130kg in weight (clearly marked) with 2no 300mm natural grip handrails.

2.2.7.3 Provide shower rail and white curtain. (*Sheltered and Designated Schemes*)

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. (*Sheltered and Designated Housing*)

Preferred Supplier AKW
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 splashbacks 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 splashbacks to the full perimeter of walls enclosing a wet room with any horizontal areas within the enclosure being tiled. Provide tenants with a choice. 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)

2.2.8.4 Provide minimum 250mm high splashbacks 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 200mm x 250mm x 6mm glazed ceramic in Bumpy 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.

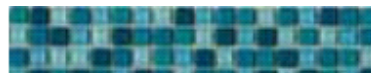
2.2.8.7 Silicone sealant to be applied to junction of tiling and bath/washbasin and to internal corner joints in splashbacks.

Preferred Supplier Ranges

N & C Nicobond, Gemini
Bumpy White (wall tile), Crystal (dado tile)



Red Flame



Aqua



Autumnal



Monochrome



Mediterranean



Frost Blue

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:-

- Adjustable timer
- 45db(A) maximum noise outlet
- Pull cord boost
- Louvered external shutters to be sprung loaded
- SELV

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: Johnson and Starley
Range: Dryflow extract fan – C25 TLV

2.2.9.4 At the discretion of Tarka 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 stopvalves to the cold/hot services for washbasins taps, WC cisterns, bath taps and showers.

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 'hockeystick' 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*)

Preferred Supplier AKW
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
Range: Digi Pump M3

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

Preferred Supplier Robus
Range 60W Bathroom ceiling globe

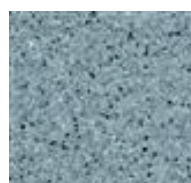
- 2.2.12.4** Assess consumer unit as to suitability to accommodate wiring alterations/additions.
- 2.2.12.5** On installation of new or replacement circuits or renewal of a Consumer unit, provide an Electrical Installation Certificate to accord with BS7671 for each dwelling. Where existing circuits have been modified provide Minor Works certificates to accord 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 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 six colours.
- 2.2.13.4** Provide 2mm water resistant and non-slip textured vinyl sheet. Avoid visible joints wherever possible. Joints to be hot welded. At perimeter of floor covering form 100mm upstand with a suitable former. Where tiling meets (in and out of the shower area) provide the flooring manufacturers recommended jointing strip. Provide resident with choice of six colours (*Sheltered and Designated Schemes*)
- 2.2.13.5** Exposed edges of vinyl flooring at doorways shall be finished with a protective strip which will marry in with existing floor coverings wherever possible.

Preferred Supplier Ranges

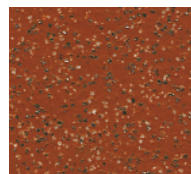
Altro
Walkway 20, Marine 20 (for Wet rooms)



Bone



Waterfall



Terracotta



Skyline



Blue



Fog



Reef



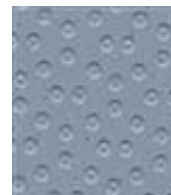
Rainfall



Tide



Seagrass



Marlin



Steam

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 eggshell paint.
- 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 eggshell paint 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.

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

3. Electrical Installation

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 to of Miniature Circuit Breaker type with Residual Current Devices for all circuits, and installed 1200mm above floor level (top of unit); a spare way must be available.

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	3 no double sockets 4 no double socket (for 4+ bedroom dwellings) 3 no single unswitched sockets to serve kitchen appliances with face etched switched spurs
Living Room	3 no double sockets
Dining Room	2 no double sockets
Bedroom	2 no double sockets
Hallway	1 no double socket and one 1 no unswitched spur for possible future security alarm.
Landing	1 no double socket
Main Storage Cupboard	1 no double socket
Communal Areas	Single key controlled sockets at 10m centres
Externally	1 no IP65 RCD protected single socket

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

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

3.1.11 Kitchen extract fans to have the following features:

- Contamination proof humidistat sensor
- Adjustable timer
- 45 l6 (A) maximum noise outlet
- Louvered external shutters to be sprung loaded
- SELV where required

Bathroom extract fans to have the following features:

- Contamination proof humidistat
- Adjustable timer
- 45 l6 (A) maximum noise outlet
- Pull cord boost
- SELV

Preferred Supplier Ranges Johnson & Stanley
Dryflow extraction – C60 2SRP (Kitchen)
– C25 TLV (Bathroom)

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

3.1.12 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.

3.1.13 Provide hardwired smoke detectors. Carbon Monoxide detectors to be located within 3 metres of primary heating appliance. (for dwellings with gas supplies and solid fuel burners). Smoke detectors installation to be carried out in accordance with BS 5839: Part 6:2004. Detectors to be controlled by a remote switch located in the ground or 1st floor circulation areas.

Preferred Supplier Ranges AICO
I60RC series

3.1.14 Provide adequate lighting levels.

3.1.15 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 Ranges Crabtree Electrical Industries Ltd, MK Ltd
Corinthian, Logic Plus

3.1.16 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.

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

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

-
- 3.1.19** Any dwelling accessed by individual front entrance doors to be provided with a PIR operated bulkhead light fitted in the optimum position. **Note: applicable to any dwelling receiving Tarka standard works.**
- 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 Tarka.

4. Gas Fired Central Heating

4.1 Design

4.1.1 Installations to comply with the following standard:-

- 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°C.

Hall, Landing and Stairs	18°C
Communal hall, corridors and stairs	No minimum requirement
Living rooms and dining areas	21°C
Kitchens	18°C
Bedrooms	18°C
Bathroom	22°C
All rooms (<i>Sheltered and Designated</i>)	21°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. Where it is not possible, then a trace heating system should be installed to the external waste pipe.

4.1.5 The heating source shall also provide the hot water for the dwelling. It shall ensure that hot water is available for consecutive baths to be taken at peak hours in shared housing schemes.

4.1.6 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.

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 CORGI registered engineer.
- Current Building Regulations.

4.2.1.2 All boilers shall be condensing and have electronic ignition. Where used as combination boilers they shall have a minimum of 1 l.4l/m at 35°C. 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
Range Worcester Greenstar 30si

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 Tarka 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 Heaters

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 ons and offs per 24 hours.

4.2.4.2 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 lockshield valve on the return side of the radiator.

4.2.4.3 Roomstats to control ambient temperatures in dwellings to be located in Halls.

Preferred Supplier Sunvic Ltd (supplier to ASW)
Range to be confirmed

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
- Remove electrical radiators

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 heating and cold water pipework running beneath ground floors or in roofspaces 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

5.1 Design

5.1.1 Installations to comply with the following standard:-

- BS5449 (installation)
- Current water byelaws

5.1.2 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°C.

Hall, Landing and Stairs	18°C
Communal hall, corridors and stairs	No minimum requirement
Living rooms and dining areas	21°C
Kitchens	18°C
Bedrooms	18°C
Bathroom	22°C
All rooms (<i>Sheltered and Designated</i>)	21°C

5.1.3 The heating source shall also provide the hot water for the dwelling. It shall ensure that hot water is available for consecutive baths to be taken at peak hours in shared housing schemes.

5.1.4 Easy access is required to the heating unit, preferably located in one of these locations:

- Kitchen
- Utility room
- Outhouse

- Rear garden

5.2 Technical Standards

5.2.1 Boilers

5.2.1.1 Installations to comply with the following standards:

- Installations to be carried out by an OFTE registered engineer
- Current building regulations
- Installation requirements for oil fired equipment – OFTEC book 3
- Control of pollution (oil storage) regulations 2001

5.2.1.2 All boilers shall be condensing and have electric ignition. Boilers to have a SEDBUK rating A.

Preferred Supplier: Worcester Bosch
Range: Greenstar Camray 12/15 - 18/25
Greenstar Camray Utility 12/18 – 18/25
Greenstar Camray External 12/18 – 18/25

5.2.1.3 The installer shall demonstrate the operation of the boilers to the resident/scheme manager.

5.2.1.4 On completion of installation a part L Building Regulation notice of compliance is to be passed to Tarka Housing.

5.2.2 Water Storage

5.2.2.1 Cold water storage tanks are to be of minimum 225 litres capacity in moulded polypropylene and rectangular in shape. Overflow to discharge externally. Tanks to be located on a plywood base.

5.2.2.2 Feed and expansion tanks to be in polypropylene and to be fitted with a ball valve and copper float.

5.2.2.3 Hot water cylinders to be of indirect or solar type as appropriate. Cylinders to be pre-insulated and to be fitted with 3kW immersion heaters cloying with BS3456.

Preferred Supplier: Albion
Ranges: Superduty CF80

5.2.3 Pipework

5.2.3.1 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)

5.2.3.2 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.

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

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

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

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

5.2.4 **Heaters**

5.2.4.1 Radiators to comply with the following relevant standard:-

- BS3528
- Current Building Regulations

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

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

5.2.5 **Controls**

5.2.5.1 Both the heating and hot water shall be independently controlled through a programmer to give a minimum of two “ons” and “offs” per 24 hours.

5.2.5.2 The temperature must be controlled by the resident within each room by installing thermostatically controlled valves to all radiators (exceptionally one heat leak radiator in the hall and or kitchen). The radiators shall have a lockshield valve on the

return side to the radiator.

5.2.5.3 Install a thermostatic blending valve where solar thermal panels are installed.

5.2.5.4 Hot water cylinders to be fitted with thermostats.

5.2.5.5 **Oil Tank**

5.2.5.6 Provide a bunded plastic oil storage tank fitted with a Watchman Plus fuel monitoring system. Feed to be fitted with a particle filter.

5.2.5.7 Tank to be sited on a concrete base.

5.2.5.8 **Airing Cupboard & Making Good Works**

5.2.5.9 Where existing, the airing cupboard is to have a minimum of 2 slatted shelves.

5.2.5.10 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.
- Inert 225mm air brick in chimney breast to ventilate flue within the roof space.
- Cap off flue at chimney level.
- Remove electrical radiators

5.2.5.11 **Insulation**

5.2.5.12 Insulation measures to comply with the following relevant standards

- Current Building Regulations
- BS 8208 (installation)

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

5.2.5.14 Upgrade insulation in roofspace to achieve a U value of 0.35 W/m²K. Use of sustainable materials and methods are encouraged.

5.2.5.15 Walls without cavity wall insulation to receive retro-fitted cavity wall insulation

Installations to comply with the following standard:-

- BS5449 (installation)
- Current water bylaws

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 Advantage South West Contract Brochure for Air Source Heat Pumps dated 1st December 2009.
- 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

- 6.2.1.1 Installations to comply with the standards, criteria and performance objectives as per the Advantage South West Contract Brochure for Air Source Heat Pumps dated 1st December 2009.

Preferred Supplier
Range

Daikin Altherma
Outdoor 6kw unit - ERHQ006AD
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 TRV's to be installed as per the design criteria in the Advantage South West Contract Brochure for Air Source Heat Pumps dated 1st December 2009.

6.2.6.3 Room thermostat to control ambient temperatures in dwellings to be located in Halls Analogue TLX920I 225920IASW

- | | |
|----------------------|------------------------------|
| ▪ Preferred Supplier | Sunvic Ltd (supplier to ASW) |
| ▪ Range | Analogue TLX920I 225920IASW |

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 roofspaces 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.

EXTERNAL MAINTENANCE AND IMPROVEMENT WORKS

PVC-u Windows

I.1 Design

- I.1.1 Fenestration designs are to be submitted to Tarka for approval on a property by property basis.
- I.1.2 Windows shall be designed for a minimum wind resistance of 1200 pa.
- I.1.3 Every first floor window shall incorporate at least one top hung opening light. Where nominal window widths are 900mm or more then a side hung casement shall also be included. This shall not be immediately below the top hung casement.
- I.1.4 Trickle vents to give a ventilated area equal to at least 8000mm² in habitable rooms and 4000mm² in kitchens, bathrooms and separate sanitary accommodation.
- I.1.5 Trickle vents to be sited at low level (*Sheltered*)
- I.1.6 Windows shall have a U value compliant or better than the current building regulations.
- I.1.7 Designs to enable the safe cleaning of external surfaces from within dwellings by means of, for example, 'easy clean' hinges.
- I.1.8 Ventilation for open flued boilers and fires to be allowed for where necessary by 'through casement' slot vents.
- I.1.9 Casement windows in ground floor situations shall not open externally.

I.2 Technical Standards

- I.2.1 Windows design, surveying, fabrication and installation to comply with the following standards:-
 - BS5713 (Hermetically sealed double-glazing units)
 - BS6206 (Impact performance for safety glass and plastics)
 - BS6262 (Code of practice for glazing)
 - BS6262-4 (Code of practice for glazing. Safety related human impact)
 - BS6375-1 (Classification for weathertightness)
 - BS6375-2 (Operation and strength characteristics)
 - BS EN 12207 (air permeability)
 - BS EN 12208 (water tightness)
 - BS EN 12210 (Resistance to wind loads)
 - BS EN 10077-2 (Thermal performance of windows, doors and shutters)
 - BS 7412 (PVCu extruded hollow profiles)

- BS 7950 (Enhanced security of casement and tilt/turn windows)
- BS8213-1 (Safety in use and during cleaning of windows)
- BS8213-4 (Code of practice for installation of replacement windows and doorsets)
- BS82200-1 (Security of buildings against crime-dwellings)
- BS8233 (Sound insulation and noise insulation for buildings)
- BPF/GGF (All trade standards and codes of practice including COP3-A, COP3-B, 342/2)
- Current Building Regulations
- Fitting contractor to be FENSA registered

I.2.2 Window frames and sills

I.2.2.1 Frames to be formed from white 70mm Rehau S706 PVCu profile.

I.2.2.2 Joints at angles and abutments to be heat welded and finished with a V groove.

I.2.2.3 All sections to be fully reinforced with internal hot dip galvanised steel cores which can be sealed into the central voids of the frame profiles.

I.2.2.4 Matching PVCu external window sills to provide 25-38mm projection beyond the outer face of the external walls. Sills to be mechanically fixed to window frames.

I.2.3 Ironmongery

I.2.3.1 Friction stays and locking mechanisms to be formed in 304 austenitic stainless steel.

I.2.3.2 Friction stays to be as follows;-

- Fire egress friction hinges to all fire egress casements.
- Restrictor friction hinges to all casements excepting on ground floors.
- Standard friction hinges to all fanlights and ground floor casements.

I.2.3.3 Opening lights to be fitted with espagnolette shot bolt multi-locking with mushroom cams, which engage in dual position lock keeps ensuring security while the window is ajar for ventilation.

I.2.3.4 Opening lights shall be secured with push button key locking cranked espagnolette handles finished in white epoxy powder coating, Handles on fire egress windows to be similar but with green push button non-locking arrangement.

I.2.4 Glazing

I.2.4.1 Windows to be glazed with hermetically sealed double glazed units with low emissivity coating. Units to have a minimum void of 16-20mm.

I.2.4.2 Bathrooms, WCs and stores shall be glazed with 'Cotswold' pattern obscure glass.

I.2.4.3 Glazing gaskets shall be EPDM.

1.2.4.4 Windows to be glazed with toughened or laminated safety glass as dictated by the current building regulations for 'critical locations'.

1.2.5 Installation

1.2.5.1 All new frames shall be fixed in accordance with the Code of practice for the installation of PVCu Windows and Doorsets (COP3-B) published by the BPF and the system manufacturers recommendations and instructions with particular emphasis on the correct fixing types and sizes at the recommended centres.

1.2.5.2 External reveals and heads are to be made good and which shall be made include render, decorations, pointing, tiling, cladding and flashings. PVCu coverstrips are not acceptable.

1.2.5.3 Internal reveals and heads are to be made good and shall include plaster, plasterboard, decoration, cladding, tiling and the like. After making good joints between frames and reveals to be finished with PVCu strips.

Preferred Supplier Wrekin Windows(ASW preferred supplier)

Composite Doorsets

2.1 Technical Standards

2.1.1 Surveying, fabrication and installation of doorsets to comply with the following standards:-

- BS EN 10077-2(Thermal performance of windows, doors and shutters)
- BS6375-1 (Classification for weathertightness)
- BS 7412 (PVCu extruded hollow profiles)
- BS8213-4 (Code of practice for installation of replacement windows and doorsets)
- Current Building Regulations
- BPF/GGF (All trade standards and codes of practice including COP3-B, 342/2)
- PAS 23-1 (General performance requirements for door assemblies)
- PAS 24-4 (Enhanced security performance)
- Accredited with Secure by Design
- Fitting contractor to be FENSA registered

2.2.1 Doors

2.2.2.1 Doors to be supplied and fitted as part of a doorset.

2.2.2.2 Door leafs to comprise of a laminated timber frame with a core of propriety insulant and a 2mm thick glass-reinforced polyester skin. The components are to be bonded

to provide a high strength that is resistant to thermo cycling and delamination. Leafs are to be lipped in aluminium or ABS. Leafs to be 44mm thick.

2.2.2.3 Front door styles are:-

- Half glazed panel door – Full sized glazing panel with 2 raised panels below
- Victorian door - Two vertically aligned glazing units above rail separated by a muntin with 2 raised panels below.
- Fan glazed door – Fan light above a rail with 2 raised panels below separated by mid rail with 2 further raised panels below.

2.2.2.4 Rear door style:-

- 2XG – Full sized glazing panel with panel below.

2.2.2.5 Outbuilding door:-

- Tongue and grooved style.

2.2.2.6 Colours to be UV stable. All doors are to be white on inner face.

- Front doors - 2 colours, white and 2 woodgrain effect finishes.
- Rear doors – White.
- Outbuilding doors – Blue.

2.2.2.7 To be glazed with 26mm thick hermetically sealed double glazed units with low emissivity coating. Fitted with secret fixed internal beading to ensure security and weather-tightness. Residents to be offered choice of 'Cotswold' obscure glass or clear for back doors.

2.2.2 **Frames and thresholds**

2.2.2.1 Reinforced PVCu frames with welded joints.

2.2.2.2 Reinforced PVCu sills. Sills overhangs to not exceed 25mm.

2.2.2.3 Thresholds to be low profile complete with weather seals and rain deflectors.

2.2.3 **Hardware and Ironmongery**

2.2.3.1 All hardware and ironmongery surface finishes shall pass a 500 hour salt test in accordance with BS 7479.

2.2.3.2 Front and rear doors to be fitted with multi-point locking systems with Euro-profile cylinders.

2.2.3.3 Front doors to be fitted with multi-point locking systems with Kaba suited locks.(Sheltered)

- 2.2.3.4 Outbuilding doors to be fitted with 5-lever mortise sash locks.
- 2.2.3.5 Front doors shall have split-spindle lever/pad handles with internal snibs. Rear doors and store doors shall have a solid-spindle lever/lever handles. Handles shall be aluminium die-cast brass colour finish.
- 2.2.3.6 Numerals to front doors shall be brass in colour.
- 2.2.3.7 Letterplates for front doors shall be brass in colour and to be sleeved with integral weather seals and brush seals.
- 2.2.3.8 Integral viewers and knockers shall be brass in colour and positioned centrally in the muntin at a height of 1300mm.
- 2.2.3.9 All doors to be fitted with weather seals.
- 2.2.3.10 Tenants can provide catflaps for fitting.

Preferred Supplier Homesafe Doors (ASW preferred supplier)

Fascias and Barges

3.1 Technical Standards

3.1.1 Replacement fascias and barges to comply with the following standards:-

- BS7619.1 Cellular PVCu
- Current building regulations

3.1.2 Fascias and Barges

3.1.2.1 Timber fascias and barges to be replaced in 20mm thick cellular PVCu. Associated soffits to be replaced in PVCu with integral ventilation slots as appropriate.

3.1.2.2 All fascias, barges and soffits to be white.

3.1.3 Eaves and Ventilation

3.1.3.1 Renew sarking felt to a minimum girth of 3 courses of roof tiles/slates. Where roof ventilation does not meet current standards introduce on top of fascias continuous ventilation with bird comb in PVCu. Renew roof battens and refix roof tiles/slates with pre-formed PVCu felt carrier.

Preferred Supplier Swish, Celuform

Rainwater goods

4.1 Technical Standards

4.1.1 Rainwater goods design and fabrication to comply with the following standards:-

- BS EN 12056-3 Roof drainage, layout and calculation.
- BS EN 607 Eaves gutters and fittings made of PVCu.
- BS EN 12200.1 Plastics rainwater piping systems for above ground external use.

4.1.2 Gutters

4.1.2.1 Replacement gutters to be 110 x 75mm semi elliptical PVCu in white.

4.1.3 Downpipes

4.1.3.1 Replacement downpipes to be 68mm diameter circular PVCu in white.

Preferred Supplier Marley
Range Deepflow

External Painting and Internal Decoration

5.1 Cyclical painting and internal decoration is carried out on a five yearly basis. External painting is undertaken to all previously painted/coated surfaces within the boundaries of Tarka's property portfolio. External painting will be carried out immediately after prior to painting repairs and external improvements are carried out. At the same time internal decoration will be carried out to communal areas including but not limited to entrance lobbies, corridors, offices, stores, common rooms, laundries, guest bedrooms, kitchens, bathrooms to schemes and flats.

External painting and internal decoration will be carried out in strict accordance with the standards and specification prepared by **ICI Paints** on behalf of Tarka.

Tenants are offered a choice of a minimum of 6 colours of masonry paint where possible.

Fencing

6.1 Design

6.1.1 Defective fencing will be renewed to the front boundaries of properties with 1050mm high timber palisade fencing.
Defective fencing to the rear between dwellings is to be renewed with 1200mm high chain link fencing.
Flank fencing and rear fencing is to be renewed to side boundaries at the discretion of Tarka. The height and type of fencing will be influenced by a number of factors such as location, neighbouring land uses and exposure.

Turfing and flowerbeds in site lines are to be reinstated.

6.2 Technical Standards

6.2.1 Construction and installation of fencing to comply with the following standards:-

- BS1722-1 Chain link fence
- BS1722-5 Timber palisade fencing
- BS729 & BS EN 1461 Hot dip galvanising

6.2.2 Timber Palisade Fencing

Timber to be pressure treated tanalised softwood. Pales to be 75 x 20mm and rails to be triangular cut from 75 x 75mm timber or equivalent in rectangular section. Posts to be 100 x 100mm at 3000mm centres with intermediary stump. All fixings to be galvanised steel. Posts to be footed in pockets and set in C10P concrete. Fencing to be as described in the aforementioned standard excepting the top of the pales are to be 'squared' i.e. without point.

6.2.3 Chain Link Fencing

Fencing to comprise pre-cast concrete 125 x 125mm posts and 100 x 75 struts. Posts to be at 2750mm centres. Straining posts to be sited at corners or every 63 meters. Chain link to be 2.5mm x 50mm x 1200mm wide in galvanised wire with 3 line wires clipped at appropriate centres. Stretcher bars, bolts, angle cleats, eye bolts and strainers to be in heavily galvanised steel.

6.2.4 Gates

Garden gates to be renewed where defective. Galvanised steel gates are to be renewed complete with posts.

Preferred Supplier Mole Valley Farmers, Cornwall Farmers

Garage Doors

7.1.1 Defective garage doors to be renewed with colour coated pressed steel up and over doors complete with numeral, handle and lock in blue or green.

Preferred Supplier Garadoor
Range Carlton

Outbuilding Roofs

- 8.1.1 Defective roof coverings to sheds with solid walls and other outbuilding to be renewed with suitable box profile colour coat steel sheeting in green. The roof structure to receive repair as necessary.

Garden Sheds

- 9.1.1 Defective garden sheds to be replaced with 1800 x 600mm treated sawn timber shed with a window, single leaf door, apex roof and mineral felt covering. The shed is to be sited on a firm and level base.