

Low level Tray Specification

Schedule of potential bathroom works (low level tray) for consideration of a Disabled Facility Grant (DFG)

Please note this is not a grant offer and cannot be construed as such.

Property Address: _____.

Client / residents name: _____.

Contact Phone Number: _____.

Drawings: The Drawings (if provided) are to be used as a basis to ascertain the scope of the works and for no other purpose. The responsibility of ascertaining quantities other than those identified will remain with the Contractor, and therefore any claim for failure to correctly identify the same will not be entertained.

Occupation: The contractor's attention is drawn to the fact that the works will be carried out with the resident in occupation and the accommodation will be fully furnished and carpeted throughout. The contractor must allow to provide all necessary temporary protection both for proper weatherproofing and for the safety of operatives, residents and neighbouring building users, at all times maintaining means of access and escape to comply fully with health and safety requirements.

Removal of rubbish: The contractor must allow in his quote for the removal from site of all rubbish and redundant material arising from the works. The contractor is to ensure the site is left in a clean and safe manner at the end of each working day.

Maintaining supplies: The contractor shall supply install all necessary line valves and fittings to maintain heating and hot /cold water services to the rest of the property whilst the new works are carried out. Where toilets cannot be reinstated at the end of a working day the household must be provided with a temporary 'porta' wc.

Flooring: The Contractor shall allow for any existing floor coverings disturbed by the works to be re instated by a specialised contractor.

The council is not responsible in any situation for replacement or repairs to landing and or bedroom carpets where doors have been widened. Such works are not grant eligible.

Low level Tray Specification

	DESCRIPTION OF WORKS TO CREATE A LOW LEVEL TRAY	PRICE
1.	The Contractor shall isolate, disconnect and remove the existing BATH, W/H/B, W/C, radiator and any other fittings not to be reused. All to be carted away.	
2.	If required. The Contractor shall provide and fit a 138mm x 38mm softwood door frame and fix architrave both sides with a 900mm clear opening.	
3.	If required. The Contractor shall hack off all existing plaster to bathroom walls and ceilings and shall re-board and skim to a state for new decoration (tiles and or paint).	
4.	The shower area only shall be either: a) boarded using 2.5mm “Knauf Aquapanel” tile board installed to manufacturers instructions or b) tiled from floor to ceiling using glazed wall tiles. A maximum of two walls to be costed for.	
5.	The Contractor shall supply, install and commission a new Low surface temperature (LST) radiator in a position in the bathroom to provide for safe passage past it away from the shower area. The Contractor shall select a radiator to maintain a minimum room temperature of 23 C with an external temperature of - 3C with 3 air changes per hour. The radiator shall be as manufactured by Messrs. Myson Ltd or equal and approved and shall be complete with close coupled Thermostat radiator valve (TRV) kit. The Contractor shall allow for all necessary draining and re-filling of the heating system including to supply and install any necessary chemical water treatment.	
6.	The Contractor shall supply and install new wall mounted wash basin complete with all waste fittings, lever taps and hot and cold water supplies. The basin shall be as manufactured by Messrs. Armitage Shanks Ltd utilising their model “Portman 50” and shall be complete with concealed bracket and fixing clamps ref. S1950 or equal and approved. The hot feed to have installed a blender valve to ensure the water supply from the tap does not exceed 38 degrees centigrade.	
7.	Supply and install new low level W.C manufactured by Messrs. Armitage Shanks Ltd. Utilising their model “Sandringham Magnia” or equal and approved. Include for all alterations to existing soil and vent pipe-work as required. The W.C. shall be complete with 6 litre cistern, for bottom supply and internal overflow; chrome plated front lever and Gemini seat & cover.	
8.	Supply and install new solid GRP low level (35mm maximum height) access shower tray complete with all necessary waste pipe-work fittings and connect to drainage system. The tray shall be as manufactured by Messrs. AKW Medi-Care utilising their Braddan range Tel: 01905 426500 or equal and approved. The tray shall be installed strictly as per the manufacturer’s recommendations. The Contractor shall carry out all remedial work necessary to the existing floor levels to ensure that the level access wet floor system works in the correct manner, with no water flowing away from the designated showering area.	
8a	Optional / where necessary: Where pumped waste is needed due to potential low gradient ‘falls’ the tray	

Low level Tray Specification

	shall be supplied and fitted complete with Braddan pumped Gulley Product Code 25111, Archimedes 4 waste pump with PGTS and all necessary waste pipe-work fittings and connections to existing drainage system.	
9.	Install "Carers" shower pack rails and curtains "L" or "U" shape and window spanning kit (if needed), 900mm bi-folding doors (Braddan 2 wet floor screens) Allow for 2No 32mm dia/ 600mm long fluted grab rail. (AKW 1500 series).Position of grab rail to be agreed by resident.	
10.	Supply and lay new "Altro Aquarius" or similar approved vinyl sheet 2.0mm safety flooring (to clients colour choice) to floor to the complete perimeter of the shower room inc pvc trim. All to be carried out by specialists in accordance with the material manufacturer's recommendations and BS 8203 using approved adhesive and welded mitred corners detailed to all sanitary ware with supplementary silicon sealants to provide impervious floor and low level shower tray.	
11.	Where necessary cut opening in external wall to sanitary accommodation and make good plasterwork/ brickwork. Supply and install new Low Voltage extractor fan complete with through the wall kit and remote controls as per manufacturer's instructions. The fan shall be installed in the location as generally indicated on the drawing. The fan shall be controlled via a remote humidistat located outside the showering enclosure with a pull cord operated override. The fan shall be as shall be as manufactured by Messrs Vent-Axia Ltd. Utilising their model SUX H12. Or equal approved.	
12.	The Contractor shall supply and fit Dimplex down flow heater (FX20 range) or similar approved. Installation as per manufacturer's instructions.	
13.	The Contractor shall Supply and Install sealed ceiling mounted dust and splash proof luminaire Thorn/ Philips or similar approved.	
14.	The Contractor shall adapt / alter/ extend electrical wiring as necessary to incorporate new sealed light fitting, new extractor fan, new electric shower and new down flow heater, all work to conform to current IEE regulations. If unable to use the existing consumer unit the Contractor shall include for a new 4-way board to isolate the new works undertaken all works to conform to current regulations Certificates required for installation. Price to include for any new / replacement bathroom circuits / cables.	
15.	Supply and install new electric thermostatic shower as manufactured by Messrs. Kohler Mira Ltd utilising their Model Advance Flex 9.8kw. Or equal approved The contractor shall allow for all electrical wiring and cold water services. Installation to manufacturer's instruction / recommendations. Note! All exposed pipe-work and fittings shall be polished chrome plated. The shower control unit to be located at a height agreed by resident.	
16.	Remove all existing glazed wall tiles and wall decoration, make good to all areas and prepare walls to accept new tiling. Supply and install new 152mm square white glazed wall tiles. Allow for Tender purposes for 2 No walls to shower and 2No rows of tiling to W/H/B and window cill if applicable. Include here for making good or re-plastering all walls/ceiling prior to decorations.	
17.	The Contractor shall fully decorate bathroom throughout, include for all	

Low level Tray Specification

preparation work, apply one mist coat and two coats of quality emulsion (magnolia to walls and white to ceilings) to plastered walls and ceiling and apply two undercoats and one quality oil based gloss paint to all woodwork. Any walls on landing etc that have been disturbed through the adaptation works also to be decorated as stated here.	
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QUOTATION PROVIDED BY:

COMPANY NAME:	
Vat NUMBER:	
COMPANY REGISTRATION NO:	

COST of the above -----

VAT 20% -----

TOTAL COST -----

NOTE

A V.A.T Declaration certificate can in many cases be completed by the Disabled person for all zero rated VAT. The responsibility for this remains the contractors not the councils.

This document is for the use of residents to secure quotations from contractors for low level shower adaptations to their homes. The decision on what if any grant is available rests solely with the council. Residents must obtain the permission of the property owner for works to be undertaken (landlord etc).