

Section Title	Section Items			
	Label	Description	Type	Option
Demolitions	Items to be Removed	Take out and cart away items. Make good any disturbance	Checkbox	Bath / Shower Cubicle Electric Shower Unit Wash Basin Toilet Radiator Floor Coverings Soil & Vent Pipe (SVP) Hopperhead and Downpipe Existing door, frame/lining and architraves
	Misc Items		Checkbox	Remove any mirrors, shelves etc. from walls and refix upon completion
	Break out wall (lin m)	Break out and cart away section of non-load bearing partition wall. Max ht 2.4m.	Textbox	
	New Door Opening	Break out section of internal masonry wall to provide 900mm o/a opening. Install new Catnic CN102 lintol over and make good all disturbance	Selectbox	None To widen existing doorway To form new doorway
Shower Area	Falls in Screed	Break out screed from shower area to 150mm beyond the line of curtain rail. Install a shower gully. Lay ARDURAPID 35 flooring compound (by Ardex) to form falls to shower gully at 1:40. Take care with any reinforcement bars within the substructure; if damaged, new bars are to be overlapped and welded together. Provide new 1500g dpm bonded to existing with proprietary sealant strip and fill void in 1:6 concrete. Max shower area 1.5sqm.	Selectbox	With a white McAlpine 75mm seal trapped shower gully With a white Harmer trapped floor drain ref ATS 75/A, c/w side inlets and AC150 grate assembly
	Prepare Floor for Shower Former		Selectbox	Carefully cut around concrete to shower area with a disc cutter, remove concrete to recommended depth and level.

				Cut floorboards to butt up to the edge of the former, with noggins to support ends of boards as necessary.
Level Access Shower Former	Install a level access shower former c/w with top-access gulley, in accordance with manufacturer's instructions to size shown.	Selectbox		<i>HIAs choice of shower formers</i>
Low Level Access Tray	Install a low entry tray with multi-position gravity waste points in accordance with manufacturer's instructions to size shown. Shower tray and waste to be set completely above floor.	Selectbox		<i>HIAs choice of shower trays</i>
Drainage Connection	Install 38mm uPVC waste pipework to connect shower gulley into a svp or gulley in the vicinity (internal or external)	Selectbox		Within a solid floor Within or below a timber floor Above floor level Extra over to cut joist adjacent to wall to install waste; pack joist with s/w and anchor bolt to masonry either side.
Pipe Ducting	Install proprietary pipe-ducting to encase pipework behind the shower former along the two walls including corner moulding and end caps	Selectbox		<i>HIAs choice of ducts, e.g.</i> Procure Pipe Profile kit AKW Tuff Form Pipe Duct Kit
Shower Pump	Install a shower pump with shower switch control for connection of shower waste to existing drainage. All installation to be carried out to manufacturer's instructions complete with all associated pipework and electrical connections. Allow for a transformer and 5A fused spur power supply at a suitable location.	Selectbox		<i>HIAs choice of shower pumps</i>
Cut Joist	For timber floors	Checkbox		Cut joist adjacent to wall to install waste; pack joist with s/w and anchor bolt to masonry either side.
Shower Screens	Install a set of 750mm high shower screens to shower area to fit the formers/tray shown	Selectbox		Screens with 1 set of doors for an 'alcove' Screens with 2 pairs of doors for a corner
Grabrails (no.)	Install 600 mm long grab rail(s) located to the approval of the occupational therapist and client.	Textbox		
Curtains Rails	Install a heavy duty curtain rail in extruded white powder coated aluminium, complete with drop rods, brackets, hooks and gliders. Hang 2no. 1800mm wide x 2000mm drop white "Microban" impregnated weighted shower curtains.	Selectbox		L-shaped - Max length of rail 2.4m. U-shaped - Max length of rail 3.3m.

	Curtain Retainer		Checkbox	Install a wall mounted shower curtain retainer to prevent water over spray from escaping the shower area.
	Electric Shower Unit	Install an electronic instantaneous shower unit. Height to centre of unit to be 1100mm. Provide new cold water feed, connected to the main cold water feed, in 15mm pipework (chrome plated where exposed within shower room) with inline isolation valve. Connect Shower unit to new dedicated circuit (either new way on existing board or new satellite board) including appropriate circuit breaker and pull-cord operated switch with mechanical indicator.	Selectbox	<i>HIAs choice of shower units</i>
	Mixer Shower	Install a mixer shower unit. Height to base of unit to be 950mm. Provide new hot water feed connected to the boiler and cold water feed connected to the main supply, in 15mm pipework (chrome plated where exposed within shower room) with inline isolation valve.	Selectbox	<i>HIAs choice of shower units</i>
Flooring	Floor Covering (sqm)	Lay <i>Altro Marine 20</i> 2mm slip resistant flooring (colour to client's preference) to the whole of the shower room floor using <i>Altrofix 19</i> adhesive. All joints and mitres to be hot welded with matching <i>Altro</i> weld rod. Seal exposed edges with <i>Altro Mastic 100</i> . Include site formed coving with 38R cove former. <i>Altro</i> to be clamped into shower drain. NB The use of silicone sealants is expressly forbidden.	Textbox	
	Timber Floor		Checkbox	Ensure that all floorboards are well secured and even. Clean and dry the surface of timber floor and lay 3mm marine quality plywood pinned at 150mm centres.
	Threshold		Checkbox	Fix aluminium carpet edge strip at door threshold.
Walls and Doors	New Doorset	Install a new 864x1981x35mm lipped internal flush door, faced with veneered chipboard or MDF, or plywood, ready for light sanding and paint finishing on site. Fit new architraves to both sides and make good skirting. All new timber to doorway be knotted,	Selectbox	Install door within new s/w lining including indicator bolt with coin release from outside and lever latch furniture.

		stopped, sanded, primed and painted two undercoats and one full gloss coat. Existing adjacent timber surfaces to be sanded and repainted one undercoat and one gloss		Install door within new storey height s/w lining with glazed fanlight, including indicator bolt with coin release from outside and lever latch furniture. Install door within new s/w lining hung from Stormguard "Ball Race" sliding door gear fixed to batten. Include Union 2426 sliding door lock with striking plate c/w aluminium disabled bathroom turn and indicator and finger pulls. Form pelmet in 18mm smooth faced plywood with stop end and lid, all fixed through bearer.
	Rehang door to opposite hand		Checkbox	Remove the existing door into the bathroom and rehang to open opposite hand. Make good door and frame and make alteration to door furniture.
	Wall Tiling (lin m)	Strip off and cart away all existing wall tiles, wallpaper, loose paint, etc., make good walls ready for tiling. Clad the full height (max. 2.5m) of the walls enclosing the shower area (including cutting around window openings) all in glazed wall tiles to client's choice (allow £15/sqm for supply). Fully bond tiles using approved proprietary adhesive fixing in straight and even courses. Include plastic coved movement joint to internal corners, trim to all exposed edges and Altro C8 captile to bottom edge. Finish with a proprietary white waterproof grouting.	Textbox	
	Stud Partition (lin m)	Form new 2.4m high stud wall, using 75x50mm s/w sole plate, head member, studs and noggins; all at 450mm ctrs, clad in 13mm plasterboard sealed and skimmed.	Textbox	
	Skirting (lin m)	Install new s/w skirting to same profile as existing, mitred into corners. To be knotted, stopped, sanded, primed and painted two undercoats and one full gloss coat.	Textbox	
Ceiling / Boxings	Repair Ceiling (sqm)	Repair any holes or cracks to the ceiling and ensure that the surface is sound. Finish with two full coats white emulsion.	Textbox	
	Artex Ceiling (sqm)	Repair any holes or cracks to the ceiling with Artex Joint Tape and ensure that the surface is sound. Apply stipple	Textbox	

		texture to ceiling using Artex Textured Finish Powder to manufacturer's instructions.		
	Overboard Ceiling (sqm)	Overboard ceiling in 9mm plasterboard, sealed and skimmed. Apply one coat vinyl matt emulsion diluted with water, and two full coats emulsion in white.	Textbox	
	Plywood boxing (lin m)	Create boxing (vertical or horizontal) clad in 12mm plywood around ex 25x25mm s/w framing members. Fill and sand around screw heads and finish with primer, undercoat and 2 gloss coats. Max girth 450mm.	Textbox	
External Drainage	Soil and Vent Pipe	Install a 110mm uPVC svp. Provide all appropriate branches/connections. Vent to terminate 900mm clear of any window openings, swan necked around eaves as necessary.	Selectbox	To a house To a bungalow
	Existing SVP		Checkbox	Expose base of existing svp and confirm that the lowest new connection would be min. 450mm above the drain invert. Remove section of the existing clayware drain and extend uPVC svp down below level of the new connections.
	Bottle Gully		Checkbox	Install an Osma Bottle Gully and form new gully surround
	Drainage Connections	Connect Bottle Gully or svp into existing drainage system in Hepworth Supersleave clay pipes and fittings with flexible joints.	Selectbox	Connect into existing inspection chamber c/w benching, etc.. Pipe length <2m Connect into existing inspection chamber c/w benching, etc.. Pipe length <5m Saddle onto existing drainage run. Pipe length <2m Saddle onto existing drainage run. Pipe length <5m
Sanitaryware	Wash Hand Basin	Install a white whb with all necessary brackets, plug, anti-syphon bottle trap. Connect to waste.	Selectbox	<i>HIAs choice of whbs</i> Sited within 300mm of existing Sited elsewhere within shower room
	Basin Taps	Install lever action taps to whb. Provide new hot and cold water feeds in 15mm pipework with inline isolation valves to each outlet.	Selectbox	<i>HIAs choice of taps</i>
	Splashback		Checkbox	Provide a 3 tile high splash back to the whb in wall tiles to match shower area, fully bond tiles using

				approved proprietary adhesive fixing in straight and even courses. Finish with a proprietary white waterproof grouting.
	Drainage Connection	Install 38mm uPVC waste pipework to connect whb waste into a svp or gulley in the vicinity (internal or external)	Selectbox	Within a solid floor Within or below a timber floor Above floor level
	Toilet	Install a white w.c. pan and cistern complete with soft close seat. Provide new cold water feed to cistern in 15mm pipework with inline isolation valve.	Selectbox	HIAs choice of wcs Sited within 300mm of existing Sited elsewhere within shower room
	Toilet Plinth	Extra over for fitting on a toilet plinth (by HIAs choice of toilet plinths)	Selectbox	50mm plinth 75mm plinth 100mm plinth
	Drainage Connection	Connect w.c. pan into drainage	Selectbox	Existing connection with standard connector Existing connection with offset connector Into internal SVP (new or existing) Into external SVP (new or existing)
	Macerator Unit		Checkbox	Install a Saniflow macerating unit plus associated pipe work and connection to the house waste system. Include for the provision of a fused spur and materials to BS:7671. Allow for a minimum of 10 m run of waste pipe work.
Heating	New Radiator			Extend existing central heating system pipework and install new 0.75kw radiator within shower room c/w lockmaster valves. Re-commission system. Assume that there is already heating pipework in the vicinity of the shower room.
	Existing Radiator			Remove existing radiator to allow access for other works. Refit upon completion and recommission.
	Fan Heater	Install a wall mounted fan heater, including pull cord and thermostat.	Selectbox / Checkbox	HIAs choice of fan heater(s)

Electrical	Consumer Unit		Checkbox	Upgrade existing fuseboard/consumer unit to comply with current Regulations. Install 10 way insulated split-load consumer unit with 100A main switch RCD and fitted circuit breakers (as appropriate) c/w full Earth bonding of services and cross bonding as required.
	Earth Bonding			Provide earth bonding to shower room
	Extract Fan	Install 100mm splash proof (IPX4) extract fan with 15-minute delay timer. To be wired in tandem with light to operate when light is on.	Selectbox	Exhaust air to be ducted through ceiling and roof using 100mm insulated flexible ducting (max 1.5m long) with condensation trap. Install roof tile exhaust air terminal to same profile as existing tiles. Exhaust air to be ducted through wall with telescopic wall liner and fixed grille circular spigot. Exhaust air to pass through window-mount kit at high level.
	Lighting		Checkbox	Install a 16watt 2D steam proof bulkhead fitting, with new ceiling pull switch.
	Light Switch		Checkbox	Resite wall mounted light switch (max distance 300mm) and make good disturbance
Preliminaries	Prelims			All electrical works should comply with the latest Part P (Electrical Safety) Building Regulations, British Standard requirements for electrical installations and the current IEE Regulations published by the Institution of Electrical Engineers. All electrical works must be carried out by a 'Competent Electrician' registered with a Government Approved Competent Person Scheme to supply an Electrical Installation Certificate on completion. Extra over cost for carrying out the adaptation in a timber framed property, including provision of additional fixings and noggins Remove all surplus material, equipment and rubbish, leaving the area of work clean and tidy upon completion

				<p>Allow for the protection of walls and containment of dust. Lay all necessary dustsheets to the bathroom and approaches, stuck down plastic sheets for the appropriate flooring should be used wherever possible.</p> <p>Compliance with the Contractors' Code of Conduct</p> <p>ANY PRELIMINARY COSTS NOT INCLUDED ELSEWHERE WITHIN THE RATES QUOTED</p>