



JOINTLY OWNED BY



HM Treasury



*Tendring*  
*District Council*



# Affordable Housing Specification

Version No: Draft 1

January 2021:





<b>1</b>	<b>Substructure</b>	To suit ground conditions and comply with building regulations
<b>2</b>	<b>Superstructure</b>	To comply with building regulations. All dwellings to be NDSS compliant.
<b>3</b>	<b>Roof</b>	To comply with building regulations
3.1	Fascias, Soffits & Bargeboards	White PVCu (or as required by planning consent)
<b>4</b>	<b>Wall and Floor Finishes</b>	
4.1	Wall tiling Bathrooms	<p>Tile areas as follows:</p> <p>Tiles: 200mm x 250mm bumpy white</p> <p>Grout: White</p> <p>Borders: Nichols &amp; Clark, De Vision Blue 48 x 48mm</p> <p>Shower over main bath with full room height tiling to bath ends and on sides.</p> <p>Tiled splash back to basins</p> <p>Window sills where relevant</p>
4.2	Wall Tiling Kitchen	<p>Tiled splash backs to kitchen worktops along lengths and return walls as applicable.</p> <p>Borders: Nichols &amp; Clark, De Vision Blue 48 x 48mm</p> <p>Tiles: 200mm x 250mm bumpy white</p> <p>Grout: White</p>
4.3	Floor coverings	Vinyl in 'wet' areas (bath/shower rooms, WC, Kitchen).
<b>5</b>	<b>Kitchens and Utility</b>	
5.1	Kitchen supplier	Howdens Greenwich Range (Greenwich Light Oak or Light Grey Oak)
5.2	Furniture	<p>Worktop – Charcoal Matt WKP4660, Grey Slate WHT1160 or White Mirror Chip WOKO460</p> <p>Door handles – S/S tapered 'D' handle</p> <p>Furniture supplied and installed:</p> <p>170 degree hinges, 30mm post formed worktops with jointing strips at all joints, continuous plinth, end panels (including to the sides of appliance spaces).</p> <p>600 mm space for cooker</p> <p>600 mm space for fridge freezer (not under counter)</p> <p>630 mm space for washer/dryer</p>
5.3	Wall units	To be installed no less than 450mm above the level of the kitchen work surface
5.4	Sinks	Stainless steel



5.5	Taps	Lever handled taps
5.6	White Goods	None provided

<b>6</b>	<b>Bathrooms</b>	
6.1	Sanitary Ware	
a	Wash-hand basin	Armitage Shanks white basic range
b	WC	Armitage Shanks white basic range
c	Bath	Armitage Shanks white basic range
d	Taps	Lever handled taps
e	Shower over bath	Mira Advance Flex 8.7 KW over bath electric shower (off CH boiler) with glass screen).
<b>7</b>	<b>Central Heating &amp; Hot Water System</b>	
7.1	Balanced Flue Gas Boiler	Valiant Combi ECOtech Plus 25 or alternatively Valiant air source heat pump
7.2	Radiators	Radiators to have thermostatic valves
7.3	Gas/Electric Fire	None to be provided
<b>8</b>	<b>Electrical</b>	
8.1	Sockets and External Lighting	Sockets to be located between 450 mm and 600 mm above FFL (except kitchen) Kitchen 4 no double sockets above worktops Dining Room 2 no double sockets Living room 4 no double sockets Hall 2 no double sockets Landing 1 no double socket Include for provision of electric for washer/dryer and fridge freezer Shaver socket in bathroom only External lighting : front porches low wattage wall lantern operated by PIR and light switch from hall.
8.2	Intruder alarm system	None to be provided
8.3	Smoke Detectors	Hard wired smoke alarm (Alco Ei 166RC) on every floor of the unit Carbon Monoxide alarm (Alco Ei 261ENRC)
8.4	Internal & External fixed lighting	Energy efficient light fittings as follows; Kitchen LED Batton Ansell Lighting 4ft ABLED4 5ft ABLEDS Bathroom LED fitting ASD Lighting CE3/WL4LED30/TDC



		External: LED fitting ASD Lighting HR2/WLP4LED600P/TDC
8.5	TV/FM reception and telecom outlets	Houses, 5 meters of TV/FM cable from TV/FM points to be located in loft for future resident connection Master Telecom socket.
<b>9</b>	<b>Joinery</b>	
9.1	External doors	Front doors to houses – composite doors with PVC frame to PAS 24 minimum standard Other external doors – French casement certificated to PAS 24 minimum standard
9.2	Internal Doors	White
9.3	Ironmongery	Satin anodised aluminium
9.4	Skirting	White
9.5	Architrave	White
9.6	Staircase	White
<b>10</b>	<b>Painting &amp; Decorating</b>	
10.1	Windows	UPVC. High efficiency double glazed. Upper floors windows to be fitted with restrictors with easy clean hinges on casement windows.
10.2	Walls	White/magnolia
10.3	Ceilings	Smooth ceilings with in White/magnolia
<b>11</b>	<b>Externals</b>	
11.1	Fencing	Generally close boarded for privacy, with close boarded gates
11.2	Gardens	Turf front and rear gardens
11.3	Paths	Hard landscaped
11.4	Drives	Hard landscaped
11.5	Washing line	None to be provided – space for rotary drier if possible.
11.6	External Storage	For bikes and bins etc.
11.7	EV Charging Point	1 EV charging point per dwelling
<b>12</b>	<b>Internal Storage</b>	
12.1	Storage	Storage for Hoover, luggage etc..

Revisions schedule			
Rev	Item changed	Date	