

Extra Care Package 2 Accommodation Schedule and Room Data Sheets

Site 1 : Cartmell Drive South, Halton Moor

Scheme consists of 52 x 1 bedroom flexi apartments and 13 x 2 bedroom apartments. Total number of apartments = 65

Accommodation schedules: These are to be used as reference for the minimum sizes of each area.

Room data sheets (RDS): Provide key design information and also form key outputs in each space linking it to the OS.

Document Control

Revision history

Version	Status	Revision date	Author	Summary of changes
1.	draft	22.08.18	Bob Munden	
2.	draft	26.09.18	Bob Munden	
3.	draft	31.10.2018	Zoe Dunn	Merged comments columns. Reformatted document. Page breaks inserted at the start of each new table – do not try to delete apparent gaps
4.	draft	02.11.18	Bob Munden	Worked through the entire document and amended the descriptions to suit the groups feedback and wider consultees comments
5.	draft	16.11.18	Bob Munden and Juliet Duke	Worked through the entire document and amended the descriptions to suit on-site meeting and findings at Wharfedale View
6.	draft	27.12.18	Bob Munden	Summary page, numbering added, plus general amendments throughout including enhancing the general requirements within each apartment

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Part 1

Accommodation Schedule

General Principles

- Communal areas of schemes to be completely barrier free and fully wheelchair accessible inside and out.
- Concept of progressive privacy for residents to be built in to all designs.
- Entrance/reception to be like a hotel.

DWELLING ACCOMMODATION	Nr	m2	Total m 2	Supplementary Information
Apartment mix				
1 Bed Flexi	52	60m2	3,120m2	See Typical 1 bed flexi layout for standard configuration of the rooms Layout and space shall be compliant with Building Regulations M4(2) Accessible and Adaptable Dwelling, with some minor retentions from Lifetime Homes such as lever taps and lever flush handles. Apartments to be designed around good circulation space, wider door openings and wet floor showers Size for a 1-bed flexi should be 60m2 (internal space) based upon 54m2 for a 1b2p (NDSS), plus an extra 6m2 to accommodate additional sleeping space. Include for a window, power, lighting and heating within any additional sleeping areas. Include for a private patio area for ground floor apartments and a balcony for all apartments above ground floor. Size of balcony to be big enough to accommodate 2 people, seated comfortably at a table. LED bulkhead lighting fitting to patio or balcony
2 Bed	13	68m2	884m2	See Typical 2 bed layout for standard configuration of the rooms Layout and space shall be compliant with Building Regulations M4(2) Accessible and Adaptable Dwelling, with some minor retentions from Lifetime Homes such as lever taps and lever flush handles Apartments to be designed around good circulation space, wider door openings and wet floor showers. Size of apartment standard size for a 2b3p apartment is 68m2 (internal space). Include for a private patio area for ground floor apartments and a balcony for all apartments above ground floor. Size of balcony to be big enough to accommodate 3 people, seated comfortably at a table. LED bulkhead light fitting to patio or balcony
TOTAL				
Circulation space @ 30% plus walls @ 3%			m2	
Total Dwelling Accommodation including circulation space and walls			m2	

SERVICES & PLANT	Nr	m2	Total m 2	Supplementary Information
Lift to all floors	2		To suit contractors design and specific lift requirements	1 x 8 person 630kg load capacity wheelchair user lift and 1 x 13 person 1000kg load capacity stretcher lift. Handrails to be included within lift Firefighter control passenger lift shall be provided and one evacuation passenger lift All passenger lift doors on all floors shall have separate fire resistance lobbies. Lift doors to be heavy duty to prevent damage by mobility scooters Lift programme to be discussed with client, LCC Fire Safety Team and WYFRS. Please note if a building with a floor higher than 18m above the fire and rescue service access level then a fire fighting shaft containing a fire fighting lift should be provided in accordance with BS 9999.
Residents refuse and Recycling Collection Point(s) plus adjacent Main refuse store			Bidders design	Including a cupboard for Clinical waste. If vehicles are required to enter the site, ensure there is adequate turning area provided. For more specific details, see Room Data Sheets below – Residents refuse and recycling point(s) and main refuse store
Plant Room and Service Risers	1	100m2	100.m2	Plant Room. The floor area of the plant space should be based upon the BISRA guidelines and to suit bidders designs. Plant Room to be designed to house proposed method of space heating and individual metering (Private wire network and a single bill for water, heat, electric and sewerage). It shall also house water storage [including the possibility of booster tanks and pumps if the building height dictates] In addition, sprinkler system tanks and pump set shall also be house within the plant room. Ensure specialist service engineer's advice location and layout at the earliest possible opportunity. Size of space to suit contractors design and based upon BISRA guide lines to ensure adequate space is provided. Electrical risers – 1500x800mm, plus 2 number 1000x600mm clear space inside risers
Electrical Intake/Meter room	1	10m ²	10m2	Electrical Intake/Meter rooms to be designed to suit the Contractors proposals and statutory requirements
Communications Room	1	16m ²	16m ²	Comms Room – minimum space 16m ² . To contain the concentration point for all data and voice infrastructure and the point of ingress of external data communications provision (in line with government requirements for all new builds to be full fibre enabled as part of plan for UK to be full covered by fibre by 2033). The room is to contain at least 3 standard computer racks, 19inch wide and 1000mm deep, these require adequate working space to front and rear of at least 1000mm. Provision of environmental conditions and other aspects as specified in the 'NewExtraCare-ICT requirements.docx'
General storage	1	13m2	13m2	Storage room required for general items
Additional Spaces – Storage Facility	1	10m2	10m2	Storage room required for future Repairs and Maintenance purposes. This can be used for general storage of furniture etc. for example until the expiry of the Defects Liability Period at which point, it will be handed over to the R&M provider
COMMUNAL FACILITIES	Nr	m2	Total m 2	Supplementary Information
Main secure entrance, foyer and & seating area		22m2	22m2	Main entrance for residents, guests and visitors. 2000mm wide Automatic sliding doors to open on walk up between 08.30 – 18.00. Fob entry at all other times Entrance doors obstruction sensing. Progressive privacy. Entrance into main part of building through a secure lobby area with seating Lobby area to be a secure environment with controlled fob access into the main building 926mm wide internal doors between lobby and main part of building, including visoon panels within doors. Main entrance to include a feature canopy over entrance. Designed to be Emergency vehicle accessible.
Main Communal Lounge		1.5m ² /flat based upon a 65 unit scheme	97.5m2	Located near to and visible from the main entrance. Dining and lounge spaces should be linked but should occupy distinctly separate spaces. Views and direct access onto a south facing terrace and garden are a major benefit. Alcoves and niches will allow smaller groups to gather together.
Dining Area		1.2m ² /flat Based upon a 65 unit scheme	78m2	Room to be linked to an external terrace to allow dining outside in good weather. This space could be designed in several ways, as a restaurant or café with table service or servery counter, or as a domestic dining room. Allow space for residents using wheelchairs and walking aids.
Main Catering Kitchen		85m ²	85m2	Space to include office, lockers, changing area, shower, toilet, dry store, and cleaners store
Servery (adjacent to main catering kitchen)		10m2	10m2	Custom built unit with direct access to kitchen with key access (no roller shutter hatch) – to be agreed with client, but to provide a 'bistro' feel to the dining area. half door, Include for power, water and drainage provision See full list of FF&E

Separate Residents Tea Station		10m ²	10m ²	Provide adjacent to lounge and dining space, for use by residents and for refreshments for small functions. To include a sink unit, 2 x double wall cupboard, 2 x double floor unit, space for fridge, dishwasher and a drawer unit. Including 3m length worktop and water boiler located above See full list of FF&E
Recharging store for mobility scooters		50m ² for a 65 unit scheme	50m ² for a 65 unit scheme	The provision of a purpose built scooter store is seen as a vital part in reducing fire risk throughout the building, charging of scooters in communal areas is prohibited Scooter store must be designed to exceed 20 % in relation to the number of apartments – for a 65 unit scheme a minimum of 14 charging points are required). Scooter bays to marked individually on the flooring. Mechanical extract ventilation system Heavy duty wood effect flooring with demarcation for each mobility scooter bay Walls – plastered and decorated – magnolia Ceilings – Suspended grid system Woodwork including skirtings – painted white The room must be designed to provide easy access from the front car park and from inside the complex. It must be a purpose built self-contained fire compartment and alleviates the need or associated risks with storing scooters in the flats or on landings. The scooter charging power points shall be on 24 hour programmer and charging times set from 07:00hrs to 22:00hrs.
Communal WC's, including assisted / disabled W.C. and foyer area	3 Nr plus foyer	2@4m ² 1@6m ² Foyer @ 8m ²	22m ²	Located near to entrance area and communal lounge/ dining areas. Designed for wheelchair accessibility. 1 W.C designed to be fully wheelchair accessible 2 W.C.'s designed for an ambulant disabled user, i.e. slightly larger than standard with rails either side of the toilet and externally opening doors. Foyer area between main communal areas and W.C's to be 8m ²
Assisted Bathroom	1 Nr	15m ²	15m ²	Equipped with bath to allow both assisted and independent use by residents. This room should be designed to be as domestic as possible, space should allow the bath to be located in a peninsula position. WC's should be screened from the main bathroom or ideally located in a separate but adjoining room. Include for installing the infrastructure within the entire ceiling void for the future installation of an 'H' frame (XY) tracking hoist capable of supporting 200kg including user. This should include all the necessary infrastructure including electrics and fused spur / charging point at ceiling height (away from any door openings). Allow for the fixing of the future tracking hoist directly through the suspended ceiling. (all as per manufacturer's instructions)
Multi-use room	1 Nr	55m ²	55m ²	To be located on ground floor and used for private parties with relatives, small gatherings, specific activities etc. Should be easily accessible and not located at the ends of corridors or isolated from the main circulation route. The number of these will depend on the size of the scheme and whether the flats are arranged in clusters. Hold open door mag locks shall be made available and fail safe automatically close on fire alarm activation.
Hairdressing and Beauty Therapy Room	1 Nr	15m ²	15m ²	To be located near to entrance area and might have a multi-purpose use, with waiting area and seating outside for two seats. Hold open door mag locks shall be made available and fail safe automatically close on fire alarm activation.
Informal Seating Spaces (throughout scheme)		3m ²	3m ²	Beside main entrance, along corridors and at ends of corridors. Number will be dependent on the individual scheme layout.
Communal Stairs			To suit bidders design	Communal stairs required to all floors and the number of stairs will be dependent upon the individual scheme layout.
Covered Drop Off to Main Entrance for general delivery/ambulatory access.				Establish a logical external circulation between the site entrance/car parking and building entrance. Ensure that residents can be dropped off and picked up by minibuses, taxis and ambulances close to the main entrance, preferably under cover.
Enclosed Garden room/Orangery/	1 Nr	20m ²	20m ²	Arrange the site layout to achieve usable external spaces; preferably a sheltered, reasonably private south facing garden, directly accessed from the principle communal spaces. Environmental considerations such as cross-ventilation, passive solar gain, avoiding double-banking etc. will also contribute towards creating views and good visual access throughout. Consider Winter Garden arrangement (i.e. under glass)
Clothes drying areas				External clothes drying area location to include 3 Nr heavy duty rotary dryers.

Parking				Contractor to liaise with Leeds City Councils Highways Development Control department in relation to parking proposals, with Planning considering any proposals under <i>sui generis</i> – as such parking ratio will be based on need. Provide yellow box hatched area for emergency vehicles. Include Electrical Vehicle Charging based upon an unallocated parking ratio
STAFF & ANCILLARY ACCOMMODATION	Nr	m2	Total m 2	Supplementary Information
Managers Office		12m ²	12m2	With views into the main entrance area, space for desk, computer table, chair, plus two visitors chairs and document storage. Hold open door mag locks shall be made available and fail safe automatically close on fire alarm activation.
Care Staff Office		20m ²	20m2	Space for 6 desks, files storage and table for handover meetings. Privacy is important due to the confidential nature of the work.
Photocopy Area		4m ²	4m2	To be incorporated into staff office. Hold open door mag locks shall be made available and fail safe automatically close on fire alarm activation.
Meeting Room		15m2	15m2	Space for meeting table for up to 10. Data points and plug sockets required.
Staff Restroom and Kitchenette		30m2	30m2	Space for table and chairs.. Fob access required for staff. Kitchenette to include a range of base and wall units, plus inset sinktop, worktop and tiled splashback
Staff Locker/Change room & Shower/WC		Included within above	Included within above	Locker space and possibly an area for changing clothes. Provide at least two dedicated staff toilets and a separate staff shower.
Guest Room with en-suite facilities		37m2	37m2	To be designed for wheelchair user access, accommodating two twin beds with <i>en suite</i> shower, WC and basin and kitchenette area. Fire alarm sound level to be minimum 75db in guest room with fire action instruction supplied behind guest room door
Laundry		13m2	13m2	For use by staff. Specify at least one machine with a sluice cycle option. Room to be located on outside wall of the building with adequate mechanical and natural ventilation. Specification to include 2 light commercial washers (one with sluice) and 2 light commercial dryers. (IPSO, or Huebsch, Shutness spirit range or equal without naming any specific brands). The sluice facility washers to include a dump valve drain rather than a pumped drain and a 4 inch waste pipe. Hold open door mag locks shall be made available and fail safe automatically close on fire alarm activation.
Cleaners Storage		8m ²	8m2	To include a cleaners sink
General Storage	2 Nr	20m ²	40m2	
GENERAL FIRE SAFETY REQUIREMENTS				Supplementary Information
Automatic opening ventilation (AOV)				Automatic opening ventilation (AOV's) to be included in all staircase and corridor windows. AOV's to remain shut unless smoke detector in the particular stairway or floor/corridor actuates. AOV to automatically close on fire alarm silence /re-set. Comfort control facility for staff to open/close AOV's throughout site to BS 9991 Section 14.2.2.4 and smoke control requirements are based on BS 9991 section 14
Roof void fire compartmentation				Fire compartmentation in roof void to follow line of corridors/ cross corridor doors and flat walls and provide a minimum of 60 minutes fire separation between compartments. All void areas shall be accessible from the communal areas for service, inspection and the maintenance of asset / equipment.
Doors/ironmongery				(See Living Room RDS for external door – ground floor only, see Entrance RDS for entrance door) Veneer finish, solid core Internal door sets to be fire resistant, BS 476-22.1987 or BS EN 1634-1:2014, door set to be 30 minute fire resistant to BS 476-22.1987 or BS EN 1634-1:2014 have intumescent strips and smoke seals and fitted with self-closer thumb turn lock fire cert hard ware. Door closers to comply with BS EN 1154, consideration to be given to external face of front doors to enable easier checking maintenance. If hold open devices used BS EN 1155 applies, if used fire alarm recommendations are in BS 7273-4. All doors to common areas / corridors other than locked service cupboards to have self-closers, where doors likely to be held open laundry, salon etc. hold open devices must be fitted
Compartmentation Works				Breaks in construction through walls and floors to be wholly fire stopped by competent third party accredited contractor, each break in construction shall in fire stopprd tagged, recorded electronically and photographed.

<p>Fire & Emergency installations, including lighting, intruder alarm, fire and heat detection, fire alarm and sprinkler</p>			<p>Emergency lighting installed, tested and commissioned to BS5266 part 1 2016 and to BSEN 60598</p> <p>Security alarm contacts to all final fire/emergency exits throughout site back to main office control panel providing staff the assurance of wandering / escaping residents. Facility required to isolate any final fire/emergency exit.</p> <p>Sprinkler system to BS 9251:2014. Sprinkler panel to be mounted adjacent to fire alarm panel in main entrance foyer.</p> <p>Fire alarm system to BS5839 Pt1 L1 dependency Cause & Effect with software or similar. The fire alarm shall be design, installed and commissioned by a Third Party Approved Contractor e.g. BAFE approved contractor or equal and approved The fire alarm shall be integrated to the communal areas and all apartments with the communal area and apartments fire alarm with pre-agreed time delay prior of full site activation to common areas. The fire alarm shall be Fully Open Protocol and a Data / Ethernet point supplied at each fire alarm panel. Notification of apartment fire alarm activation to staff/site mobile/dec telephone to let staff know of operation of apartment alarm as well as the fire alarm panel, this shall take priority above all calls providing instant text and voice message identifying the apartment number and room location within the apartment.</p> <p>Multi-loop analogue addressable fire alarm system that provides automatic detection and individual indication within all areas. System to consist of Analogue addressable (open protocol) minimum of two loop control and indicator panel, automatic smoke and/or heat and/or multi sensor detectors, flashing beacons, sounders and interface to auxiliary equipment e.g. vibrating pillows. On activation of common area fire alarm system automatic shutdown of gas supply / ventilation systems and automated re-set on re-set of fire alarm system on returning to normal. Fire Alarm sound levels throughout the Extra care scheme to be designed and installed to BS5839 2017</p> <p>All circulation fire doors in the communal areas for ease of residents moving around complex shall hold open mag-lock devices or automatically opening devices. The decision on which communal doors shall be fitted with hold open mag-lock devices fail safe closing on fire alarm activation and which communal doors shall be fitted with automatically opening doors via push to open hand pad or passive infra-red movement detection shall be made when building floor plans are developed by the Contractor . All hold open doors for ease of residents moving around complex shall have central facility to operate doors to close without activating fire alarm. All fire protected staircase doors shall be normally kept shut. Contractor must include details for all fire doors within the design proposals for consideration and comment.</p> <p>The fire alarm system and sprinkler system shall be monitored independently by LCC alarm receiving centre Leeds Watch via a dedicated telephone line on Web way. Security system to be designed so that it can be monitored to LCC alarm receiving centre Leeds Watch dedicated telephone line on Webway system</p> <p>Third Party Approved Contractor e.g. BAFE approved contractor or equal and approved shall assess site and provide fire extinguishers, supplied and fitted by approved contractors before site is occupied. Extinguishers shall be wall mounted throughout the site and installed to all risk communal areas: these shall include all communal areas, circulation areas, final exits, kitchen, lounge, offices, electric rooms, salons, plant rooms, staff rooms, treatment rooms and mobility scooter storage room.</p> <p>smoke control requirements to be based on BS 9991 section 14</p> <p>Fire protected lobbies and egress routes from the stairs to the final building exits to be in accordance with BS 9999</p>
<p>Fire doors to corridors and stairwells</p>			<p>926mm wide, vision panels, door protection – kicking plates to vulnerable doors. Automatic door openers / hold open fire doors on magnetic closers.</p> <p>All circulation fire doors in the communal areas for ease of residents moving around complex shall hold open mag-lock devices or automatically opening devices. The decision on which communal doors shall be fitted with hold open mag-lock devices fail safe closing on fire alarm activation and which communal doors shall be fitted with automatically opening doors via push to open hand pad or passive infra-red movement detection shall be made when building floor plans are developed by the Contractor . All hold open doors for ease of residents moving around complex shall have central facility to operate doors to close without activating fire alarm. All fire protected staircase doors shall be normally kept shut. Contractor must include details for all fire doors within the design proposals for consideration and comment.</p>

Room Data Sheets

General Principles for Communal and Apartment Areas

- Assistive technologies such as SMART Homes and Telecare should where be incorporated as standard across all schemes. In addition to this additional assistive technology could include: Flood Detection - Smoke Detection - Intruder Activity - Carbon Monoxide - Falls / Movement - Wandering detection
- Ventilation – MVHR within the apartments (no cooker hoods), Extract ventilation within the communal toilets, Commercial extract ventilation and heat recovery within all communal areas, offices, ancillary rooms and assisted bathing, commercial kitchen ventilation and extract to DW172, all other rooms, spaces to be Contractors design to suit the overall proposals.
- Lighting – LED lighting and lux levels to be designed to comply with Building Regulations and as per CIBSE guide for interior lighting. Lighting colours as follows : 4k for corridors, stores, offices, hairdressers, plant room, comms room, commercial kitchen etc. 3K for communal areas / rooms such as hobby rooms, garden room / Orangery, lounge and dining area etc. Lighting colours to apartments to be 3k. Light fittings to be designed and proposed so that they can only be replaced by a competent person (this is to ensure residents or residents families don't replace fittings with incorrect fittings which could adversely affect the buildings electrics). All proposed lighting sources and designs to be provided to the PM by the Contractor to consideration and comment.
- Single tracking hoist provision within the bathroom and bedroom within all apartments and the guest en-suite. For the communal / assisted bathroom allow for the future installation of a 'H' frame (XY) ceiling tracking hoist, all fixed directly through the suspended ceilings after completion of the ceiling works. Adopting this approach in relation to pre-installing the infrastructure works within the ceiling void is intended to minimise the amount of disruption and disturbance to residents, their homes and within the communal / assisted bathroom in the event of a ceiling tracking hoist being required in the future. Ensure tracking hoist provision is designed to suit access to all areas of the assisted bathroom. All as per manufacturer's instructions including the installation of a fused spur / charging point at ceiling height and away from any door openings.
- Flooring and decorations
 - Way finding (hallway) - floor, walls and carpet colours to be specific to each floor so residents know they are on the correct level.
 - All carpets to be impervious.
 - No tonal difference between changes in flooring in open plan areas (e.g. barrier matting and resilient sheet flooring in foyer). Refer to BS8300 (or similar) for light reflectance value between surfaces.
 - Decorations to walls and ceilings to include mist coat, plus a minimum of 2 coats of matt emulsion to provide a high quality finish – magnolia to walls and white to ceilings
 - All wall/ceiling surfaces to be Class 'O' fire rated in high risk areas as required
 - Skirtings, architraves, doors, walls and floors need to allow for 30point LRV of colour difference between each item so they are distinguishable for partially sighted people.
 - Tonal differences in floors, carpets, wall colours etc. to be dementia friendly
 - Power points – Locations to be proposed by Contractor for consideration by LCC Project Manager
- ICT Requirements all as per the separate ICT Requirements document
- BMS / IT - Review in-house BMS requirements, telecoms etc.
- Sub-meters - to be provided. **Technical:** Remote reading meters - info will come back to LCC server for BMS as well as to billing company.
- Wi-Fi provision – Please refer to the 'NewExtraCare-ICT requirements.docx'
- Sprinkler system - Zoned. Sprinkler system to BS 9251:2014, covering all common areas and apartments, dedicated telephone line for fire alarm & sprinkler system. Sprinkler panel to be linked to the fire alarm panel
- Resident access Proposals to include extent of resident access across building (personal/guest/visiting access). Door entry needs to comply with KMS LCC new provider (fobs). Fobs required for:
 - Three per apartment, plus an additional 55 fobs for staff (based upon a scheme consisting of 65 units) – total number of fobs = 250
 - Locations for fob readers and whether key locks are also required and where to be agreed with the Project Manager.
 - Proposals to include Nurse Care access (which operates main doors too) links into KMS

Apartments – General (see indicative floor layouts)

Space Name	EC Apartment – GENERAL (common to all apartments)	Supplementary Information
Potential Regular Occupancy	2	Circulation space shall be designed to ensure compliance with Building regulations Part M(4)(2) accessible and adapted dwellings
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacent requirements	Fixed window to corridor	Fixed window between apartment and communal corridor. This is to create familiarity for residents (dementia care). Fixed window to fire rated. Possibility of position within kitchen (dependent upon design and see indicative floor layouts for a possible position).
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature Low Surface Temperature radiators throughout including radiator covers.	LST (Low Surface Temperature Radiators throughout) Additional LST radiator and cover under window to lounge area within 1 bed flexi (area which could be converted in the future into a separate bedroom – see indicative floor layouts for more details) LST is seen as more familiar to users, safer, easier control and easier to maintain. Basic heating controls to be selected to suit client group (Contractor to provide detailed proposals for consideration and comment) Radiator position within the bathroom to be carefully considered to suit the shower and direction of water spray.
Ventilation Requirements	Mechanical Ventilation and Heat Recovery (MVHR) – ‘no cooker hoods’	In order to achieve airtightness rating of 3.0, MVHR will provide the necessary ventilation within the apartments. All ventilation ducts passing through compartment walls in common area and in internal apartment walls shall have fire rated dampers, All ventilation valves and / or grilles shall have fire rated dampers fitted. Ducting must be designed and located (terminated) so as to avoid any nuisance effect such as drafts to locations where residents are likely to remain static for prolonged periods. (seating areas). Design and extract requirements to take into account no cooker hoods being required.
Power Requirements	See individual RDS for general power requirements including numbers Height of sockets/switches - to be agreed for all areas As per ICT Requirments document	6 TSSO power points, [lounge and bedroom(s)]. Lounge area to 1 bed flexi to include an additional 4 TSSO's positioned to suit the area being divided in the future to an additional bedroom (see indicative floor layouts for more details). Room data sheets (RDS) to be prescriptive on numbers per room, but part of RDD with contractor for locations. Four data points and power points required at each point entertainment systems may be positioned (e.g. Lounge and Bedrooms, area within 1 bed flexi which could be converted into a second bedroom in the future). This is to accommodate increasingly common devices which require power, signal (aerial & Satellite) and internet connection, such as: TV, TV box (e.g. Sky, TalkTalk Virgin etc.), Sound/cinema system, Smart Device (e.g. Google Chrome UHD), Gaming System (PS4). Need provision of a network cabinet as per DCLG guidelines, please refer to the 'NewExtraCare-ICT requirements.docx' and its included references. see RDS for no. sockets, switches & lights / power points Fused spur for future installation of a single ceiling tracking hoist fixed between main bedroom and bathroom. Fused spur / charging point at ceiling height and away from any door openings. 2 TSSO in the hallway, 1 of which can be used to charge any mobility scooters or electric wheelchairs
Intruder alarm requirements	N/A for individual apartments	
Lighting Requirements	See room specifics. All interior LED luminaire lighting levels to be calculated 'above' the recommended CIBSE guides. Pendant drops shall be calculated as per CIBSE guides and in accordance with Building Regulations	Increased lighting levels above the recommended CIBSE guides for LED luminaires and with dimmer switches. (This increase shall allow for any variances in residents specific or individual needs). Pendant drops shall not include dimmer switches

	Lighting to lounge area within 1 bed flexi to be designed to include separate lighting within the area which can be converted in the future to create a separate bedroom. LED bulkhead light fitting to balcony or private patio	Selected lighting solutions shall be designed and proposed which include bulbs / fittings that can only be replaced by a competent person. (this is to prevent the incorrect bulbs etc. being replaced in the future by residents) Lux details to be determined by Contractor. All lighting designs and products as per CIBSE guide and to comply with Building regulations.
Water Requirements	See individual room RDS	
Telecare Installations	Combined call system /door entry phone/speech unit and video screen Either 1 x wireless unit or 2 x wired units, 1 installed in lounge and one in main bedroom (not hallway).	Telecare equipment to ensure resident has pendant/wrist band which is connected to care staff office. Care providers need to be able to talk to resident through loud speaker in apartment so resident can respond with false alarm or not if emergency. System needs to be able to allow for the care providers to shut down a call from the handset and from the apartment Technical: Incom or Tynetech system or equal and approved Incom preferred and to video screen this should be nurse care, OT to be consulted on functionality and positioning.
Fire & Emergency Installations	As M&E bidder design Fire alarm system to BS5839 Pt1 L1, integrated with the communal area fire alarm with pre-agreed time delay prior of full site activation to common areas. Notification of apartment fire alarm activation to staff/site mobile/dect telephone to let staff know of operation of apartment alarm as well as the fire alarm panel, this shall take priority above all calls providing instant text and voice message identifying the apartment number and room location within the apartment. Multi-loop analogue addressable fire alarm system that provides automatic detection and individual indication within all areas. System to consist of Analogue addressable (open protocol) minimum of two loop control and indicator panel, automatic smoke and/or heat and/or multi sensor detectors, flashing beacons, sounders and interface to auxiliary equipment e.g. vibrating pillows. Design to include for emergency lighting within the hallway	Fire alarm system to BS5839 Pt1 L1 dependency Cause & Effect with Nimbus software or similar. The fire alarm shall be design, installed and commissioned by a Third Party Approved Contractor e.g. BAFE approved contractor or equal and approved The fire alarm shall be integrated to the communal areas and all apartments with the communal area and apartments fire alarm with pre-agreed time delay prior of full site activation to common areas. The fire alarm shall be Fully Open Protocol and a Data / Ethernet point supplied at each fire alarm panel. Notification of apartment fire alarm activation to staff/site mobile/dect telephone to let staff know of operation of apartment alarm as well as the fire alarm panel, this shall take priority above all calls providing instant text and voice message identifying the apartment number and room location within the apartment. Multi-loop analogue addressable fire alarm system that provides automatic detection and individual indication within all areas. System to consist of Analogue addressable (open protocol) minimum of two loop control and indicator panel, automatic smoke and/or heat and/or multi sensor detectors, flashing beacons, sounders and interface to auxiliary equipment e.g. vibrating pillows.
Other Requirements	Provision / infrastructure for a single ceiling tracking hoist including fuse spur for future installation – bathroom and main bedroom Individual sub-metering from communal systems required within each apartment	<u>Hoists</u> - Ability to retrofit a single ceiling tracking hoist to route from main bedroom to bathroom in every apartment and guest en-suite- allow for access through double storey height doors– hoist zone to be min 750mm wide - structure to be sufficient to take load. (200kg inc user). Include for designing and installing the infrastructure to allow the tracking hoist to be installed directly through the suspended plasterboard ceiling. Adopting this approach is to minimise the amount of disruption and disturbance to residents and their homes during any subsequent tracking hoist provision. See indicative floor layouts for more specific details. Actual fixing details to be included on a drawing to be supplied at handover. Fused spur / charging point at ceiling height and away from any door openings The successful contractor is to appoint a suitable Metering & Billing company to provide the following: <ul style="list-style-type: none"> • Bulk and final customer heat meters to comply with Heat Network Regulations and ensure accurate billing • Hot and cold water meters for each property • Electricity meters to monitor resident usage • Billing administration and customer support thereafter.
Floor finishes	See individual RDS including sealed surfaces	ASC guide - Avoid threshold strips and shall include for slip resistant vinyl sheet floor covering within the bathroom and slip resistant vinyl tile flooring within the kitchen area, all without having the need to adjust the doors.

		Barrier matting within the corridor / main apartment door recess area. The matting must be recessed or flush fitted to suit the floor finish on the corridor to prevent a trip hazard. The matting must be flush fitted to suit the floor finish on the corridor to prevent a trip hazard. See indicative floor layouts for all flooring. Client to select colours / patterns of all flooring from a range of samples to be provided by Contractor
Wall finishes	Painted plaster. (Additional requirements to Kitchen and Bathroom)	Emulsion matt paint – prepare walls, apply mist coat and minimum of 2 coats of matt emulsion to provide a high quality finish throughout - magnolia
Ceiling finishes	Suspended MF grid system, plasterboard and skim finish. Painted plaster and cove. Allow for access panels to services where deemed essential.	System to be designed to suit application in relation to sound, fire and moisture. Emulsion matt paint finish – prepare ceilings, apply mist coat and minimum of 2 coats of matt emulsion to provide a high quality finish throughout
Windows	Opening with restrictors – rounded handles to suit client group UPVC Patio doors to patio or balcony with adjacent sidelight including an opening window. Patio doors to include vertical blinds	Fixed 'Wayfinder' window required between apartment living area and communal hallway. Window must be designed to provide adequate fire protection and to be designed to be cleaned from the inside. All windows to be designed so they can be cleaned from the inside of the apartments. All other windows to include restrictor hinges and low windowsills at 650mm height External window requirements should be detailed in accordance with BS 9991 section 4 - 18 External Fire Spread & Building Separation.
Doors/ironmongery	Internal door sets to include : Solid core 926mm wide internal door and set (min 850mm clear opening) with veneer finish to flats to be fire resistant, BS 476-22.1987 or BS EN 1634-1:2014.Chrome Handles to suit client group Main Entrance door set to be 30 minute fire resistant to BS 476-22.1987 or BS EN 1634-1:2014 have intumescent strips and smoke seals and fitted with self-closer thumb turn lock fire cert hard ware. To comply with BS EN 1154, to include a dormer TS92 featuring 'EASY OPEN' technology, cam action with slide action, fully adjustable and third party tested to BS EN1154, CERTIFIRE approved and certified to ISO 9001 consideration to be given to external face of front doors to enable easier checking maintenance. If hold open devices used BS EN 1155 applies, if used fire alarm recommendations are in BS 7273-4. Include for a fused spur for the futureproofing of an auto door entry system. Include fire resistant spy holes (x2) at 125cm and 150cm above finished floor level and a fire resistant letter box. 3 rd Party accredited fire house test with supporting fire certification required for all components of the fire door set. Extra Care flats Entrance door closer and door locking mechanism to include: <u>Door Closers</u> <ul style="list-style-type: none"> • Rack-and-pinion hydraulic door closer with scissor arm which can allow for free swing applications via an electromagnetic hold-open unit. • One which in conjunction with an alarm / smoke detection system can be used as a free swing door closer for fire and smoke check doors. • Equivalent to DORMA TS 92 EMF <u>Door Locking mechanism</u> • Automatic locking multipoint lock • Solid anti-pushback hooks which automatically operate on door closing (removing the need to lift the handle to engage the lock) • Ability to upgrade to an electronic door lock if required in the future • Entrance via a lever handle on both sides of the door • Thumb turner lock on the internal of the door (Not childproof) Equivalent to Winkhaus autoLock AV2+ or better	Main apartment doors to include a larger door key, the door handle should be reversed so that the lock sits above the handle so people can see and operate it more easily. The door handle type to suit the general needs of the residents (i.e. not one you need to yank up to be able to lock it) Contractor to provide samples and details of all door furniture to the NEC Project Manager and client for consideration and comment. Fireproof letter box and a collapsible post basket fitted internally at an agreed height to prevent residents having to bend down to pick up their post. 2 intumescent Spy holes at 125cm and 150cm above finished floor level External apartment doors, including Upvc French doors leading onto a patio or balcony. Allow for a fused spur above the main apartment door to suit the future installation of an automatic door closer

Adjacency requirements	'Jack and Jill' arrangement with direct access to the bathroom from the hall and bedroom 1.	
Furniture	See FF&E document	
Kitchen - cubic storage capacity	<p>i. The volume of enclosed unit storage space for food and equipment must be a minimum of 1.7 m³. (Combination of both base and wall units, plus a drawer line base unit). Top of wall units to suit the top of any tall larder units</p> <p>ii. Total work surface length to be a minimum of 1900mm (clear worktop lengths excluding any holes for sink tops / cooker hobs etc. – measurement based upon centre-line of worktop)</p> <p>iii. The kitchen design should maximise the useable space and should not wherever possible include 300mm wide base or wall units, unless approved by the <i>Project Manager</i>.</p>	<p>Kitchen to include :</p> <ul style="list-style-type: none"> • Sink base unit with sink top with lever taps, with thermostatic mixing valve to control water temperature throughout the apartment. • Base units, multi drawer unit, worktops, tall storage unit, recycling bin. • Space at end of worktop for tall fridge freezer, including for electrics.(resident to supply tall fridge freezer) • Space for combined washing machine and dryer – include for all necessary plumbing, electrics and waste connections. • 1 Removable base unit to allow for the installation of a separate dryer. Include for matching end panels at each of removable base unit and trimmed to match profile of adjact units. Include for plumbing, electrics and waste behind unit to suit the future installation of a dryer • Kitchen units to include transparent doors as a design feature in all apartments as standard where practicable in order to accommodate people with visual impairment/Dementia • A minimum of 10% of all apartments should have adjustable kitchen units/worktops. • Built-in electric 'A' rated oven at specific height at same height as adjacent work tops which are at a height determined by HQI standards / legislations. Oven to be 'Side opening'. To be supplied by the contractor • Form hole in base unit to allow connection from washer/dryer to waste connections • Electric hob with front control knobs – to be supplied by the contractor • No cooker hoods or input/extract ventilation required. (MVHR. sufficient) • Fridge Freezer Isolator switch – to be accessible for maintenance but not in a location that a resident can mistakenly turn off (location to be agreed) • Kitchen cupboards/ layout/ colour scheme/ non-snag 'D' shaped round handles. • Cubic storage capacity as detailed. • Cupboard depth to ensure useable. • Preference by maintenance to be 500/600mm wide doors. • Kitchen to include electrics, plumbing, waste and connections to soil and vent pipe. • 1 lockable cupboard for medication <p>Some cupboards may need to have either no doors or glass doors if required to meeting the specific needs of a resident (to be advised)</p> <p>Occupational Therapists to advise if residents with short term memory loss require a different layout or different types of appliances for example.</p>
Bathroom		<p>Level access shower floor laid to falls, Thermostatic shower, flex hose/rail, WC with robust handle (not push button), with handle accessible and not near a wall, Doc M pack grab rails inc. toilet roll holder, Wash hand basin (no pedestal) with separate lever taps with sufficiently extended water spout over the basin to allow hand washing and shelf above, with mirror over/to side of, mirror light & long cord, heated towel rail,</p> <p>Standard wet floor shower specification to include :</p> <ul style="list-style-type: none"> • Full pattressing on all walls to allow installation of rails in any location • 1400x 900 mm pre-formed shower tray fixed under vinyl flooring • All concrete floors within bathroom to be screeded towards pre-formed shower tray under sheet vinyl with adequate falls

		<ul style="list-style-type: none"> • Non-slip vinyl sheet flooring, all hot welded and include for coved formers / upstands and trims etc. • Easy clean waste outlet • Boxing-in to be constructed from 12mm marine grade plywood and timber bearers, cloaked in pre-formed PVC profile. • All exposed pipework to be chrome plated with matching fittings, clips and isolation valves. • Ceramic tiling to be approximately 10m2, including waterproof adhesive and grout, plus all necessary trims etc. • Mains fed thermostatically controlled shower with location of shower head to be agreed • Shower controls to be fitted 900mm up from the floor and 600mm away from a wall at 90 degrees. • Shower riser rail to be an extended (approx. 1000 mm) length to allow for standing and seated user • Shower riser rail to double up as a grab rail • Bottom of the shower riser rail to be fitted 1000mm from the floor and 400mm from the wall at 90 degrees. • Toilet to be standard 420mm height • Toilet to be fitted with the centre of the pan 450mm away from a wall • Wall to extend minimum of 300mm past the front of the toilet pan • Wall Mounted hand basin with lever taps and sufficiently extended spout length over basin to allow hand washing • Not to be installed but allow in the budget to be installed post assessment: <ul style="list-style-type: none"> ➢ 2 x 480mm grab rails for the shower area ➢ 1 x 480mm grab rail for next to the toilet ➢ 1 x drop down rail for next to the toilet ➢ 1 x fold down shower seat with back and arms ➢ Shower head location to be agreed <p>All to be fully tested by Contractor upon completion of the WFS and prior to being offered for hand-over. Test to include the running of the shower head on full bore for a period of 3 minutes and all water must drain away without any undue standing water, or water running the wrong way being evident.</p> <p>Single ceiling tracking hoist provision as previously described</p>
Store / meter cupboard	See indicative floor layout. Painted plaster	Include for 1.5m2 of built-in storage space for a 1 bed flexi and 2.0m2 built-in storage space for a 2 bed apartment. Coat rail on bearer and shelving. May also be appropriate place for Network cabinet/cupboard, please see the 'NewExtraCare-ICT requirements.docx' and its included references.
Lounge / Kitchen area wall	See indicative floor layout	Include for a dwarf wall and softwood timber capping (painted) between the two areas
Other Fixtures/Fittings	Batons above windows for installing curtains/ blinds – to be painted same colour as wall	Window/door handles, kitchen cupboards, shower/heating/intercom controls, lights and sockets) intercom system, vision and audio to suit user group
		All woodwork, including skirtings, door frames, architraves etc. - painted – prepare, knot, prime, water based undercoat and satin finish - Colour: White

Apartments – Entrance Hall

Space Name	EC Apartment – Entrance Hall	Supplementary Information
Data Sheet Reference		
Primary Uses	Entrance into apartment from common area and between rooms in apartment.	
Potential Regular Occupancy	2	
Minimum Space Requirement	room specific	
Minimum Height Requirement	See General	
Adjacency Requirements	'Jack and Jill' arrangement with direct access to the hall from the bathroom and bedroom	
Environment & Heating Requirements	See General	
Ventilation Requirements	See General	
Power Requirements	2 twin switched socket outlet (TSSO) Plus a fused spur above apartment door to suit the future installation of an automatic door closer.	2xTSSO (1 to suit position for charging a mobility scooter or electric wheelchair – see indicative floor layouts for more details)
Lighting Requirements	See general.	
Water Requirements		
Telecare Installations	See General	
Fire & Emergency Installations	See General	
Other Requirements	See General	
Floor finishes	See General	
Wall finishes	See General	
Ceiling finishes	See General	
Windows	See General	
Doors/ironmongery	See General	
Furniture	See General	
Other Fixtures/Fittings	See General (window/door handles, kitchen cupboards, coat rail on bearer, shelving in cupboards, shower/heating/intercom controls, lights and socket positons to suit client group)	

Apartments – Living / Dining Room

Space Name	EC Apartment – Living/Dining Room	Supplementary Information
Data Sheet Reference		
Primary Uses		
Potential Regular Occupancy		
Minimum Space Requirement	See General and see indicative floor layouts	
Minimum Height Requirement	See General	
Adjacency Requirements	Kitchen and Hall	

Environment & Heating Requirements	See General	
Ventilation Requirements	See General	
Power Requirements	See General	
Lighting Requirements	See General - Pendant compact lamps 2 way switching with living room.	
Water Requirements		
Telecare Installations	See General	
Fire & Emergency Installations	See General	
Other Requirements	See General – including TV and telephone point	<p>Satellite TV / Broadband not to be included – residents to arrange and pay this themselves it cannot be incorporated into the service charge as not all will want it. However there is a requirement to provide signal, satellite and terrestrial, to each apartment in multiple places and this should be achieved communally.</p> <p>Access to Broadband services, supplied at residents own expense, should be achieved in line with the DCLG guidance; see the 'NewExtraCare-ICT requirements.docx' and its included references.</p> <p>1 bed flexis - Ensure the configuration allows for the future installation of stud wall to provide a second bedroom as per the indicative floor layouts. This area to include separate light fitting / switch, separate LST radiator and cover under window. The room shall be designed and constructed to minimise the future disruption and disturbance to residents and their homes.</p>
Floor finishes	Sealed surface to allow level / non trip junction to vinyl tile floor covering in kitchen area and adjacent floor covering in hallway	
Wall finishes	See General	
Ceiling finishes	See General	
Windows	See General To incorporate low level sills in Lounge to increase natural light levels to promote wellbeing	
Doors/ironmongery	See General	
Furniture	See General	
Other Fixtures/Fittings	Patress fixed to wall for TV explicit on where TVs can be installed within home user guide	Window, chrome door handles, heating controls etc. to suit user group

Apartments – Kitchen area

Space Name	EC Apartment – Kitchen area	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Preparation of meals, snacks and beverages.	
Potential Regular Occupancy	2	
Minimum Space Requirement	See indicative floor layouts	
Minimum Height Requirement	See General	
Kitchen storage capacity	See General	
Adjacency Requirements	Living room and hall - Open plan to lounge	Include a dwarf stud wall between kitchen and living area with softwood coping - painted
Environment & Heating Requirements	See General	

Ventilation Requirements	See General	
Power Requirements	3 TSSO's above worktops and TSSO's engraved isolation switches to the under worktops to suit the number of appliances, including the future provision of a dryer behind the removable base unit. - spurs for electric cooker and hob in addition to fridge freezer.	Sockets under work tops to be isolated by double pole switch above worktops.
Lighting Requirements	Strip lighting above kitchen surfaces Spotlights to be used to highlight specific locations such as the sink, but should be positioned so as not to create shadows. Plus the inclusion of under cupboard strip lighting.	
Water Requirements	Hot and cold water, wastes - Holes in unit for washer feeds and waste.	
Telecare Installations	See General	
Fire & Emergency Installations	See General	
Other Requirements	Thermostatic valve to HW taps	.
Floor finishes	Non slip vinyl tile floor covering (Level / non trip junction to living dining area and hallway)	
Wall finishes	See General . – plaster - painted Plus: Tiled to 450mm splash backs to work top and and to underside of any wall units	
Ceiling finishes	See General	
Windows	See General Including a window into communal corridor (window cill to be on interior – to be fire rated and with clear glass)	
Doors/ironmongery	See General	
Furniture	See General	
Other Fixtures/Fittings	Ditto as above F&F, plus see General	

Apartments – Bedroom space

Space Name	Bedroom space	Supplementary Information
Data Sheet Reference		
Primary Uses	Sleeping.	
Potential Regular Occupancy	2	
Minimum Space Requirement	room specific	
Minimum Height Requirement	See General	
Adjacency Requirements	'Jack and Jill' arrangement with direct access to the bathroom	Main bedroom only
Environment & Heating Requirements	See General	
Ventilation Requirements	See General	
Power Requirements	See General, including 4 TSSO and light fittings, plus TV point	
Lighting Requirements	See General. Including 2 way switching from bed head.	
Water Requirements		
Telecare Installations	See General	
Tracking hoist provision	Infrastructure pre-installed to suit the future installation of a single ceiling tracking hoist directly through the new suspended ceiling. Infrastructure capable of supporting 200kg load including user. Infrastructure as previously described and all as per manufacturer's instructions	See indicative floor layouts for more specific details on location (main bedroom only)

Fire & Emergency Installations	See General	
Other Requirements	See General	
Floor finishes	See General	
Wall finishes	See General	
Ceiling finishes	See General	
Windows	See General	
Doors/ironmongery	See General	
Furniture	See General	
Other Fixtures/Fittings	See General	

Apartments – Bathroom

Space Name	EC Apartment – Bathroom	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Washing, showering, WC use of wheelchair in shower, assisted carer bathing. Access from hall. Wet floor shower fitted as standard.	
Potential Regular Occupancy		
Minimum Space Requirement	room specific	
Minimum Height Requirement	See General	
Adjacency Requirements	Hall and bedroom 1 – ‘Jack and Jill’ arrangement with direct access to the bathroom from the hall and bedroom	
Environment & Heating Requirements	See General	MVHR system, including heated towel rail element for warming towels
Ventilation Requirements	See General	
Power Requirements	Circuit for shower, spur for shaver socket/light	
Lighting Requirements	Vapour proof lighting. Two way lighting point switches bathroom hall and bedroom Where possible, there should be at least two overhead lights positioned in locations that will minimise shadows	
Water Requirements	Hot and cold water, wastes – lever taps with extended spouts to be included	
Telecare Installations	Pull cord or other	
Tracking hoist provision	See above (bedroom description)–	See indicative floor layouts for more specific details of hoist location (from bathroom to main bedroom only)
Fire & Emergency Installations	See General	
Other Requirements	Thermostatic valve to HW taps	
Floor finishes	Non slip vinyl coved skirting (Level / non trip junction to bedroom if panel out at start)	
Wall finishes	See General	
Ceiling finishes	See General	
Windows	See General	
Doors/ironmongery	Internal doors 926mm wide door sets (850mm clear opening) – door opening out onto hallway. Double storey height doors between bedroom and bathroom	See indicative floor layouts for more specific details
Furniture	See General	
Other Fixtures/Fittings	See General	

Apartments – Store / Meter cupboard

Space Name	EC Apartment – Store	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Storage of ironing board, outdoor equipment, laundry, meters, consumer unit	
Potential Regular Occupancy		
Minimum Space Requirement	See indicative floor layouts and consider room specific	
Minimum Height Requirement	See General	
Adjacency Requirements	Hallway / kitchen area	
Environment & Heating Requirements	See General	
Ventilation Requirements	See General	
Power Requirements	In coming supplies to consumer unit and distribution	Possible place for Network cupboard, please see the 'NewExtraCare-ICT requirements.docx'.
Lighting Requirements	Pendant light	
Water Requirements		
Telecare Installations		
Fire & Emergency Installations	See General	
Other Requirements		
Floor finishes	Sealed Surface.	
Wall finishes	See General Painted plaster	
Ceiling finishes	See General Painted plaster	
Windows	See General	
Doors/ironmongery	See General – outward opening door – clear 850mm opening	
Furniture	See General	
Other Fixtures/Fittings	As above, including slatted shelving and coat rail on bearer.	

Room Data Sheets

Communal Facilities (internal)

General Principles for Communal and Apartment Areas

- Assistive technologies such as SMART Homes and Telecare should be incorporated as standard across all schemes. In addition to this additional assistive technology could include: Flood Detection - Smoke Detection - Intruder Activity - Carbon Monoxide - fall / Movement - Wandering detection
- Airtightness Air-testing - Requirement: To achieve an overall air tightness better than 5.0m³ per hour m² pressure of 50Pa must be achieved for the overall building and for individual apartments, an overall air tightness better than 3.0m³ per hour per m² @ pressure of 50Pa must be achieved at handover. This is a fundamental client requirement and must be met at handover.
- Flooring and Decorations
 - Way finding (hallway) - floor, walls and carpet colours to be specific to each floor so residents know they are on the correct level.
 - All wall/ceiling surfaces to be Class 'O' fire rated where required Heavy duty, slip resistant or enhanced resistance vinyl sheet or vinyl tiles. Welded joints and pre-formed coving or timber skirtings
 - Heavy duty All carpets / carpet tiles to be impervious.
 - No tonal difference between changes in flooring in open plan areas (e.g. barrier matting and resilient sheet flooring in foyer). Refer to BS8300 (or similar) for light reflectance value between surfaces.
 - Timber skirtings, architraves, doors, walls and floors need to allow for 30point LRV of colour difference between each item so they are distinguishable for partially sighted people.
 - Woodwork to be painted in a white satin finish
 - Tonal differences in floors, carpets, wall colours etc. to be dementia friendly
- USB charging and Power points - USB charging and power points to be installed in all offices and rest rooms, fixed within wall mounted trunking. 2 combined power points and USB charging sockets fixed within the communal lounge and 2 within the dining area (flush finished to the plaster walls)
- Lighting - LED lighting levels to be designed as per recommended CIBSE guides and Building Regulations. Lighting colours of LED lighting to be 4k for corridors, stores, offices, hairdressers, plant room, comms room, commercial kitchen etc. 3K for communal areas / rooms such as hobby rooms, garden room / Orangery, lounge and dining area. Apartments to be 3k. Lighting solutions to be carefully selected so that only competent persons can change the fittings. See special lighting requirements to specific rooms including the assisted bathroom and commercial kitchen. Lux levels to be calculated by Contractor to suit the overall designs and individual applications / rooms / spaces.
- BMS / IT – To comply with Leeds City Council in-house BMS requirements, telecoms etc.
 - Meters - Leeds City Council purchase utilities for its non-domestic properties (gas, electricity and water) and will do so for these schemes following agreed handover of the building. Prior to handover the contractor will be responsible for all utilities and payments of the utilities. The contractor will then transfer over to L.C.C. who will add to their non-domestic utility provider arrangement.
 - In line with the Heat Network (Metering and Billing) Regulations 2014 for heat suppliers this scheme will adhere to these regulations. Sub - metering will be provided for each utility (Heat, Domestic hot water, domestic cold water & electric) to each apartment and other areas as required, typically to the commercial kitchen and hair dressing salon .
 - Leeds City Council will have in place a Metering & Billing provider for all other district/communal heating schemes and it may be an option to use this provider this can be determined at the tender stage.
 - The successful contractor is to appoint a suitable Metering & Billing company to provide the following:
 - Bulk and final customer heat meters to comply with Heat Network Regulations and ensure accurate billing
 - Hot and cold water meters for each property
 - Electricity meters to monitor resident usage
 - Billing administration and customer support thereafter.
- Sprinkler system – Concealed heads if budget allows. Zoned system. Sprinkler system to BS 9251:2014, covering all common areas and apartments, dedicated telephone line for fire alarm & sprinkler system. Sprinkler panel to be linked to fire alarm panel and located adjacent to the fire alarm within the main entrance foyer.

- Resident access (WW)

Extent of resident access across building to be proposed and agreed (personal/guest/visiting access). Door entry needs to comply with KMS LCC new provider (fobs). Fobs required for:

- Three per apartment (1 for resident, 1 for family and 1 for carer), plus 55 fobs for staff (based upon a scheme consisting of 65 units) total number of fobs = 250
- Locations for fob readers and whether key locks are also required and where to be confirmed.
- Technical: ensure Nurse Care have access (which operates main doors too) links into KMS

- RDS included for Hair Salon / Hobby room / Staffroom - Staff Locker /Change Room /Shower and WCs)

- Ventilation to communal areas/ rooms – Communal toilets to be extract ventilation only, All other communal areas, lounge, dining room, assisted bathing and staff showering facilities etc. shall be designed to include a commercial extract ventilation with heat recovery system. Commercial kitchen to be extract ventilation designed to DW172. All other rooms / spaces to be designed by the Contractor and all to comply with Building Regulations and CIBSE guidelines

- Included for Hair Salon / Hobby room / Staffroom - Staff Locker /Change Room /Shower and WCs)

- Spa / Hair salon (WW): purpose made, custom built room for use by hairdresser, beautician and for treatments, to include an adjustable sink and seat for both front and back wash; Power sockets below shelf under mirror, extra for cleaning etc. RDD

- Signage (WW)

Internal / external – RDD. Mainly way finding, room names and H&S (H&S signage to be prescriptive in terms of legislation). Foyer and each floor– directional way finding. Entrance signage. Unlikely Braille required. Corporate sign /branding to be provided.

- ICT to be designed, installed, commissioned and tested. Include for all requirements as detailed within the separate ICT Requirements appendix, please see the 'NewExtraCare-ICT requirements.docx'.All communal doors to include 300mm high kick plates

- All pillars / corners / reveals etc. throughout the communal areas within communal areas to include suitable edge protection to prevent damage to finished surfaces. Contractor to provide samples to the PM for consideration and selection

- All painted walls and ceilings – colours as per the individual rooms / areas details – matt finish – prepare, apply mist coat and minimum of 2 coats of emulsion to provide a high quality finish - white matt finish to plastered walls and ceilings where required. All to comply with clause 7.4 Colour Contrasts - General Requirements Design and Output Specification when designing the colour / decoration proposals. Where required, all walls / ceilings within high risk areas to be Class 'O' fire rated.

- All woodwork including architraves, skirtings, door frames etc. to be painted – prepare, knot, prime, water based undercoat and interior satin finish. Colour: White

- Suspended demountable ceiling grid system to suit application: Minimum 30 year system guarantee. MF ceiling system, plasterboard and skim finish where required (see accommodation schedule and Room data sheets for more details in relation to room / space specifics). **Depth of ceiling voids to be designed to accommodate all services including ventilation ducting etc.**

- Plaster finish to communal areas where heavy traffic is likely (such as corridors, stairs, landing, W.C.'s and assisted bathrooms for example) where accidental impact damage is likely to occur to include a plaster finish with increased resistance to impact damage.

- Heating – Low surface temperature radiators (LST) and covers throughout

Communal Doors

- All communal doors to include brushed stainless steel name plates

- Full length viewing panels to be included on all communal doors, with the exception of store cupboards, bin stores, service cupboards and risers etc which shall remain solid core.

- All communal doors to include kick plates both sides and where applicable, finger plates on push side, handles and associated matching furniture

Communal Areas / Rooms

Space Name	All communal areas / rooms (not within the flats)	Supplementary Information
<p>Fire & Emergency installations, including lighting, intruder alarm, fire and heat detection, fire alarm and sprinkler</p>	<p>Emergency lighting installed, tested and commissioned to BS5266 part 1 2016 and to BSEN 60598</p> <p>Automatic opening ventilation (AOV's) to be included in all staircase and corridor windows. AOV's to remain shut unless smoke detector in the particular stairway or floor/corridor actuates. AOV to automatically close on fire alarm silence /re-set. Comfort control facility for staff to open/close AOV's throughout site.</p> <p>Security alarm contacts to all final fire/emergency exits throughout site back to main office control panel providing staff the assurance of wandering / escaping residents. Facility required to isolate any final fire/emergency exit.</p> <p>Sprinkler system to BS 9251:2014 and sprinkler panel linked to fire alarm panel</p> <p>Fire protected lobbies and egress routes from stairs to the final building exits designed and constructed in accordance with BS 9999</p>	<p>Fire alarm system to BS5839 Pt1 L1 Type B dependency Cause & Effect with Nimbus software or similar. The fire alarm shall be design, installed and commissioned by a Third Party Approved Contractor e.g. BAFE approved contractor or equal and approved The fire alarm shall be integrated to the communal areas and all apartments with the communal area and apartments fire alarm with pre-agreed time delay prior of full site activation to common areas. The fire alarm shall be Fully Open Protocol and a Data / Ethernet point supplied at each fire alarm panel. Notification of apartment fire alarm activation to staff/site mobile/dect telephone to let staff know of operation of apartment alarm as well as the fire alarm panel, this shall take priority above all calls providing instant text and voice message identifying the apartment number and room location within the apartment.</p> <p>Multi-loop analogue addressable fire alarm system that provides automatic detection and individual indication within all areas. System to consist of Analogue addressable (open protocol) minimum of two loop control and indicator panel, automatic smoke and/or heat and/or multi sensor detectors, flashing beacons, sounders and interface to auxiliary equipment e.g. vibrating pillows. On activation of common area fire alarm system automatic shutdown of gas supply / ventilation systems and automated re-set on re-set of fire alarm system on returning to normal.</p> <p>All circulation fire doors in the communal areas for ease of residents moving around complex shall hold open mag-lock devices or automatically opening devices. The decision on which communal doors shall be fitted with hold open mag-lock devices fail safe closing on fire alarm activation and which communal doors shall be fitted with automatically opening doors via push to open hand pad or passive infra-red movement detection shall be made when building floor plans are developed by the Contractor . All hold open doors for ease of residents moving around complex shall have central facility to operate doors to close without activating fire alarm. All fire protected staircase doors shall be normally kept shut. Contractor must include details for all fire doors within the design proposals for consideration and comment.</p> <p>The fire alarm system is to monitored by LCC alarm receiving centre Leeds Watch via a dedicated telephone line on Web way. Security system to be designed so that it can be monitored to LCC alarm receiving centre Leeds Watch dedicated telephone line on Webway system</p> <p>Third Party Approved Contractor e.g. BAFE approved contractor or equal and approved shall assess site and provide fire extinguishers, supplied and fitted by approved contractors before site is occupied. Extinguishers shall be wall mounted throughout the site and installed to all risk communal areas:- these shall include all communal areas, circulation areas, final exits, kitchen, lounge, offices, electric rooms, salons, plant rooms, staff rooms, treatment rooms and mobility scooter storage room.</p>

Main Entrance, foyer and seating Area

Space Name	EC Main Entrance, foyer and seating area	Supplementary Information
Data Sheet Reference		
Primary Uses	Main entrance for residents, guests and visitors.	Main entrance for residents, guests and visitors. 2000mm wide Automatic sliding doors to open on walk up between 08:30 – 18:00. Fob entry at all other times Entrance doors obstruction sensing. Progressive privacy. Entrance into main part of building through a secure lobby area with seating Lobby area to be a secure environment with controlled access into main building 926mm wide internal doors between lobby and main part of building, including vision panels within doors and controlled fob access. Main entrance to include a feature canopy. Designed to be Emergency vehicle accessible.
Potential Regular Occupancy	Continuous daily foot traffic	
Minimum Space Requirement	22m2	
Minimum Height Requirement	2.5-3.0m between finished floor level and ceiling height	
Adjacency Requirements	Managers office	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature. High lighting design to suit residents with poor sight. Low Surface Temperature radiators and covers.	
Ventilation Requirements	mechanical extract ventilation with heat recovery (commercial)	
Power Requirements	As determined by equipment needs and to include power/data point to accommodate an electronic work display screen. 4 TSSO's	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Decorative feature to ceiling and wall. Decorative feature to ceiling and wall	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guide
Water Requirements		
Telecare Installations	To be designed and installed beyond the initial and secure lobby area Sub panel to call system (Nurse Call) - Door entry system – height to be agreed and consistent with other panels etc.	Within the secure area beyond the lobby
Fire & Emergency Installations	Doors connected to fire alarm/call system and see general.	See fire safety section in relation to control panels etc.
Other Requirements	Hearing loop and digital display screen to foyer, data points, telephone points within main entrance Front door release. CCTV to be external coverage and main entrance only	
Floor finishes	Heavy duty barrier matting to inner (draft) lobby - matting to be designed to prevent trip hazard – must be recessed or flush and finished level with flooring within adjacent areas .Heavy duty barrier matting to inner (draft) lobby - matting to be designed to prevent trip hazard – must be recessed or flush and finished level with flooring within adjacent areas . Heavy duty, carpet tile to remaining areas, tile or timber. Timber skirting - painted	Client to select floor coverings from a range of samples to be provided by Contractor.
Wall finishes	Painted plaster, plus a feature wall (wallpaper)	Plaster finish to include increased resistance to accidental damage Digital wall covering to be - Tektura Digital Wallpaper. Painted plaster – colours to be proposed as per clause 7.4 colour contrasts. Mist coat and min of 2 coats of matt emulsion to provide a high quality finish – colours to be selected by client from a range of samples provided by Contractor. All wall/ceiling surfaces to be Class 'O' fire rated
Ceiling finishes	Suspended grid ceiling system including ceiling tiles	Grid system to be designed and installed to provide a minimum sound, fire and moisture. Min sound absorption class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	Design dependent	
Doors/ironmongery	See general	

	2000mm wide Automatic sliding doors to open on walk up between 08:30 – 18:00. Fob entry at all other times Entrance doors obstruction sensing. Progressive privacy. 926mm wide internal nrnal doors between lobby and main part of building, including vision panels within doors and controlled fob access. Main entrance to include a feature canopy over entrance. Designed to be Emergency vehicle accessible.	
Furniture	Full list of FF&E requirements	
Other Fixtures/Fittings	Clear signage, to all areas (refer to Housing LIN document but no requirement for specific community language or Braille). All timber architraves etc. - painted	All woodwork, prepared, knot, prime, undercoat and satin finish. ICT as per the separate ICT Requirements Specification document

Communal WCs - Assisted / Disabled WC

Space Name	EC Communal WCs - Assisted / Disabled WC including separate foyer area	Supplementary Information
Data Sheet Reference		Design to include a separate foyer between main communal areas and communal W.C.'s / assisted / disabled W.C. Foyer area to including suitable lighting and LDT radiator and cover, wood effect flooring and decorations to walls – matt emulsion. Located near to entrance area and communal lounge/ dining areas. Designed for wheelchair accessibility. 1 fully wheelchair accessible 2 being designed for an ambulant disabled user, (Slightly larger W.C's than standard with rails either side of the toilet and externally opening doors, should meet the needs of most occupants. Install one toilet at a standard height of 420mm and one at a raised height of 480mm. Paddle flush in w/c accessible toilet to be installed on the opposite side to the wall. Hand dryers and paper towel and soap dispensers, plus toilet roll holders Door form communal area into foyer to include an automatic door opener and be inward opening into the foyer area. Max size of foyer to be 8.0m2.
Primary Uses	For use of residents, visitors and guests using communal facilities	
Potential Regular Occupancy		
Minimum Space Requirement	4m2 for 2 standard sized communal W.Cs and 6m2 for 1 number assisted / disabled W.C. Foyer area size – min 8m2.	
Minimum Height Requirement	2.4m between finished floor level and ceiling height	
Adjacency Requirements	Communal lounges/Dining Area/Main entrance	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature. LST radiator and cover	
Ventilation Requirements	Ventilation to comply with CIBSE guidance of part F of the building regulations – extract only	mechanical input/extract ventilation system
Power Requirements	As required by M&E services and to suit Doc M Pack requirements	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	PIR control only - Presence detection – (maximum period of time for lights to remain on)	System to automatically switch the lighting on when there is a presence and switch off when there is no presence (PIR control only). See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides
Water Requirements	Hot and cold water, wastes	
Telecare Installations	Pull cord and speech module	
Fire & Emergency Installations	See general	
Other Requirements	Thermostatic valve to HW taps	

Floor finishes	Heavy duty safety flooring, slip resistant vinyl sheeting with welded joints and coving within W.C. and Heavy duty wood effect vinyl within the foyer area	Client to select final choice from a range of samples provided by Contractor
Wall finishes	Part tiled & painted plaster. Walls to be robust and solid construction or stud partition to suit fixing of sanitary wear and grab rails etc.	Plaster finish to include increased resistance to accidental damage Tiles and Painted plaster – patterns / colours to be selected by Client from a range of samples provided. Painting as above - magnolia
Ceiling finishes	Suspended grid ceiling system Ceiling System	Grid system to be designed and installed to suit application and location, including sound, fire and moisture. Sound absorption min class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	Design dependent	
Doors/ironmongery	Three, 926 mm self-finished wood veneer. Facility to open out in emergency. Easy swing door closer. Only one to be accessible with auto door opener. External door to W.C lobby to be auto opener	
Furniture	Full list of FF&E requirements	
Other Fixtures/Fittings	All as Housing LIN document and to include coat hooks, soap and towel dispenser, electric hot air hand drier, WC inc. Doc. M pack inc. toilet roll holder, wash basin – lever taps, impact resistant mirror over WHB, Toilet roll holders, soap dispensers, hand dryers and baby changing pull down table, plus mirrors.. Full list of FF&E requirements	All woodwork, prepared, knot, prime, undercoat and satin – white

Main Communal Lounge

Space Name	EC Main Communal Lounge	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	General socialising, social events, small group meetings, etc.	
Potential Regular Occupancy	Residents, small resident groups, tenant groups, larger events like Christmas, residents and local community	
Minimum Space Requirement	1.5m ² per apartment.	
Minimum Height Requirement	3.0m between finished floor level and ceiling height	
Adjacency Requirements	Tea bar, Dining Room, Toilets, main entrance. Views and access onto a south facing terrace/garden (if achievable)	
Environment & Heating Requirements	23°C ± 5°C or not exceeding 3°C above outside ambient temperature LST radiators with covers	
Ventilation Requirements	Opening lights on windows, mechanical extract ventilation with heat recovery (commercial type system)	
Power Requirements	12 flush finished TSSO's and 2 including twin USB charging points. Power outlets to allow for pc and other equipment to be used. TV points (RDD), TV to connect to suitable hearing loop system.	ICT as per the separate ICT Requirements Specification document Four data points and power points required at each point entertainment systems may be positioned. This is to accommodate increasingly common devices which require power, signal (aerial & Satellite) and internet connection, such as: TV, TV box (e.g. Sky, TalkTalk Virgin etc.), Sound/cinema system, Smart Device (e.g. Google Chrome UHD), Gaming System (PS4).
Lighting Requirements	Dimmable ceiling lighting, down and wall lights and decorative lighting and occasional table lamps etc. more intensive task lighting for people with visual impairment etc. Areas of the lounge to have dimmable lighting with separate light switches for different areas.	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides
Water Requirements	Tea station including a wall mounted boiler for hot water, base unit with inset sink, wall unit and worktop, fridge, dishwasher space and plumbing/ electrics, drinking water point and plumbing.	Position of Tea Station to be agreed with client
Telecare Installations	No Telecare Installation required in communal lounge.	
Fire & Emergency Installations	See general including appropriate signage / alarms. Push bar door exits etc.	
Other Requirements	Hearing loop. Telephone for emergency use. 10 IT data points / Wi-Fi enabled Notice boards. Portable TV on trolley so no permanent fitting required.	

Floor finishes	Heavy duty Carpet, low pile and not patterned, impervious backing, stain resistant, hygienic. Timber skirtings - painted	
Wall finishes	Painted plaster Colour schemes to comply with visual impairment and Alzheimer's best practice. Client to choose colour scheme in compliance with Dementia Care best practice. To include a feature wall (wallpaper)	Feature wall to include digital covering - Tektura Digital Wallpaper, . Painted plaster – Painting as above – colours to comply with clause 7.4 colour contrasts. All woodwork, prepared, knot, primed, undercoat and satin – colour white
Ceiling finishes	Suspended Ceiling System	Grid system to be designed and installed to suit application and location in relation to sound, fire and moisture resistance. Sound absorption minimum class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	With restrictors where appropriate Roller blinds to be provided for communal lounges at ends of corridors (external doors and windows), all floors. (Blinds on doors to avoid causing trip hazard). No trailing cords	
Doors / ironmongery	Double doors (min 926mm) vision panels internal doors External doors to secure garden 1800mm wide, flush threshold etc. (max 15mm height).	
Furniture	Full list of FF&E requirements	
Other Fixtures/Fittings	Full list of FF&E requirements, plus adequate storage facilities for books, games and DVDs etc.	
General	Adopt style of hotel lounge open plan areas like in hotel receptions. Include for cosy area	
General	Clusters of seating to create zones to provide privacy to different groups visitors and family. But allows the furniture to be moved around to suit the events etc. e.g. Theatre type layout to allow guest speaker etc.	

Dining Area

Space Name	EC Dining Area	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Wheelchair friendly dining, larger gatherings, enlarge area - possible sliding doors to communal lounge or hobby room	
Potential Regular Occupancy	Up to 60 (up to 3 times a day) – depends upon size of scheme	
Minimum Space Requirement	1.2m ² per apartment	
Minimum Height Requirement	3.0m between finished floor level and ceiling height	
Adjacency Requirements	Communal Lounge, toilets, main entrance, reception, kitchen– should link to external terrace to allow outside dining in good weather.	
Environment & Heating Requirements	23°C ± 5°C or not exceeding 3°C above outside ambient temperature. High lighting design to suit residents with poor sight LST radiators with covers	
Ventilation Requirements	mechanical extract ventilation with heat recovery (commercial)	
Power Requirements	10 flush finished TSSO's and 2 with twin USB charging points around the room	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Feature lighting to enhance the dining experience including wall lighting. Dimming required	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides
Water Requirements		
Telecare Installations	Not required	
Fire & Emergency Installations	See general including appropriate signage / alarms Push bar door exits etc.	
Other Requirements	Hearing loop, TV point, 6 data points and notice boards	ICT as per the separate ICT Requirements Specification document Four data points and power points required at each point entertainment systems may be positioned. This is to accommodate increasingly common devices which require power, signal (aerial & Satellite) and internet connection, such as: TV, TV box (e.g. Sky, TalkTalk Virgin etc.), Sound/cinema system, Smart Device (e.g. Google Chrome UHD), Gaming System (PS4).

Floor finishes	Heavy duty safety flooring, wood effect vinyl sheet, timber skirtings – painted	Client to select colour / pattern from a range of samples provided by Contractor
Wall finishes	Painted plaster. Colour schemes to comply with visual impairment and Alzheimer's best practice. Client to choose colour scheme from a range of samples to be provided by Contractor	Painted plaster – as above.
Ceiling finishes	Suspended grid ceiling system	Grid system to be designed and installed to suit application and location in relation to sound, fire and moisture. Min sound absorption class 'C' and a minimum acoustic aw rating of 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White. System to be designed to suit application and location in relation to sound, fire and moisture
Windows	Maximise daylight - floor to ceiling feature windows with accessible opening lights. Include for window blinds.	
Doors/ironmongery	Any internal doors to be double doors with vision panels. External doors to secure garden 1800mm wide, flush threshold (max height 15mm) etc.	
Furniture	See full schedule of FF&E	
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish – colour white

Multi-use Room

Space Name	EC Multi-use room	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Small Lounge, general hobbies, games and crafts, meetings, painting, exercise	
Potential Regular Occupancy	6 – 10	
Minimum Space Requirement	55m ² - Large enough room hire out to accommodate parties and exercise classes etc.	
Minimum Height Requirement	3.0m between finished floor level and ceiling (additional height to allow for residents to exercise)	
Adjacency Requirements	Tea bar/ toilets/other multi use room	
Environment & Heating Requirements	23°C ± 5°C or not exceeding 3°C above outside ambient temperature High lighting designed to suit residents with poor sight. LST Radiators with covers	
Ventilation Requirements	mechanical extract ventilation with heat recovery (commercial)	
Power Requirements	[10] flush finished TSSO's	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Dimmable lighting with ability for high level of lighting for visually impaired	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides
Water Requirements	N/A	
Telecare Installations	Pull cord and speech monitor	
Fire & Emergency Installations	See general including appropriate signage, alarms and push bar door exits etc.	
Other Requirements	Hearing loop, TV point, Wi-Fi, plus notice boards	ICT as per the separate ICT Requirements Specification document Four data points and power points required at each point entertainment systems may be positioned. This is to accommodate increasingly common devices which require power, signal (aerial & Satellite) and internet connection, such as: TV, TV box (e.g. Sky, TalkTalk Virgin etc.), Sound/cinema system, Smart Device (e.g. Google Chrome UHD), Gaming System (PS4).
Floor finishes	Heavy duty safety flooring, wood effect vinyl sheet timber skirtings – painted. Timber skirtings - painted	Client to select colour / pattern from a range of samples provided by Contractor
Wall finishes	Painted plaster. Colour schemes to comply with visual impairment and Alzheimer's best practice. Client to choose colour scheme	Painted plaster – as above

Ceiling finishes	Suspended ceiling system.	Grid system to be designed and installed to suit application and location in relation to sound, fire and moisture. Minimum sound absorption class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White. System to be designed to suit application and location in relation to sound, fire and moisture.
Windows	Opening with restrictors and to include window blinds	
Doors/ironmongery	926mm wide with vision panels from communal areas	
Furniture	Full list of FF&E requirements	
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish– colour - white

Garden Room / Orangery

Space Name	EC Garden room	Supplementary Information
Data Sheet Reference		
Primary Uses	Small garden room	High proportion of glazing, either leading directly from the lounge area or a separate summer house space within the gardens, so that the residents can enjoy maximum levels of daylight and sunlight, especially during the winter months
Potential Regular Occupancy	10 seated residents and to include a domestic feel	
Minimum Space Requirement	20m ²	
Minimum Height Requirement	Higher than 2.4 m	
Adjacency Requirements	See supplementary information	
Environment & Heating Requirements	23°C ± 5°C or not exceeding 3°C above outside ambient temperature. High lighting design to suit residents with poor sight. LST Radiators with covers	
Ventilation Requirements	mechanical extract ventilation system to suit overall Contractors design	
Power Requirements	[4] flush finished TSSO's and 1 with twin USB charging points	ICT as per the separate ICT Design Requirements document
Lighting Requirements	Dimmable lighting with ability for high level of lighting for visually impaired	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides
Water Requirements	N/A	
Telecare Installations	Pull cord and speech monitor	
Fire & Emergency Installations	See general including appropriate signage, alarms and push bar door exits etc.	
Other Requirements		Basic Free Wi-Fi coverage via Leeds Free Wi-Fi
Floor finishes	Heavy duty safety flooring, wood effect vinyl sheet timber skirtings – painted. Barrier matting to any external doorway and to be designed and installed to prevent a trip hazard – barrier matting to be recessed or flush finish	Client to select colour / pattern from an range of samples provided by Contractor
Wall finishes	Painted plaster. Colour schemes to comply with visual impairment and Alzheimer's best practice. Client to choose colour scheme	Painted plaster – as above
Ceiling finishes	Contractors design – glazed, plastered or a combination of both	To suit the room, environment and location in relation to sound, fire and moisture
Windows	Opening with restrictors and to include window blinds	
Doors/ironmongery	926mm wide with vision panels from communal areas, plus French doors externally	
Furniture	Full list of FF&E requirements	
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish– colour white

Assisted Bathroom

Space Name	EC Assisted Bathroom	Supplementary Information
Data Sheet Reference	TBC	

Primary Uses	<p>Bathing of residents with mobility restrictions</p> <p><i>Equipped with specialist Malibu bath to allow both assisted and independent use by residents. This room should be designed to be as domestic as possible; space should allow specialist bath to be located in a peninsula position. WC should be positioned to allow easy access for carers in terms of hoisting to/from bath.</i></p>	<p>General requirements</p> <ul style="list-style-type: none"> • Height adjustable bath to be installed in a peninsular position with a minimum of 800mm clear space for carer access either side • Thermostatic bath taps to be centrally located to allow user some independence in water temperature control • careful consideration to the location of the pull cord as not to impede access in/out of the bath • Wall mounted fold down changing stretcher opposite end of the bathroom to the bath • Toilet with a paddle flush of a maximum height of 450mm to allow specialist shower/commode chair to be used over the top • Toilet to be installed adjacent to the bath, with the centre of the pan 500mm from the edge of the bath • 2 x drop down rails to be installed, one either side of the toilet • Wall mounted hand basin with lever taps, water spout to extend over basin to allow hand washing • Ceramic wall tiling to bath areas and above basin • Enhanced slip resistant vinyl sheet flooring and pre-formed coving • Infrastructure within entire ceiling void to suit the future installation of a 'H' frame (XY) ceiling tracking hoist system to entire bathroom space. Taking into account the peninsula bath position and transfer from hoist to bath. - Structure to be sufficient to take load. (200kg inc user). Fused spur / charging point at ceiling height and away from any door openings • Full pattressing on all walls to allow installation of rails in any location <p>All as Housing LIN document and to include coat hooks, soap and towel dispenser, electric hot air hand drier, WC inc. Doc. M pack inc. toilet roll holder, wash basin – lever taps, impact resistant mirror over WHB, Toilet roll holders, soap dispensers, hand dryers and baby changing pull down table.</p>
Potential Regular Occupancy	In use daily	
Minimum Space Requirement	15m2	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements		
Environment & Heating Requirements	23°C ± 5°C or not exceeding 3°C above outside ambient temperature. LST Radiators with covers	
Ventilation Requirements	mechanical extract ventilation with heat recovery (commercial)	
Power Requirements	To bath, and to support future installation of a 'H' frame (XY) ceiling tracking hoist and all other associated fittings forming part of the doc M pack. See details above for position of fused spur / charging point	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Dimmable. Vapour proof to relevant high lux levels for caring. Include low glare within the design. Lighting to be designed to include a mixture of direct and indirect lighting with a very low glare index and multiple switching.	dimmable and have a high lux level for Caring, also it shall have to be low glare as those using the facility are likely to be looking directly into the lights, recommend that the lighting is a mixture of direct and indirect with a very low glare index and multiple switching. See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides
Water Requirements	Hot and cold water, wastes etc.	
Telecare Installations	2 Pull cord - one adjacent WC, one adjacent bath.	
Fire & Emergency Installations	See general	
Other Requirements	Thermostatic valve to HW taps	
Floor finishes	Heavy duty vinyl sheet flooring – enhanced slip resistance – coving and welded joints	Client to select colour / pattern from a range of samples to be provided by Contractor

Wall finishes	Plaster finish Tiled to bath/ basin areas and feature wallpaper outside immediate wet area.	Plaster finish to include increased resistance to accidental impact damage Wallpaper to all walls except those tiled. to be digital wall covering - Forbo Onyx FR – Autumn leaves silk 23552. Painted plaster – as above.
Ceiling finishes	Suspended Ceiling System	Suitable system for application, including non-corrosive grid system for higher humidity levels up to 100% RH. Tiles to resist permanent RH up to 95% and temporary considerations of up to 100%. Sound absorption – class A – ceiling tiles 600x600mm, Colour: White
Windows	Obscure glazing & roller blinds	
Doors/ironmongery	Either 1000mm door or 1.5 leaves easy swing	
Furniture	See full schedule of FF&E	
Other Fixtures/Fittings	All as per Housing LIN document Mirrors, chairs, coat hooks, soap and towel dispenser, WC inc. Doc. M pack inc. toilet roll holder, wash basin – lever taps, adjustable height, 1800mm high mirror with light over, Malibu specialist bath, window blind to window, Infrastructure to suit future installation of 'H' frame (XY) ceiling tracking hoist (as per manufacturer's instructions), towel rail. See also Full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish– colour white

Commercial Kitchen

Space Name	Commercial Kitchen	Supplementary Information
Commercial Kitchen	<p>Where the restaurant is open to the public it should be situated off the foyer to allow progressive security controls.</p> <ul style="list-style-type: none"> • Size of commercial kitchen including ancillary rooms to be 85m² • Ventilation to include capability to control temperature into the kitchen and to blow cool air. Full Commercial Ventilation/Extraction Hood with suppression system – specific to Kitchen to be designed by Contractor. • Ventilation requirements to be carefully considered and linked to catering equipment Room located on an outside wall, with doors to outside and located within easy reach of deliveries direct from outside. • Fire / smoke damper requirements in accordance with BS 9991 section 6 • Room design proposals to be shared and agreed with client (Juliet Duke) and Mark Lee (CEL). Room to be carefully designed to include all appliances • In addition the position of doors into ancillary rooms requires careful consideration to ensure wall space is maximised. • Doors to ancillary rooms to have glazed panel • Swing door between commercial kitchen and lounge/dining area, and swing door to be glazed (top), and lockable • Plumbed in Hot water boiler to restaurant side for serving hot drinks etc. • Fly screens to external doors and windows. • To include staff shower room, changing area, separate W.C, managers office, dry store, locker/staff space • Heavy duty non-slip heavy duty vinyl sheet flooring with coving • Intruder alarm to external door (Installed to BS EN 50131 and PD 6662 for wired systems and BS 6799 for wireless systems) • Seamless hygienic wall sheets • Kitchen waste to be considered as part of the overall waste and recycling strategy 	<p>Design and configuration of commercial kitchen and ancillary rooms to be designed by Contractor and to be proposed to the Client for consideration and comment.</p> <p>This shall include a separate space for lockers and changing area, a manager's office, separate W.C and wash hand basin, separate shower room with wet floor shower, dry store and cleaners store including Belfast sink. Include for plumbing, electrics, wastes and heavy duty vinyl sheet flooring and coving.</p> <p>Lighting and power to be designed to suit the commercial environment</p> <p>LST rads with covers except in dry store.</p> <p>Size of individual rooms to be designed to accommodate all items listed in the separate FF&E document</p>
Data Sheet Reference – residents tea kitchen	TBC	
Primary Uses	Preparation of food, beverages and light snacks	
Potential Regular Occupancy		

Minimum Space Requirement	85m2 including ancillary rooms	
Minimum Height Requirement	To suit bidders design	
Adjacency Requirements	Adjoining main dining area.	
Environment & Heating Requirements	23°C ± 5°C or not exceeding 3°C above outside ambient temperature. Contractors design to suit environment.	
Ventilation Requirements	As above to suit a commercial kitchen – bidders design – to DW172	
Power Requirements	Adequate no. of flush finished TSSO's above worktops to suit overall design of kitchen. Data points to suit Contractors overall design Appliances to have engraved isolation switches above worktops. Plus suitable connections for till and card machine. Intruder alarm to external door. External door bell	Voice and data point in Managers office ICT as per the separate ICT Requirements Specification document
Lighting Requirements	High lux level to allow for people with for poor sight. Contractor to calculate lux levels	See general in relation to compliance with British Standards including and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	Hot and cold drinking water sink unit, dishwasher etc.	
Telecare Installations		
Fire & Emergency Installations	See general including appropriate signage / alarms Push bar door exits etc.	
Other Requirements	Thermostatic valve to HW taps	
Floor finishes	2.5mm thick heavy duty – non slip safety flooring - sheet vinyl welded joints including coving	Must be suitable for a commercial kitchen environment. Colour / pattern to be selected by Client from a range of samples provided
Wall finishes	Plaster finish plus seamless hygienic wall finish suitable for commercial kitchen kitchens, plus ceramic tiling to shower area and wash hand basin, plus painted plaster to all other areas. Tiling to all showering area and emulsion paint to all other surfaces	Hygienic wall system to be impact resistant, grout-free and easy to clean. System must be Hazard Analysis and Critical Control Points (HACCP) approved and made from a high-quality, food-safe PVCu polymer that can handle temperatures up to 60°C. It must meet all current European Union (EU) Directives on health and hygiene. Minimum 20 year guarantee – colour - white Painted plaster – as above to ancillary rooms - magnolia. All wall/ceiling surfaces to be Class 'O' fire rated Ceramic tiling colours/ patterns to be selected by client from a range of samples.
Ceiling finishes	Suspended ceiling –Throughout commercial kitchen and ancillary rooms	<ul style="list-style-type: none"> To suit commercial kitchen and food stores in relation to sound, fire and moisture - British Gypsum, Gyprex Bio or similar and approved, Size: 600x600mm, Colour - White Conforms to BS EN 14190:2014. Ancillary rooms / spaces / staff changing to be designed in relation to sound, fire and moisture. To provide to provide a minimum sound absorption class 'C' and up to 0.75(H). All ceiling tiles to be reinforced scratch resistant. Size: 600x600mm, Colour: White. Shower room to include system comprising non-corrosive grid system for higher humidity levels up to 100% RH. Tiles to resist permanent RH up to 95% and temporary constitutions of up to 100%. Sound absorption – class A – ceiling tiles 600x600mm, Colour: White
Windows	As dining area	
Doors/ironmongery	Doors where fitted to be complete with appropriate vision panels	
	Min 926mm wide	
Furniture	See also Servery - See Full schedule of FF&E	
Other Fixtures/Fittings	Refer also to Housing LIN document. See full schedule of FF&E Refuse / recycling storage requirements – to be determined by bidder in relation to external storage arrangements and number / type of bins / access and collection.	All woodwork, prepared, primed, undercoat and satin – colour white <ul style="list-style-type: none"> Refuse / recycling arrangements –

		<ul style="list-style-type: none"> • Access to bin store area must remain free from obstruction i.e. no parked cars. Ideally there should be hatching immediately in front of the bin store area. • Bins stores or presentation points to be no more than 20 metres away from the point of emptying. • Well maintained solid surfaces required e.g. block paving, concrete, tarmac. No cobbles, grass, gravel, potholes etc. • Gradients of any ramps must be no steeper than 1:16. • No steps within the travel route for the collection and return of bins. • Where bins are to be moved off a pavement dropped kerbs are required. <p>for more information, assistance or clarification in relation to the bins types and number of each type of bins, please contact Mark Lee on 0113 5350265 or email mark.lee@leeds.gov.uk and for arrangements for collection and waste disposal requirements, please contact Rachelle Wilkinson on 0113 373800 or email rachelle.wilkinson@leeds.gov.uk</p>
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Hairdressing/Beauty Salon

Space Name	EC Hairdressing / Beauty salon	Supplementary Information
Data Sheet Reference	TBC	Appearance to mirror a commercial salon. Two hair wash basins, one front and one back-wash. The back wash must be height and angle-adjustable to make it more comfortable and not to place undue pressure on the back of peoples necks
Primary Uses	Consultation & treatments, such as hair dressing or podiatry, but not for medical consultations.	
Potential Regular Occupancy		
Minimum Space Requirement	Min 15m ²	
Minimum Height Requirement	2.4m ² between finished floor level and ceiling	
Adjacency Requirements	Near to WC etc.	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature LST Radiators with covers	
Ventilation Requirements	Extract ventilation	
Power Requirements	6 flushed finished TSSO's	To include waste-level sockets
Lighting Requirements	General lux level with specialist lighting as required to suit the application. Contractor to calculate lux levels and to design specific lighting installation.	See general in relation to LED lighting and compliance with Building Regulations, including and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	Hot and cold water and wastes	
Telecare Installations	Pull cord or other	
Fire & Emergency Installations	See general	
Other Requirements	Thermostatic valve to HW taps	
Floor finishes	Heavy duty safety flooring, wood effect vinyl sheet . timber skirtings – painted.	Client to select colour / pattern from a range of samples to be provided by Contractor
Wall finishes	Painted plaster, tiled splash back to worktop, sink etc. and digital covering to feature wall.	Digital wall covering to be - Tektura Digital Wallpaper. Tiles / Painted plaster – colours to be selected by Client from a range of samples provided, all as per 7.4 colour contrasts. Vibrant colour scheme including painted walls
Ceiling finishes	Suspended ceiling system.	System to be designed and installed to suit application and location in relation to sound, fire and moisture. To provide a minimum sound absorption class 'C'

		and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	Opening windows with roller blinds.	
Doors/ironmongery	926mm wide with a vision panel at side of door with a roller blind	
Furniture	See Full schedule of FF&E	
Other Fixtures/Fittings	Refer also to Housing LIN document. See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin – colour white. Chairs, mirrors etc as per FF&E

Communal Corridors, Atrium, Landings and Stairs

Space Name	EC Communal Corridors, Atriums, Landings and Stairs	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Main access from common parts, some informal meeting areas formed along corridors with some resting places/seating. Adjacent Lifts. Stairs to suit designs with access to all floors	No handrails required in corridors. Stairs to include a stainless steel and galss balustrade system, including matching stainless steel handrail
Potential Regular Occupancy		
Minimum Space Requirement		
Minimum width	Corridors not less than 1.8m wide	
Minimum Height Requirement	2.4m for corridors between finished floor levels and suspended ceiling. All ceiling voids to be designed to suit the installation of all services and ductwork, including consideration in relation to future access to service, repair or replacement of individual systems, services and components.	
Adjacency Requirements		
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature. High lighting design to suit residents with poor sight. LST radiators with covers	
Ventilation Requirements	Commercial extract ventilation with heat recovery system	
Power Requirements	Flush finished TSSO's at appropriate location along each corridor and stair landings for cleaning purposes etc. (TSSO every 5m). Electrical supply to door hold open devices – linked to the fire alarm system.	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Central core, soft sensor lighting and no external lamps required outside flats. Lighting design to consist of : Corridors - "Controlled by presence detection @100% nominal for 15 min then set back to 25% nominal level, with controls override". Communal seating areas to include suitable lighting designs.	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels.
Water Requirements		
Telecare Installations	Minimum of 1 Call point base on each landing / corridor (number based upon range of pendant length)	
Fire & Emergency Installations	See general including appropriate signage, alarms and push bar door exits etc.	
Other Requirements	Corridor – recess outside each apartment to break up long run ideally design dependent.	
Floor finishes	Heavy duty Carpet impervious backed, stain resistant to private common areas (landings and corridors) Carpets, wall colours, floors (tonal differences in floors) etc. – to be made dementia friendly (Way finding) – Hallway floor, walls and carpet colours to be specific to each floor so residents know they are on the correct level. Different flooring to be more fluid shape to assist with way finding. Client to choose colours / patterns.;	Client to select colours / patterns from a range of samples provided by Contractor and compliant with colour contrasts and wayfinding requirements Client to select colour / patterns of vinyl flooring from a range of samples provided by Contractor

	Stairs, stairwells and stair landings - Heavy duty safety flooring, wood effect vinyl sheet timber skirtings – To include metal contrasting nosings Timber skirtings - painted	
Wall finishes	Painted plaster	Plaster finish to include increased resistance to accidental impact damage Painted plaster – as above and compliant with clause 7.4 and colours to be selected by Client from a range of samples provided. Paint to be suitable for environment and all wall/ceiling surfaces to be Class ‘O’ fire rated requirements.
Ceiling finishes	Suspended ceiling grid system and tiles to corridors and communal landings. Staircase ceilings to MF ceiling system including access panels to allow access to any services above. Plasterboard and skim finish	Systems to be designed and installed to suit application and location in relation to sound, fire and moisture. To provide a minimum sound absorption class ‘C’ and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White. All ceiling systems/surfaces to be Class ‘O’ fire rated. MF ceilings – painted white
Windows	Patent glazing / curtain walling all fixed as per Contractors design – AOV’s where required - windows (no openers)	
Doors/ironmongery	926mm wide, vision panels, door protection – kicking plates to vulnerable doors. Automatic door openers / hold open fire doors on magnetic closers. Emergency exit doors including all necessary furniture etc. to suit Contractors design	All circulation fire doors in the communal areas for ease of residents moving around complex shall hold open mag-lock devices or automatically opening devices. The decision on which communal doors shall be fitted with hold open mag-lock devices fail safe closing on fire alarm activation and which communal doors shall be fitted with automatically opening doors via push to open hand pad or passive infra-red movement detection shall be made when building floor plans are developed by the Contractor . All hold open doors for ease of residents moving around complex shall have central facility to operate doors to close without activating fire alarm. All fire protected staircase doors shall be normally kept shut. Contractor must include details for all fire doors within the design proposals for consideration and comment.
Furniture	Occasional seating to resting places.	
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish– colour white

Staff and Ancillary – Manager’s Office

Space Name	EC Managers Office	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Clerical work associated with the management of the scheme, use of computer, telephone, printer, records storage	
Potential Regular Occupancy	1-2	
Minimum Space Requirement	12m2	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	Main entrance / Reception Area	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature. LST radiators with covers	
Ventilation Requirements	Mechanical extract ventilation	
Power Requirements	6 TSSO’s (2PC’s including twin USB charging points; 2phones; 1printer; 1 Wi-Fi), plus adequate number to suit ancillary equipment located in the office. Plus voice and data points (2). CCTV monitor and system located in Manager’s office. TSSO’s located within wall mounted trunking	ICT as per the separate ICT Requirements Specification document

Lighting Requirements	Dimmable and low energy to appropriate office lux level. Contractor to calculate lux levels	Dimming for night-time usage and implement tune-able white lighting control system to help with health and wellbeing and to reduce SAD effect of night time working See general in relation to LED lighting and compliance with Building Regulations and SIBSE guides in relation to Emergency lighting and lighting levels.
Water Requirements	n/a	
Telecare Installations	Sub panel to call system	
Fire & Emergency Installations	See general including - Notification sounder to let staff know of operation of pre alarm on fire alarm panel	
Other Requirements	Telephone and data points. front door release, CCTV viewing point notice boards	Standard LCC voice and data set up required.
Floor finishes	Heavy duty carpet tiles impervious backing and stain resistant. Timber skirtings - painted	Client to select colour / pattern for a range of samples provided
Wall finishes	Painted plaster	Painted plaster – as above - magnolia.
Ceiling finishes	Suspended Ceiling System	System to be designed and installed to suit application and location in relation to sound, fire and moisture. To provide a minimum sound absorption class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	Opening with restrictors, blinds Blinds on both external windows and internal windows (if adjacent to communal spaces). To include privacy film to give view from office into foyer	
Doors/ironmongery	926mm wide including self-closer. Timber architraves etc - painted	
Furniture	See full schedule of FF&E	
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish– colour white

Staff and Ancillary – Care Staff / Management Office

Space Name	EC Care Staff / Management Staff Office	Supplementary Information
Data Sheet Reference		
Primary Uses	Administration base for care workers - clerical tasks, use of computer, telephone, printer, records storage. Workstations for 6 persons	
Potential Regular Occupancy	Scheme dependent (to accommodate 6 staff as a minimum 65 units)	
Minimum Space Requirement	Office 20m ² (min), plus space for 2 Photocopiers / Print Station 4m ²	
Minimum Height Requirement	2.4m	
Adjacency Requirements	TBA Design dependent.	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperatures. LST rads with covers	
Ventilation Requirements	mechanical extract ventilation	
Power Requirements	17 TSSO's, (6PC's including twin USB charging points; 6 phones; 1 printer; 6 Wi-Fi), plus adequate number to suit ancillary equipment located in the office. Plus voice and data point (10), suitable for both LCC staff and Care provider staff. TSSO's located in wall mounted trunking	Standard LCC voice and data set up required, plus govroam type connection for the staff from the care provider. ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Dimmable low energy to appropriate office lux level. Contractor to calculate lux levels.	Dimming for night-time usage and implement tune-able white lighting control system to help with health and wellbeing and to reduce SAD effect of night time working See general in relation to LED lighting and compliance with Building Regulations and CIBSE guide
Water Requirements	H&C water waste	
Telecare Installations	Sub panel call station,	
Foyer intercom	Handset and screen for answering intercom	

Fire & Emergency Installations	See general	
Other Requirements	Appropriate number of Telephone and 5 x data points, front door release, CCTV viewing point, notice boards	
Floor finishes	Heavy duty carpet tiles, impervious backed, stain resistant. Timber skirtings - painted	Client to select colour / patterns from a range of samples provided by Contractor
Wall finishes	Painted plaster	Painted plaster – as above - magnolia
Ceiling finishes	Suspended Ceiling System	System to be designed and installed to suit application and location to suit sound, fire and moisture. To provide a minimum sound absorption class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	Opening with restrictors, blinds on both external windows and internal windows (if adjacent to communal spaces).	
Doors/ironmongery	926mm wide including self-closer. Include for 2 door bells (1 or care staff and 1 for housing staff). Timber architraves etc. - painted	
Furniture	See full schedule of FF&E	
Other Fixtures/Fittings	Photocopy area with photocopier and storage for paper and appropriate layout space and shelving. 4m2 space allowance See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin – colour white

Staff and Ancillary – Meeting Room

Space Name	Meeting Room	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Meetings	
Potential Regular Occupancy	Up to 10 people	
Minimum Space Requirement	15m2	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	TBA Design dependent.	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature. LST rads with covers	
Ventilation Requirements	a commercial extract ventilation with heat recovery system	
Power Requirements	6 no. of TSSO's including twin USB charging points, plus Voice and data points (10), suitable for both LCC staff and Care provider staff. TSSO's located within wall mounted trunking	Standard LCC voice and data set up required, plus govroam type connection for the staff from the care provider. ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Low energy to appropriate office lux level. Contractor to calculate lux levels	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements		
Telecare Installations	Sub panel call station,	
Foyer intercom	Handset and screen for answering intercom	
Fire & Emergency Installations	See general	
Other Requirements	Appropriate number of data points, notice boards	
Floor finishes	Heavy duty carpet tiles, impervious backed, stain resistant. Timber skirtings - painted	Client to select colour / pattern from a range of samples provided by Contractor
Wall finishes	Painted plaster	Painted plaster – as above – magnolia.
Ceiling finishes	Suspended Ceiling System	System to be designed and installed to suit application and location in relation to sound, fire and moisture. To provide a minimum sound absorption class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	Opening with restrictors, blinds on both external windows and internal windows (if adjacent to communal spaces).	
Doors/ironmongery	926mm wide including self-closer. Timber architraves etc. - painted	
Furniture	See full schedule of FF&E	

Other Fixtures/Fittings		All woodwork, prepared, knot, primed, undercoat and satin finish– colour white
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Staff and Ancillary – Staff Rest Room & Kitchenette

Space Name	EC Staff Rest Room & Kitchenette	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Shared staff (bidder and care) sitting and relaxation. Consumption of beverages and light snacks	
Potential Regular Occupancy		
Minimum Space Requirement	36m ² to include ancillary rooms	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	Located in staff area	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature LST rads with covers	
Ventilation Requirements	a commercial extract ventilation with heat recovery system	
Power Requirements	8 no. TSSO's including twin USB charging points, spur for fridge, 1 data point, telephone point, TV point, front door release telephone and fob entry to room. TSSO's located within wall mounted trunking	ICT as per the separate ICT Requirements Specification document Four data points and power points required at each point entertainment systems may be positioned. This is to accommodate increasingly common devices which require power, signal(aerial & Satellite) and internet connection, such as: TV, TV box (e.g. Sky, TalkTalk Virgin etc.), Sound/cinema system, Smart Device (e.g. Google Chrome UHD), Gaming System (PS4).
Lighting Requirements	See General – Contractors design to suit environment	See general in relation to LED lighting and compliance with Building Regulations, including and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	Hot and cold water, waste etc.	
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	Heavy duty carpet tiles, impervious backed and stain resistant, non-trip junction with heavy duty slip resistant sheet vinyl around sink / tea point area. Timber skirtings - painted	Client to select colours / patterns from a range provided by Contractor
Wall finishes	450mm high tiled splash back to worktop, painted plaster	Client to select tiles from a range of samples provided. Painted plaster – as above - magnolia
Ceiling finishes	Suspended ceiling system.	System to be designed and installed to suit application and location in relation to sound, fire and moisture. To provide a minimum sound absorption class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	See General	
Doors/ironmongery	926mm wide doors including self closer. Timber architraves etc. - painted	
Furniture	Range of base units with worktop, sink and base unit, wall units, 1 tall larder unit and drawers	Range of base and wall units, worktops and inset sinktop, tiled splashback. Space for tall larder fridge including electrics. Range to match selected range in apartments and to include 3x1000mm base units, plus 600mm drawer line unit and 3 x 1000mm wall units
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish – colour white

Staff and Ancillary – Staff Locker, Change Room, Shower and WCs

Space Name	EC Staff Locker /Change Room /Shower and WCs	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Staff changing area with lockers, washing/showering and 2no. WC's and a WHB,	
Potential Regular Occupancy		
Minimum Space Requirement	Changing area, shower room and 2 No. W.C	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	Located in the staff area	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature LST rads with covers	
Ventilation Requirements	a commercial extract ventilation with heat recovery system	
Power Requirements	8 TSSO including 2 with twin USB charging points and additional power requirements to suit the overall design in relation to space usage (showering etc.)	ICT as per the separate ICT Design Requirements Specification document
Lighting Requirements	Vapour proof fittings	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	Hot and cold water wastes etc.	
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	Heavy duty vinyl sheet flooring with enhanced slip resistance with welded joints and coving	Client to select colour / patterns form a range of samples provided by Contractor.
Wall finishes	Painted plaster Shower – fully tiled shower, splash back to basin painted plaster	As above - Magnolia
Ceiling finishes	Suspended ceiling system	System to be designed and installed to suit application and location in relation to sound, fire and moisture. To provide a minimum sound absorption class 'C' and up to 0.75(H). Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	See general	
Doors/ironmongery	926mm wide, including self-closer. Timber architraves etc. - painted	
Furniture	See full schedule of FF&E	
Other Fixtures/Fittings – En-suite	See full schedule of FF&E	All woodwork, knot, prepared, primed, undercoat and satin finish– colour white

Staff and Ancillary – Guest Room and En Suite

Space Name	EC Guest Room & En Suite	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Overnight stay facility friends/relatives, En suite washing showering/WC – wheelchair standard, 2 no single beds, kitchenette area	
Potential Regular Occupancy	2	
Minimum Space Requirement	Visitor's suite 37m2 including en suite facility.	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	Located within the residential part of the scheme	
Environment & Heating Requirements	21°C ± 5°C or not exceeding 3°C above outside ambient temperature LST radiators with covers	
Ventilation Requirements	MVHR	
Power Requirements	Adequate provision to suit appliances, Electric Fridge	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Low energy, high lighting for poor sight - Vapour proof fittings to en suite	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	Hot and cold water wastes etc.	

Telecare Installations	Pull cord or other in en-suite area and in living area	
Fire & Emergency Installations	See general	Fire Action instructions fixed securely to rear of main apartment door
Other Requirements	Kitchenette area to include sink, under-counter fridge, microwave, drawers and floor and wall cupboard. See full schedule of FF&E	
Floor finishes	Bedroom / seating area– carpet, impervious backed and stain resistant, non-trip junction with vinyl En suite – Slip resistant vinyl sheet flooring with welded joints and coving. Ditto to kitchen area - Timber skirtings to kitchen area – painted.	
Wall finishes	Bedroom – painted plaster En suite – fully tiled shower, splash back to basin painted plaster, kitchen to include tiled splashback to underside of all units	As above - magnolia
Ceiling finishes	Suspended Painted MF ceiling system, include for access panels to services above plaster	To suit application and location in relation to sound, fire and moisture – colour painted white
Windows	Opening with restrictors	
Doors/ironmongery	926mm wide doors (as per apartment doors). Timber architraves etc. - painted	
Furniture - Bedroom	See full schedule of FF&E	
Other Fixtures/Fittings – En suite	See full schedule of FF&E	All woodwork, prepared, primed, undercoat and satin finish–colour white

Staff and Ancillary – Cleaner’s Storage

Space Name	EC Cleaners Storage	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Storage of cleaning materials, cleaners trolley etc.	
Potential Regular Occupancy		
Minimum Space Requirement	8m2	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements		
Environment & Heating Requirements		
Ventilation Requirements	mechanical extract ventilation	mechanical extract ventilation system
Power Requirements	Appropriate to use – to include cordless vac charging.	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Appropriate lux level. Contractor to calculate lux levels	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	Hot and cold water, wastes	
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	Heavy duty slip resistant vinyl sheet flooring – must be suitable for areas where contaminant spillages are likely to occur.– timber skirtings	Client to select colour / pattern from a range of samples provided by Contractor
Wall finishes	Painted plaster	Painted plaster – as above - magnolia
Ceiling finishes	Suspended MF ceiling system, plasterboard and skim. Include for an access panel to suit services above.	System to be designed and installed to suit application and location in relation to sound, fire and moisture - Colour: White.
Windows		
Doors/ironmongery	926mm wide with controlled access – special key. Timber architraves etc. - painted	
Furniture	1 -double base unit with worktop, 1 tall larder unit	
Other Fixtures/Fittings	Cleaners sink bucket grid etc., tiled from floor to 1000mm high Laminate shelving for storage of materials Ensure sufficient sized cleaner’s cupboards with sinks in appropriate locations: Allow for one cleaners cupboard for cleaning whole building with COSHH store with belfast sink ideally near to communal areas primarily for mopping resilient sheet flooring. Allow for drainage point. See full schedule of FF&E	

Staff and Ancillary – General Storage

Space Name	EC General Storage	Supplementary Information
Data Sheet Reference	TBC	
Primary Uses	Storage of goods	
Potential Regular Occupancy		
Minimum Space Requirement	20m ²	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements		
Environment & Heating Requirements	LST radiator and cover	
Ventilation Requirements	Mechanical extract ventilation	
Power Requirements	4 TSSO	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Appropriate lux level. Contractor to calculate lux levels	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements		
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	Slip resistant vinyl sheet flooring – timber skirtings	Client to select colours / patterns from a range of samples to be provided by Contractor
Wall finishes	Painted plaster	As above – magnolia.
Ceiling finishes	Suspended MF ceiling system, plasterboard and skim. Suspended MF ceiling system, plasterboard and skim. Include for access panels to access services above as deemed necessary	System to be designed to suit application and location in terms of sound, fire and moisture. Painted - white
Windows	See general	
Doors/ironmongery	926mm wide, including self-closer. Timber architraves etc. - painted	
Furniture		
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin – colour white

Staff and Ancillary – Chair Storage

Space Name	EC General Storage	Supplementary Information
Data Sheet Reference		
Primary Uses	Storage of tables and chairs.	
Potential Regular Occupancy		
Minimum Space Requirement	10m ²	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements		
Environment & Heating Requirements	LST radiator and cover	
Ventilation Requirements	mechanical extract ventilation	
Power Requirements	2 TSSO	ICT as per the separate ICT Requirements Specification document

Lighting Requirements	Appropriate lux level. Contractor to calculate lux levels	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements		
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	Heavy duty safety flooring, wood effect vinyl sheet timber skirtings – painted.	Client to select colour / pattern from a range of samples to be provided by Contractor
Wall finishes	Painted plaster	As above - magnolia.
Ceiling finishes	Suspended MF ceiling system, plasterboard and skim. Include for access panels as deemed required to access services above	System to be designed to suit application and location in terms of sound, fire and moisture. Painted - white
Windows	See General	
Doors/ironmongery	926mm wide, including self-closer. Timber architraves etc. - painted	
Furniture		
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, knot, primed, undercoat and satin finish– colour white

Staff and Ancillary - Building Maintenance General Storage

Space Name	EC General Storage	Supplementary Information
Data Sheet Reference		
Primary Uses	Storage of goods	
Potential Regular Occupancy		
Minimum Space Requirement	10m2	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements		
Environment & Heating Requirements	LST radiator and cover	
Ventilation Requirements	Mechanical extract ventilation	
Power Requirements	2 TSSO	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Appropriate lux level. Contractor to calculate lux levels	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements		
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	Heavy duty sheet vinyl floor covering. Timber skirtings - painted	
Wall finishes	Painted plaster	As above - magnolia
Ceiling finishes	Suspended MF ceiling system, plasterboard and skim. Include for access panel as required to access services above.	System to be designed and installed to suit application and location in relation to sound, fire and moisture. Colour: painted white.
Windows	See General	
Doors/ironmongery	926mm wide door set, including self-closer. Timber architraves etc. - painted	
Furniture		
Other Fixtures/Fittings		All woodwork, prepared, knot, primed, undercoat and satin finish - colour white

Staff and Ancillary – Plant Room and Electrical Riser room(s)

Space Name	EC Plant Room and electrical riser room(s)	Supplementary Information
Data Sheet Reference		

Primary Uses	As required by M&E Services Engineering requirements	
Potential Regular Occupancy		
Minimum Space Requirement	100m2 or as required services set up for plant space. And electrical riser room(s) @ approx. 1.5m2.	Proposed size of Plant Rooms based upon Contractors design proposals and to BISRA guidelines. Comms room and electrical riser room(s) as per approximate sizes stated.
Minimum Height Requirement	As required by services set up	
Adjacency Requirements	As required services set up	
Environment & Heating Requirements	As required services set up	
Ventilation Requirements	As required services set up	
Power Requirements	As required services set up	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	As required by bidder	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	As required by bidder	
Telecare Installations	As required by bidder	
Fire & Emergency Installations	As required services set up and general requirements	
Other Requirements		
Floor finishes	concrete – sealed – high performance, water based floor paint – colour grey	
Wall finishes	As required by bidder	
Ceiling finishes	As required by bidder	
Windows	See General	
Doors/ironmongery	As required by bidder (60 minute fire protection)	Single door to electrical riser room. Doors to plant room to suit contractors design in relation to delivery of M&E equipment etc. . External door to plant room to be secure to prevent unauthorised access
Furniture		
Other Fixtures/Fittings		All woodwork painted – knot, prime undercoat and satin finish - white

Staff and Ancillary- Laundry

Space Name	EC Laundry	Supplementary Information
Data Sheet Reference		
Primary Uses	<p>Scheme laundry facility managed by staff</p> <p>Room to be designed to accommodate 3 washers and 3 dryers, including 1 with sluice facility (appliance details contained within Accommodation Schedule detailed above)</p> <p>Room to include a sink and drainer</p> <p>Room to be located on an outside wall with adequate natural and mechanical ventilation</p>	
Potential Regular Occupancy		
Minimum Space Requirement	20m2	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	TBA	
Environment & Heating Requirements	LST radiator and cover	
Ventilation Requirements	a commercial extract ventilation with heat recovery system. Designed to suit manufacturer's data. Dryers externally ventilated.	
Power Requirements	To meet gas and electrical requirements of fit out and to suit number of appliances. (see FF&E for number and details of appliances)	ICT as per the separate ICT Requirements Specification document

Lighting Requirements	Vapour proof specialist lighting as required	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	Hot and cold water and wastes to meet fit out requirements	
Telecare Installations	Pull cord or other	
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	Heavy duty, enhanced slip resistant vinyl sheet flooring – welded joints and coving. Must be suitable for areas where contaminant spillages are likely to occur	Client to select colour / pattern from a selection provided by Contractor
Wall finishes	Painted plaster, tiled splash-back above any worktops	Ceramic tiles – Client to select choice from a range of samples provided. Painted plaster – as above - Magnolia.
Ceiling finishes	Suspended grid Ceiling	Suitable system for application and location in relation to sound, fire and moisture resistance. Include for non-corrosive grid system for higher humidity levels up to 100% RH. Tiles to resist permanent RH up to 95% and temporary considerations of up to 100%. Sound absorption – class A – ceiling tiles 600x600mm, Colour: White
Windows	See General	
Doors/ironmongery	926mm wide door set, including self-closer . Timber architraves etc. - painted	
Furniture		
Other Fixtures/Fittings	See full schedule of FF&E	All woodwork, prepared, primed, undercoat and satin – colour white

Staff and Ancillary – Electric Intake and Meter Room

Space Name	EC Electric Intake Meter Room	Supplementary Information
Data Sheet Reference		
Primary Uses	As required by M&E Services Engineering requirements	
Potential Regular Occupancy		
Minimum Space Requirement	10m2 [or As required services set up]	
Minimum Height Requirement	As required by services set up	
Adjacency Requirements	As required services set up	
Environment & Heating Requirements	As required services set up	
Ventilation Requirements	As required services set up	
Power Requirements	As required services set up	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	As required by bidder to suit design	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements	As required by bidder to suit design	
Telecare Installations	As required by bidder to suit design	
Fire & Emergency Installations	As required services set up and see general	
Other Requirements		
Floor finishes	As required by bidder to suit design	
Wall finishes	As required by bidder to suit design	
Ceiling finishes	As required by bidder to suit design	To be designed to suit application in relation to sound, fire and moisture resistance
Windows		
Doors/ironmongery	See General – internal and external doors to suit design. (60 minute fire protection)See General – internal and external doors to suit design. (60 minute fire protection)	

Furniture		
Other Fixtures/Fittings	See General	

Staff and Ancillary –Comms Room

Space Name	ICT	Supplementary Information
Data Sheet Reference		See ICT Design Requirements document for more specific details
Primary Uses	Communication equipment	
Potential Regular Occupancy		
Minimum Space Requirement	16m2	To contain the concentration point for all data and voice infrastructure and the point of ingress of external data communications provision (in line with government requirements for all new builds to be full fibre enabled as part of plan for UK to be full covered by fibre by 2033). The room is to contain at least 3 standard computer racks, 19inch wide and 1000mm deep, these require adequate working space to front and rear of at least 1000mm. Provision of environmental conditions and other aspects as specified in the 'NewExtraCare-ICT requirements.docx'
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	Managers office/Care staff/Management staff office	
Environment & Heating Requirements		
Ventilation Requirements	Contractors design – to suit usage, location and size of room etc.	
Power Requirements	See ICT specific requirements	
Lighting Requirements	Low energy to appropriate lux level. Contractor to calculate lux levels	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels
Water Requirements		
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements	data points	
Floor finishes	Slip resistant vinyl sheet flooring. Timber skirtings - painted	
Wall finishes	Painted plaster	As above - magnolia
Ceiling finishes	Suspended grid ceiling system	System to be designed and installed to suit application and location in terms of sound, fire and moisture. To provide a minimum sound absorption class 'C' and up to 0.75(H) and class 0 fire resistance. Tiles to be reinforced scratch resistant. Must provide a 30 year system guarantee. Board, Size: 600x600mm, Colour: White.
Windows	Opening with restrictors, blinds	
Doors/ironmongery	926mm wide, including self-closer (60 minute fire protection). Timber architraves - painted	
Furniture		
Other Fixtures/Fittings		All woodwork, prepared, knot, primed, undercoat and satin finish– colour white

Staff and Ancillary – Mobility Scooter and Recharging Store

Space Name	Mobility Scooter and Recharging store	Supplementary Information
Data Sheet Reference		General requirements

Fire Resistance – Structure

The Fundamental basis for any area is the fire resistance. To that end the fire resistance standard for structure should be a minimum of sixty minutes fire resistance cube;

1. All walls/ceilings

60 minutes integrity. Any stud partition would be double boarded with 12.5mm plasterboard staggered joints, taped and skimmed.

- a) Any screens, walls and doors should be fire resistant to sixty minute standards. If glazing is to be provided then it must satisfy the integrity criterion for 60minutes
- b) Any voids between wall surfaces to be fire foamed or sealed with fire sealant
- c) Any stud walls must be built to the true ceiling height
- d) Ceiling to be suspended grid system with ceiling tiles, designed to suit application in relation to sound, fire and moisture. In relation to fire resistance is much achieve class 0 rating

2. Door sets should:

- e) should be 1050mm clear opening width, be self-closing and when fitted in its frame be capable of meeting the performance requirements for a FD60S door - i.e. a fire door assembly which would satisfy the integrity criterion for 60 minutes if tested in accordance with BS EN 1634-1 and restrict the passage of smoke at ambient temperature to a leakage rate not exceeding 3m³/m/hour (head and jambs only) when tested at 25 Pa under BS 476:Section 31.1
- f) Any hardware used should be BS476 rated CE Marked
- g) If glazing is to be provided then it must satisfy the integrity criterion for 60minutes
- h) External Door should be automatic in operation with emergency button override and must fail safe closed on activation, however mechanism/magnets must de-energise allowing door to be manually opened
- i) Internal door to enter room should be automatic in operation with emergency override fitted outside the room and inside the room and must fail safe closed on activation, however mechanism/magnets must de-energise allowing door to be manually opened

Note:

With reference to door from communal areas to scooter park, where automatic doors are used and accessed via a dongle or key fob it is essential that a break glass to unlock door box be sited **in the communal area** adjacent door.

		<p>Within the room each automatic door to have manual push button to open and the exterior door to also have emergency break glass to open box fitted adjacent external door on inside of room</p> <p>3. Fire alarms</p> <p>Room must be provided with smoke detection linked to the existing BS5839 Pt. 1 system which must be a L1 (monitored via ARC) – two detectors should be fitted, these to be optical, to reduce chance of unwanted fire signals.</p> <p>4. Charging Equipment</p> <p>50mm x 50mm steel trunking mounted on all walls to be used for charging, mounted at a height of 1m from ground level.</p> <p>A metal clad 30mA RCD, 13A power socket mounted under trunking with 20mm coupling gap. Two 30A ring circuits evenly divided into room, powered from landlord's main distribution board.</p> <p>The two ring circuits are to be timed and energised from 0700 hours to 22:00 hours The scooter charging power points shall be on 24 hour programmer.</p> <p>5. Lighting</p> <p>LED lighting to be designed to comply with Building regulations and CIBSE guides. Switched via an occupancy detector with day night facility.</p> <p>Emergency lighting to be provided within the mobility scooter room and on external face of building above external door and as required to illuminate any ramp etc.</p> <p>6. Mechanical ventilation</p> <p>Mechanical input/extract ventilation</p> <p>7. Signage</p> <p>External</p> <p>Mobility scooter Parking/charging room only No personal goods or storage</p> <p>Internal</p> <p>Door "Fire Door Keep Shut" on doors to communal area only Mobility scooter Parking/charging room only No personal goods or storage Electrical power to chargers operates between 7am to 10pm</p> <p>8. Decoration/flooring</p>
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		<p>All wall/ceiling surfaces to be Class 'O' fire rated, white ceilings, magnolia walls, white woodwork including skirtings. Floor surfaces to be commercial/heavy duty vinyl covering (wood effect), Class 'O' fire rated. Scooter charging bays to be demarcated individually. Barrier matting within the immediate entrance from the outside (recessed or flush)</p> <p>9. Safety Features With reference to door from communal areas to scooter park, where automatic doors are used and accessed via a key fob it is essential that a break glass to unlock door box be sited in communal area adjacent door. Within the room each automatic door to have manual push button to open and the exterior door to also have emergency break glass to open box fitted adjacent external door on inside of room.</p>
Primary Uses		
Potential Regular Occupancy		
Minimum Space Requirement	<p>Size is based on achieving approximately 20% of residents having a mobility scooter Scooter store to be a self-contained fire compartment with 2 automatic doors (internal and external) with level access from outside. Access achieved via a fob (only issued to residents with a scooter) Location ideally adjacent to front entrance and car park</p>	
Minimum Height Requirement	2.4m between finished floor level and ceiling	
Adjacency Requirements	Direct access from car park plus direct access internally from communal corridor / reception	
Environment & Heating Requirements		
Ventilation Requirements	a commercial extract ventilation with heat recovery system	mechanical input/extract ventilation system
Power Requirements	<ul style="list-style-type: none"> - Controlled entry and both inner door and external door – fob access. - Wall mounted sockets for scooter charging. - Number of scooters able to fit into scooter store is equivalent to number of charging points required. - Connected to Sprinkler system - 14 charging points (based upon a 65 unit scheme) - Break glass in case of emergency, lighting etc. 	ICT as per the separate ICT Requirements Specification document
Lighting Requirements	Low energy to appropriate lux level. Contractor to calculate lux levels	See general in relation to ensuring compliance with Building Regulations
Water Requirements		
Telecare Installations	Pull cord or other	
Fire & Emergency Installations	See general	
Other Requirements		
Floor finishes	<p>Floor Concrete, with heavy duty wood effect vinyl flooring. Scooter bays demarcated Barrier matting within entrance of scooter store from outside – recessed or flush fitting</p>	
Wall finishes	Painted – plaster	As above – Magnolia. All wall/ceiling surfaces to be Class 'O' fire rated
Ceiling finishes	<p>Suspended MF ceiling, plasterboard and skim, plus access panels as deemed necessary Suspended grid ceiling system.</p>	System to suit application / location in relation sound, fire and moisture – Colour - White.
Windows	n/a	
Doors/ironmongery	<p>2x1050mm clear opening doors to allow access for large mobility scooters Automatic openers with key fob access to both doors. Timber architraves etc. - painted</p>	
Furniture		
Other Fixtures/Fittings		Timber skirtings All woodwork – white satin finish

Communal Facilities – Residents refuse & recycling collection point(s) & Main Refuse Store

Space Name	Residents Refuse and recycling point(s) and Main Refuse Store	Supplementary Information	
Data Sheet Reference	<p>Tap installed internally for cleaning bins and bins store and drain</p> <p>Main Refuse store to be located with easy access from main road and to include level access for moving bins.</p> <p>Main Refuse store to include restricted / controlled access from inside the building to prevent unauthorised access.</p> <p>With regards to the Residents refuse and Recycling Collection Point(s), the number of collection point(s) shall be determined by the Contractor as part of the overall design considerations and should further residents refuse and recycling collection point(s) be required on subsequent floors above the ground floor, the Contractor shall include these as deemed necessary.</p> <p>Contractor shall supply an appropriate number of 1100 litre black and green paladin wheelie bins with lids within the Main Refuse store to suit to the size of the scheme in relation to number of apartments and taking into account the requirements of the staff ancillary rooms and offices.</p> <p>In addition, the Contractor shall provide an appropriate number of 80 litre black and green outdoor type dustbins with lids within the residents refuse and recycling point(s). All based upon the size of the scheme in relation to the number of apartments within the scheme, combined with the requirements of the staff ancillary rooms and offices.</p> <p>For more information, assistance or clarification in relation to the bins types and number of each type of bin, please contact Naomi Swinden within Waste Management on Leeds Tel – 0113 3786365 or Mob – 07891270225 or email : Naomi.Swinden@leeds.gov.uk</p>	<p>Bin storage</p>	<p>Internal Refuse storage should be designed to accommodate the required number of black and green 80 litre bins with lids (within the residents refuse and recycling collection point(s) and adequate number of 1100 litre black and green paladin wheelie bins within the main refuse store to suit the size of the scheme (65 units, plus ancillary staff / office accommodation)</p> <ul style="list-style-type: none"> • LCC Waste Management will only collect bins from a bin store which is accessed externally to the main building. • Bins cannot be transported up or down floors in service lifts. • Segregated areas where possible within bin stores for waste and recycling to reduce contamination. • Main refuse store to be designed to allow the large wheelie bins to be safely and easily manoeuvred in and out of the refuse store • If security is required to bin stores gate keys and fobs to be discouraged in favour of coded entry.
		<p>Access</p>	<ul style="list-style-type: none"> • Access to bin stores must remain free from obstruction i.e. no parked cars. Ideally there should be hatching immediately in front of the bin stores. • The travel route for collection and return of bins to the bin store must have a minimum distance of 2 metres between parked cars.
		<p>Presentation</p>	<ul style="list-style-type: none"> • Bins stores or presentation points to be no more than 20 metres away from the point of emptying. • On street presentation of communal bins to be discouraged.
		<p>Terrain</p>	<ul style="list-style-type: none"> • Well maintained solid surfaces required e.g. block paving, concrete, tarmac. No cobbles, grass, gravel, potholes etc. • Gradients of any ramps must be no steeper than 1:16. • No steps within the travel route for the collection and return of bins.

			<ul style="list-style-type: none"> Where bins are to be moved off a pavement dropped kerbs are required.
Primary Uses	Storage of refuse for collection, storage of recyclables Storage of clinical waste for collection	Note, residents or staff will initially use the residents refuse and recycling point(s) for collection and disposal of refuse, which shall then be transferred by on-site staff into the larger 1100 litre wheelie bins for general refuse collection and disposal from the site	
Potential Regular Occupancy			
Minimum Space Requirement	To be determined by bidders		
Minimum Height Requirement			
Adjacency Requirements	Easily accessible from external service entrances to rear and for collection by refuse collection service.		
Environment & Heating Requirements			
Ventilation Requirements	As determined by bidder		
Power Requirements	As determined by bidder		
Lighting Requirements	Waterproof lighting	See general in relation to LED lighting and compliance with Building Regulations and CIBSE guides in relation to Emergency lighting and lighting levels	
Water Requirements	Insulated water point and tap within large bin store		
Telecare Installations			
Fire & Emergency Installations	See general		
Other Requirements	Suitable secure fencing.		
Floor finishes	Concrete Heavy duty Resilient, non-slip wood effect flooring within the residents refuse and recycling collection point(s) and High performance water based floor paint within the main refuse store. Including gulley for cleaning and removing standing water.		
Wall finishes	Painted fair faced blockwork – minimum 2 coats of magnolia emulsion to provide a high quality finish - matt		
Ceiling finishes	Design, supply and install a suspended demountable grid system to suit application and location in relation to sound, fire and moisture. In relation to fire it shall achieve class 0 fire resistance.		
Windows			
Doors/ironmongery	Aluminium powder coated heavy duty double doors. Minimum of 1800mm wide to main refuse store. 926mm wide fire door set between communal area and residents refuse and recycling collection point(s) and the main refuse store. The internal door between the residents refuse and recycling collection point(s) and the main refuse store to be secure and lockable to prevent unauthorised access into the main building. (Key pad or controlled fob access for staff only).		
Furniture			
Other Fixtures/Fittings	Hose, drum wall mounted, sufficient bin capacity for unit size, set of recycling bins Cleaner bucket sink with hinged grill Gulley for cleaning and removing any standing water Final FF&E schedule to be determined		

Communal Facilities (External)

Space Name	EC External	Supplementary Information
Data Sheet Reference		
Primary Uses	General and secure outdoor activity areas for residents and visitors.	

	<p>Car Parking for staff and visitors. Service deliveries. Refuse collection Storage area to suit refuse / waste associated with the commercial kitchen Secure cycle storage provision All to be determined by Planning upon receipt of Contractors proposals</p>	
Power Requirements	External waterproof socket outlets to appropriate locations to suit Contractors design	
Lighting Requirements	<p>As required by landscape design, plus sensor lighting to garden areas. External lighting around the building and car park to be designed to include the following : Around the building and Car park - Dark sky illumination periods and to "Dark Sky" standards recommended by planning and the environment. External lighting to prevent stray lighting and glare onto other properties and the highway. Special care needs to be undertaken with the lighting design around the accommodation building to ensure that no stray light enters the tenants' flats. LED lighting to any communal terracing, plus private patios and balconies</p>	See output specification for more details
Water Requirements	Hose points to garden and refuse areas	
Telecare Installations		
Fire & Emergency Installations	See general	
Other Requirements		
Surface finishes	Identify between footways, road and parking areas	
Laundry drying	3 x 6' wide heavy duty rotary dryers. Min 1.95m high x 2.0m span. 50mm heavy duty pole and all securely fixed in a ground screw fixing. All as per manufacturer's instructions	
CCTV	CCTV system as described within the General Requirements Design and output specification.	
Other areas Fixtures/Fittings	<p>Tenants' themed secure garden and secure areas, mix soft, hard and grassed landscaping, mix of seating, paved areas, appropriate lighting to navigate around on an evening General areas of garden, mix soft, hard and grassed landscape,</p> <ul style="list-style-type: none"> - hard and soft landscaping - Raised planters and seating areas. - Paved patio area - Grassed areas to be turfed not seeded to main residents' garden area and adjacent main elevations <p>paved access to mobility scooter store Areas for Parking (including overnight secure parking areas) and space for deliveries to kitchen and refuse collection with appropriate turning facility. 8x6 Potting shed (1No)) and 12x6 garden store (1No), all to suit wheelchair access and located on and secured to a level base. All to be robust. Allow for fitting a 49mm weatherproof padlock with hasp and staple to garden store. Roof covering to garden store to be EPDM. Attractive feature canopy to front main entrance Cycle storage provision (as per planning compliance) Waste / Refuse storage area to suit commercial kitchen</p>	<p>Paved areas / patios /terracing should be designed to a have a positive fall away from the building. Gradients should be preferred 1 in 60. If site conditions require external areas to fall towards the buildings then a suitable drainage solution is required to ensure any water does not stand against / adjacent to the building fabric. All hard surfaces to have a textured finish to reduce the possibility of slipping in wet conditions</p> <p>All to be laid in accordance with current BS EN requirements. Contractor to provide detailed paving specification for consideration and comment to the client and technical representatives a minimum of 10 week prior to commencement. Raised planter details to be included within the design and the specific details provided to the client for consideration and comment 10 weeks prior to installation.</p> <p>Potting shed and garden store details to be included within the design proposals and the specific details to be provided to the client for consideration and comment 10 weeks prior to commencement</p> <p>Feature canopy, cycle storage provision and refuse store details to be included within the design and the specific details provided to the client for consideration and comment 10 weeks prior to commencement.</p> <p>Any gates forming part off the overall design proposals shall be powder coated and secure. 1.8m high x 1000mm clear opening width. The gates shall also be designed to be locked with a manual push open mechanism with automatic unlock in the event of a fire.</p>

		<p>Heavy duty and robust timber seating to be provided. Details to be provided for consideration and comment prior to ordering and delivery. See FF&E for more details.</p> <p>Heavy duty cycle hoops, securely fixed and located with good visibility</p>
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