



## Invitation to Tender:

Accommodation Fit-Out self-contained,  
single occupancy, residential units (two x two)

to provide sustainable/legacy taskforce for dune management  
at Gibraltar Point and Saltfleetby-Theddlethorpe Dunes  
National Nature Reserves, Lincolnshire

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## **PART I – TENDERING PROCESS**

### **i. Background information**

#### **a. About Lincolnshire Wildlife Trust**

Lincolnshire Wildlife Trust [www.lincstrust.org.uk](http://www.lincstrust.org.uk) operates across Greater Lincolnshire. It is one of 46 in The Wildlife Trusts partnership which together covers the whole of the UK. The Trust's vision is *of a thriving natural world, with our wildlife and habitats playing a valued role in addressing the climate and ecological emergencies, and people inspired and empowered to take action for nature.*

The Trust manages around 100 nature reserves covering around 8,500 acres and has a staff complement of around 75. The Trust has an annual turnover in the region of £3.0m raised primarily from voluntary contributions from supporters.

#### **b. Dynamic Dunescapes**

The Dynamic Dunescapes DuneLIFE project [www.dynamicdunescapes.co.uk](http://www.dynamicdunescapes.co.uk) (LIFE 17 NAT/UK/000570) is a five-year project running from September 2018. Declines in the extent and quality of sand dunes, often due to over-stabilisation, have reached a critical point. The latest Article 17 UK report states all seven sand dune habitats and H3110 freshwater feature are in an overall bad conservation status. DuneLIFE will improve the SAC's condition by tackling the root causes of decline such as over-stabilisation, encroachment of invasive species and nutrient enrichment. It will implement best practice techniques in ways which are sustainable and promote their replication and transfer.

The LIFE project is led by Natural England working in partnership with National Trust, Plantlife and three Wildlife Trusts including Lincolnshire. The project is financially supported by LIFE, a financial instrument of the European Commission and the National Lottery Heritage Fund. This project is under action code C4 Dynamic Dunescapes (DuneLIFE) LIFE17NAT/UK/000570; HG-16-08643

#### **c. The Works**

Fit-out accommodation to provide sustainable/legacy taskforce for dune management at Gibraltar Point and Saltfleetby-Theddlethorpe Dunes National Nature Reserves.

Two self-contained, single occupancy, residential units at each location (total 4).

Addresses:

- Sykes Farm, Gibraltar Point, Skegness, PE24 4SU
- Natural England Reserve Office, Sea View Road, Saltfleetby, Louth, LN11 7TR

Construction is in a rural location adjacent to existing offices/operational base near a National Nature Reserve in a coastal flood zone.

Reference plans 1065 – 01A, 01B, 02A and 03A

Form of contract is standard JCT design and build



**d. Works timescales**

Invitation to tender published	4 April 2022
Deadline to submit questions in writing to LWT	21 April 2022
Pre-tender meeting	28 April 2022
Closing date for tender responses	18 May 2022
Final shortlisting by	20 May 2022
Standstill letters sent by	23 May 2022
End of standstill period and award of contract	6 June 2022
Contract start date/inception meeting	10 June 2022
Contract end date	TBC



## ii. Instructions and information for Tenderers

### 1. General

- a. Tenders must be submitted in accordance with these instructions and any further instructions contained in other documentation issued by Lincolnshire Wildlife Trust.
- b. It would be helpful if Tenderers who do not wish to submit a Tender should state their reasons for not Tendering, although there is no obligation to do so.
- c. Tenders may be rejected if any of the requested information is not supplied with the Tender or if the submission fails to comply with the format and presentation guidance.
- d. Tenderers should note that during this Tender process they must not contact any of Lincolnshire Wildlife Trust's respective Board, members, senior managers, employees or advisers, or any third parties connected to Lincolnshire Wildlife Trust, or any advisers to this procurement including Build Design Limited, Horncastle, outside of the process outlined within this section and elsewhere within this document.
- e. A Tenderer shall not have a conflict of interest. All Tenderers found to have a conflict of interest shall be disqualified. A Tenderer may be considered to have a conflict of interest with one or more parties in this Tendering process, if:
  - they have controlling partners in common; or
  - they receive or have received any direct or indirect subsidy from any of them; or
  - they have the same legal representative for purposes of this Tender; or
  - they have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the Tender of another Tenderer, or influence the decisions of Lincolnshire Wildlife Trust regarding this Tendering process; or
  - a Tenderer, its affiliates or parent organisation has participated in the feasibility or design stages of a project, that Tenderer, its affiliates or parent organisation shall not be eligible to participate in a Tender for contracts involving the supply of goods, works or services, including architectural or engineering services, for the project, unless it can be demonstrated that such participation would not constitute a conflict of interest. Such determination must be made prior to the submission of a Tender; or
  - a Tenderer or any of its affiliates has been hired, or is proposed to be hired, by Lincolnshire Wildlife Trust for the supervision of the contract.



## 2. Preparation of Tender Document

Where applicable, the Tenderer is advised to visit and examine the project site and obtain for itself on its own responsibility all information that may be necessary for preparing the Tender and entering into a contract for the provision of the requirements. The costs of visiting the site shall be at the Tenderer's own expense.

The Tenderer's designated representative is invited to attend a pre-Tender meeting on **28 April 2022**. The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised at that stage.

The Tenderer is requested, as far as possible, to submit any questions in writing, to reach Lincolnshire Wildlife Trust not later than one week before the meeting, **21 April 2022**.

Minutes of the pre-Tender meeting, including the text of the questions raised without identifying the source, and the responses given, together with any responses prepared after the meeting, will be published on the website. Any modification to the Tender Document that may become necessary as a result of the pre-Tender meeting shall be made by Lincolnshire Wildlife Trust exclusively through the issue of an Addendum and not through the minutes of the pre-Tender meeting.

Any addendum issued shall be part of the Tender Document and shall be communicated in writing to all who have obtained the Tender Document from Lincolnshire Wildlife Trust.

To give prospective Tenderers reasonable time in which to take an Addendum into account in preparing their Tenders, the Lincolnshire Wildlife Trust may, at its discretion, extend the deadline for the submission of Tenders.

At any time, Lincolnshire Wildlife Trust may decide to cancel the Tendering procedure with justification. If the Tender is cancelled this will be notified to every Tenderer. Information about the time schedule for re-Tendering will be included in the notice.



### 3. Contents of Tender Documents

All responses to this Invitation to Tender must be in English.

The Tenderer shall bear all costs associated with the preparation and submission of its Tender, and Lincolnshire Wildlife Trust shall not be responsible or liable for those costs, regardless of the conduct or outcome of the Tendering process.

Lincolnshire Wildlife Trust reserves the right, at its discretion, to request clarification in writing, or further relevant information, from any Tenderer post submission of the Tender response by such Tenderer.

#### I. Documents Comprising the Tender

The Tender shall comprise the following:

- i. Letter of Tender
- ii. Details of proposed subcontractors
- iii. Method Statement
- iv. Experience and capability

#### II. Alternative Tenders

Alternative Tenders shall not be permitted.  
Alternative times for completion are not permitted.

#### III. Tender Prices and Discounts

The prices quoted by the Tenderer shall be fixed during the performance of the Contract.

#### IV. List of proposed subcontractors

Where the Tenderer proposes to use a named sub-contractor(s) for the execution of any part of the Works, the Tenderer shall provide the following information for each proposed sub-contractor:

- name, head office address, place of incorporation/registration, year of incorporation/ registration and contact details;
- brief description and the estimated value of the part of the Works, which is intended to be sub-contracted;
- description of the capability and resources of the named sub-contractor(s) to perform the proposed part of the Works including:
  - experience and past performance on the execution of similar works;
  - capabilities with respect to personnel, equipment, and construction, and
  - financial position
- appropriate justification of the need for the use of the proposed sub-contractor for the execution of the Works.

**V. Documents Establishing the Qualifications of the Tenderer**

If a Tenderer wishes to claim the experience and capability of its parent company for the purposes of meeting the minimum qualification requirements, the Tenderer shall submit with its Tender an irrevocable guarantee from its parent company. The format of the parent company guarantee shall be approved by Lincolnshire Wildlife Trust prior to Tender submission and shall specify, as minimum:

- the names of the parties to the parent company guarantee including the name of the Employer, the Tenderer and its guarantor;
- the name of the Contract relating to which the guarantee is provided;
- the cumulative limit of liability of the Guarantor under the guarantee which shall not be less than the limit of liability of the Tenderer under the Contract;
- failure to furnish suitable parent company guarantee may result in the rejection of the Tender.

**VI. Period of Validity of Tenders**

Tenders shall remain valid for 90 days after the 18 May 2022, the Tender submission deadline. A Tender valid for a shorter period shall be rejected by Lincolnshire Wildlife Trust as non-responsive.

**VII. Tender Security**

A tender security is not required.

**VIII. Format and Signing of Tender**

In addition to the original Tender documents, the Tenderer shall submit an electronic proposal by email to [tenders@lincstrust.co.uk](mailto:tenders@lincstrust.co.uk). In the event of any discrepancy between the original and the copy, the original shall prevail.

The original copy of the Tender shall be typed and shall be signed by a person duly authorised to sign on behalf of the Tenderer. This authorisation shall consist of a written confirmation and shall be attached to the Tender.

**IX. Deadline for Submission of Tenders**

For the attention of:

Paul Learoyd  
Lincolnshire Wildlife Trust  
Banovallum House  
Manor House Street  
Horncastle  
LN9 5HF

**The deadline for Tender submission is 4.30 pm on 18 May 2022**



**Letter of Tender**

*The Tenderer must prepare the Letter of Tender on stationery with its letterhead clearly showing the Tenderer's full name and address.*

Date: \_\_\_\_\_

To:

We, the undersigned, declare that:

- I. We have examined and have no reservations to the Tender Documents.
- II. We offer to execute in conformity with the Tender Documents the following Works:  
\_\_\_\_\_
- III. The total price of our Tender is: \_\_\_\_\_
- IV. Our Tender shall be valid for a period of \_\_\_\_\_ days from the date fixed for the Tender submission deadline in accordance with the Tender Documents, and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
- V. We acknowledge that the Appendix forms part of this Letter of Tender.
- VI. We, including any subcontractors or suppliers for any part of the contract, do not have any conflict of interest.
- VII. We are not a government owned entity.
- VIII. We understand that this Tender, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us, until a formal contract is prepared and executed.
- IX. We understand that you are not bound to accept the lowest evaluated Tender or any other Tender that you may receive.
- X. If awarded the contract, the person named below shall act as Contractor's Representative  
\_\_\_\_\_

Name:

In the capacity of:

Signed:

Duly authorised to sign the Tender for and on behalf of:

Date:





#### 4. Submission and Opening of Tender

Tenders will be received up to 4.30 pm on 18 May 2022. It is the Tenderer's responsibility to ensure that their Tender is received on time. Lincolnshire Wildlife Trust may not consider any Tender received after that time unless there is sufficient evidence to pre-suppose its due delivery.

Tenderers submitting Tenders by mail or by hand shall enclose the original.

The envelopes shall:

- (a) bear a warning not to open before the time and date for Tender opening;
- (b) be addressed to Paul Learoyd, Lincolnshire Wildlife Trust;
- (c) bear the specific identification of this Tendering process.

Lincolnshire Wildlife Trust does not acknowledge receipt of Tender documents and accepts no responsibility for loss or non-receipt of applications.

A Tenderer may withdraw, substitute, or modify its Tender after it has been submitted by sending a written notice, duly signed by an authorised representative, and shall include a copy of the authorisation. The corresponding substitution or modification of the Tender must accompany the respective written notice. All notices must:

- (a) be received by Lincolnshire Wildlife Trust prior to the deadline prescribed for submission of Tenders;
- (b) the respective envelopes must be clearly marked "Withdrawal," "Substitution," "Modification"; and
- (c) only Tenders that are opened and read out at Tender opening shall be considered further.

Lincolnshire Wildlife Trust shall open all other envelopes one at a time and read out the name of the Tenderer, the Tender Price(s), and any other details as Lincolnshire Wildlife Trust may consider appropriate. No Tender shall be rejected at Tender opening except for late Tenders.

Lincolnshire Wildlife Trust shall prepare a record of the Tender opening that shall include, as a minimum:

- (a) the name of the Tenderer and whether there is a withdrawal, substitution, or modification;
- (b) the Tender Price.

The Tenderer must not inform anyone else of their Tendered price. The only exception is where the Tenderer is required to obtain an insurance quotation to calculate the Tender Price; then the Tenderer may give details of their bid to the insurance company or brokers, if requested.

## 5. Examination of Tenders

Lincolnshire Wildlife Trust shall examine the technical aspects of the Tender to confirm it is a substantially responsive Tender - one that meets the requirements of the Tender Document without material deviation, reservation, or omission.

- (a) "Deviation" is a departure from the requirements specified in the Tender Document.
- (b) "Reservation" is the setting of limiting conditions or withholding from complete acceptance of the requirements specified in the Tender Document.
- (c) "Omission" is the failure to submit part or all of the information or documentation required in the Tender Document.

If a Tender is not substantially responsive to the requirements of the Tender Document, it shall be rejected by Lincolnshire Wildlife Trust.

Provided that a Tender is substantially responsive, Lincolnshire Wildlife Trust may waive any quantifiable nonconformity in the Tender that do not constitute a material deviation, reservation or omission.

Information relating to the evaluation of Tenders shall not be disclosed to Tenderers or any other persons not officially concerned with such process until information on Contract award is communicated to all Tenderers.

Lincolnshire Wildlife Trust may be obliged to disclose information provided by Tenderers in response to this Invitation to Tender under the Freedom of Information Act 2000, all subordinate legislation made under this.

Tenderers should be aware that the information they provide could be disclosed in response to a request under the Freedom of Information Legislation. Lincolnshire Wildlife Trust will proceed on the basis of disclosure unless an appropriate exemption applies. Tenderers should be aware that despite the availability of some exemptions, information may still be disclosed if the public interest in its disclosure outweighs the public interest in maintaining the exemption. Please note that Responses to this Tender cannot be covered by a general statement regarding confidentiality; instead any specific areas of confidential information should be highlighted as such. Lincolnshire Wildlife Trust accepts no liability (including for negligence) for loss as a result of any information disclosed in response to a request under the Freedom of Information legislation. Tenderers should highlight information in their responses that they consider to be commercially sensitive or confidential in nature, and should state the precise reasons for this, including any exemptions which may apply.

Lincolnshire Wildlife Trust will use reasonable endeavours to consult with Tenderers over the release of information that is highlighted by them as commercially sensitive or confidential. However, any decision on disclosure of information relating to this Tender will be at Lincolnshire Wildlife Trust's sole discretion.

Any attempt by a Tenderer to influence improperly Lincolnshire Wildlife Trust in the evaluation of the Tenders or Contract, award decisions may result in the rejection of its Tender.

From the time of Tender opening to the time of Contract award, if any Tenderer wishes to contact Lincolnshire Wildlife Trust on any matter related to the Tendering process it should do so in writing.



Except where Lincolnshire Wildlife Trust considers that questions are not material to the procurement process and the fullest understanding of its objectives, such questions and their subsequent replies will be disseminated to all Tenderers. Tenderers should note in relation to all responses to questions in connection with this Invitation to Tender that Lincolnshire Wildlife Trust makes no guarantee that such information in response to questions will be made available and are not warranting its accuracy.





## 6. Tender Evaluation and Comparison

Lincolnshire Wildlife Trust will evaluate all Tenders on the basis of the “Most Economically Advantageous Tender”. The overall evaluation process will be conducted in a fair and equitable manner, so that Lincolnshire Wildlife Trust is able to consider the value for money of each proposal.

If in the opinion of Lincolnshire Wildlife Trust the Tender is seriously unbalanced or front-loaded, or substantially below the Lincolnshire Wildlife Trust’s threshold for an abnormally low Tender (£20,000), Lincolnshire Wildlife Trust may require the Tenderer to produce detailed price analyses for any or all items of the Bill of Quantities, to demonstrate the internal consistency of those prices with the methods and schedule proposed.

The capabilities of the subcontractors proposed will also be evaluated for acceptability in accordance with the criteria and methodologies defined in the Award and Selection Criteria. Their participation should be confirmed with a letter of intent between the parties, as needed.

Lincolnshire Wildlife Trust expressly reserves the right not to award any contract as a result of this procurement process and it shall not be liable for any costs incurred by Tenderers.



## 7. Award of Contract

Lincolnshire Wildlife Trust shall award the Contract to the Tenderer whose offer has been determined to be the most economically advantageous, provided that the Tenderer is determined to be qualified to perform the Contract satisfactorily.

Standstill letters informing the Tenderers of the Contract award decision will be sent to all participants stating that the Contract will be awarded on expiry of the standstill period (not less than 10 calendar days).

After publication of the award, unsuccessful Tenderers may request in writing to Lincolnshire Wildlife Trust for a debriefing seeking explanations on the grounds on which their Tenders were not selected. Lincolnshire Wildlife Trust shall promptly respond in writing to any unsuccessful Tenderer who, after Publication of Contract award, requests a debriefing.

Promptly after the standstill period, Lincolnshire Wildlife Trust shall send the successful Tenderer the Contract Agreement. Until a formal Contract is prepared and executed, the notification of award shall constitute a binding Contract.

Within twenty-eight (28) days of receipt of the Contract Agreement, the successful Tenderer shall sign, date, and return it to Lincolnshire Wildlife Trust.

Failure of the successful Tenderer to sign the Contract shall constitute sufficient grounds for the annulment of the award. In that event Lincolnshire Wildlife Trust may award the Contract to the next lowest evaluated Tenderer whose offer is substantially responsive and is determined by Lincolnshire Wildlife Trust to be qualified to perform the Contract satisfactorily.

Changes (or contract modifications) for additional works or services can only be awarded 'directly' (ie without prior advertising) if the cumulative conditions set out in Article 31(4)(a) of Directive 2004/18/EC are met. Changes that constitute modifications to the essential conditions of the contract, must be considered equivalent to the conclusion of a new Contract, requiring, in principle, a new Tender.



## PART II – Requirements

### a. Scope of Works and Specification

Detailed in Annex 2

### b. Budget

The anticipated project value is £80,000 excluding VAT.

### c. Drawings

Detailed in Annex 3

## Annexed documents

Annex 1: Selection and Award Criteria

Annex 2: Scope of Works and Specification

Annex 3: Drawings



## Annex 1: Selection and Award Criteria

### Evaluation of Tenders

All Tenders received will be evaluated by officers of Lincolnshire Wildlife Trust. There will be a number of stages to the evaluation process as follows:

The criteria and weightings against which Tenders will be assessed are:

- a) Price ..... **60%**
- b) Non-Price ..... **40%**
  - i. Method Statements ..... (25%)
  - ii. Completion Date ..... (15%)

In the event that evaluating officers, acting reasonably, consider that a Tender is fundamentally unacceptable on any issue, then regardless of the Tender's other merits or its overall score, and regardless of the weighting scheme, that bid may be rejected.

### PRICE (60%)

Tenderers' price scores will be calculated based upon the lowest price submitted by Tenderers.

The Tenderer with the lowest price will be awarded the full score of 60%, with the remaining Tenderers gaining pro-rated scores in relation to how much higher their prices are when compared to the lowest price.

**Table A – Price Evaluation Model**

Price	(price – lowest price) / lowest price = % above lowest price	100% - % above lowest price	Maximum points x (100% - % above lowest price)	Final Score
£100	(£100 - £100) / £100 = 0.00%	100% - 0.00% = 100.00%	60 x (100% - 0.00%) = 60.00	60.00
£125	(£125 - £100) / £100 = 25.00%	100% - 25.00% = 75.00%	60 x (100% - 25.00%) = 45.00	45.00
£150	(£150 - £100) / £100 = 50.00%	100% - 50.00% = 50.00%	60 x (100% - 50.00%) = 30.00	30.00
£175	(£175 - £100) / £100 = 75.00%	100% - 75.00% = 25.00%	60 x (100% - 75.00%) = 15.00	15.00
£200	(£200 - £100) / £100 = 100.00%	100% - 100.00% = 0.00%	60 x (100% - 100.00%) = 0.00	0.00

## NON-PRICE (40%)

### Method Statements (25%)

Tenderers are asked to explain how they will meet Scope of Works and Specification.

Each Method Statement will be scored on a scale of 0 to 3 points, in accordance with the following scheme:

0	The response raises major concerns about understanding or approach which are potentially highly detrimental to satisfactory service delivery or contract performance.
1	The response suggests significant shortcomings of understanding or approach which may impact on service delivery or contract performance.
2	The response suggests minor shortcomings of understanding or approach which may impact to a short extent on service delivery or contract performance.
3	The response raises no concerns about understanding or approach to service delivery or contract performance.

If a Tender scores '0' this will give grounds for excluding that Tender from any further consideration. For any Tenders so excluded, the relevant price will also be excluded from the evaluation.

### Completion Time (15%)

Tenderers are asked to specify their estimated completion date. The supplier offering the earliest date will be awarded the full score of 15%, with the remaining Tenderers gaining prorated scores in relation to how much longer their lead time is when compared to the shortest lead time. Where a range is given the median point of the range will be used for the evaluation.

**Table C – Completion Time Evaluation Model**

Lead Time (in number of days)	(lead time – shortest lead time) / shortest lead time = % above shortest lead time	100% - % above shortest lead time	Maximum points x (100% - % above shortest lead time)	Final Score
90	$(90 - 90) / 90 = 0.00\%$	100% - 0.00% = 100.00%	15 x (100% - 0.00%) = 15.00	15.00
100	$(100 - 90) / 90 = 11.11\%$	100% - 11.11% = 88.89%	15 x (100% - 11.11%) = 13.33	13.33
120	$(120 - 90) / 90 = 33.33\%$	100% - 33.33% = 66.67%	15 x (100% - 33.33%) = 10.00	10.00
150	$(150 - 90) / 90 = 66.67\%$	100% - 66.67% = 33.33%	15 x (100% - 66.67%) = 5.00	5.00
180	$(180 - 90) / 90 = 100.00\%$	100% - 100.00% = 0.00%	15 x (100% - 100.00%) = 0.00	0.00



## Annex 2: Scope of Works and Specification Fit-Out

### General

- All work to NHBC standards and to the satisfaction of the Project Manager and Building Control Officer.
- Contractor is responsible for the detail design and providing sufficient drawings, specification notes and other information so that a Full Plans Approval Notice can be obtained by Lincolnshire Wildlife Trust.
- Contractor is responsible for ensuring the design meets all fire regulations (note that a sprinkler system may be unavoidable due to layout).
- Precise information concerning holes, mounting studs, fixings, holes and apertures to be provided in a timely manner to the Shell Contractor.
- All lights to be low-energy.
- Contractor to size and specify appropriate heaters based on the SAP calculations.
- Airtightness target to be 1.5 ACH @ 50 Pa.
- Literature and samples to be provided as necessary.
- Tender price to include for all necessary works indicated by the drawings and given below.

### Floors

- 2-4 mm underlay and 8-10 mm approved spec engineered flooring provided to all areas other than shower room and new stairs
- Non-slip Altro flooring (osa) with welded skirting to shower room
- Internal recessed matwell (800 x 500 x 30) at D1

### Wall finishes

- Walls to be internally lined with 15 mm fire line plasterboard

### Ceiling finishes

- Tapered edge 15 mm plasterboard fixed to the joists, with suitable VCL, and joints taped and skimmed in preparation to receive final decoration

### Kitchen (gloss white)

- 600 sink base with SS compact bowl, drainer and monoblock SS swivel tap
- 500 4-drawer base unit
- 600 fan-assisted oven with 300 ceramic hob and 600 SS extractor hood over
- 600 integral fridge with small freezer compartment
- 2 x 600 wall units
- 1 x 500 wall unit
- Black granite-effect worktop
- Décor ends, plinths etc as necessary
- Door to coat closet to match kitchen
- Closet to have a pull-out hanging rail
- All handles to be stainless steel

### **Bathroom**

- Mermaid boards (osa) to all walls - colour to be agreed
- Compact WC and basin/cupboard unit (such as Chatsworth Vanity unit and disallowed-flush toilet) with soft-close white seat and lid and mixer tap over ceramic basin
- Low profile 1,000 x 800 shower tray with accessible shower waste/trap
- Glass screen and sliding glass door to shower
- Instantaneous cold-feed shower
- Toilet roll holder
- Mirror over basin with light having a built-in shaver socket

### **Heating and Hot Water**

- Space heating to be electric: Contractor to propose (M&E drawing is indicative only)
- 40-litre insulated electric hot water heater tank under stairs, with suitable timer and thermostatic controls

### **Plumbing**

- SVP, connecting to underground foul drain (by others) to be lagged and boxed internally, with suitable water-tight collar at roof level
- Hot and cold feeds, as necessary, to basin, sink, sanitary ware and appliances - taps to be eco type and toilets dual-flush
- Saltfleetby only: cold feed and waste drainage for washer/dryer situated under stairs

### **Joinery (softwood &/or MDF):**

- Internal doors: 762 x 1,981 mm with 3 SS hinges and softwood linings
- Architraves, window boards and skirtings where required
- Pair of doors to built-in cupboard below stairs

### **Decoration**

- All plaster walls, ceilings and joinery to be painted satin white (other than stair treads, handrails and bathroom units)

### **Electrical Specification (see indicative M&E drawing)**

- Power to cooker hood with integral light, oven, fridge, washer/dryer, instantaneous shower, HWC immersion heater and power outlets
- TV and single power socket concealed behind TV to one side of cantilever TV bracket (bracket supplied by others get Contractor to fit)
- Strip lights under kitchen wall units
- Hanging light over dining area to be 'rise & fall' type with shade
- White plastic switches etc as required
- PIR external bulkhead lights
- Extractor fan in shower room
- Tubular heaters in coat closet, dining area and bedroom – sized to suit
- Electrically heated shallow wall-mounted chrome towel rail with thermostatic control
- Helios 1,200 watt infrared heater or similar (located high-level, above TV)
- Fire detection and sprinkler system
- Other fittings as necessary eg consumer unit, spur outlets, isolator switches



### **Service connections**

All service supplies (electrical, plumbing and above-ground drainage) to be installed, terminated and commissioned as necessary, with connections taken from the adjacent buildings (trenches and/or underground ducts by others).

