DFG/408/8500/4

HOUSING GRANTS, CONSTRUCTION & REGENERATION ACT, 1996

DISABLED FACILITIES GRANT

Address of Property : 23 Burrell Avenue, Lancing

SCHEDULE OF WORKS

PLAN No. A0c1033b1c

DATE ... SEP 2010

~~1.0 BATHROOM~~

1.1 Carefully remove existing bath, complete with waste outlets and taps etc. Remove existing shower rail and curtain. Remove cabinet above end of bath and allow to refix in a position to be agreed with the client.

1.2 Shower area to be formed within floor structure. Minimum size of the shower area should be 1000 x 1000mm with a fall of 1 in 25, which should be increased to 1 in 12 for the last 500mm to gully. This must be level entry so that a wheel-in shower chair can be used, if necessary (see attached sketch plan for location of showering area).

1.3 Provide full length weighted shower curtain to showering area.

1.4 A drainage pump may be necessary if the existing drainage is not adequate. If this is required, it needs to be accessible for cleaning. Pump to be connected to a suitable power supply and fixed into a housing.

1.5 Allow to connect waste outlet to existing drainage system (via pump, if found necessary).

1.6 Allow to box-in and tile any pipework which may exist within the proposed showering area and cannot be re-routed.

1.7 Following removal of bath etc., the walls are to be made good suitable to receive tiling. Additional wall tiling is to be provided to shower area, below existing tiling, in order to give full height tiling to the showering area and where bath removed. New tiling to match existing, if possible, if not then it is to be a contrasting colour with existing and should be agreed with client.

1.8 Provide a shower unit that should be minimum 8.5kw electrically operated and thermostatically controlled with temperature stabilisers and anti-scald devices.

1.9 All controls, handset and soap dish should be accessible to the client and carer from a seated position. (See attached sketch diagram for ~~position of controls, etc.). Controls to be lever or push button type.~~

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~~1.10 There should be a flexible detachable hose with an extended riser rail for~~ height adjustment of between 1200mm – 1800mm from floor level. Hose should be of sufficient length to allow for rinsing of the seated person. Hose to be 2000mm long.

1.11 Provide suitable water and electricity supplies to new shower unit.

1.12 2 no. grab rails are required in the shower area. (See attached sketch diagram for location).

1.13 Provide slip-resistant floor covering to complete bathroom to include shower area (e.g. Altro flooring, or similar) coved skirting to be provided within showering area.

1.14 A wall-fixed folding seat with front leg supports, a back rest and armrests should be provided. Seat height to be 460mm. (See attached sketch diagram for position).

1.15 The existing w.c. is to be raised on a plinth in order to give a floor to seat height of 460mm. Plinth to be finished using floor covering with mastic pointing to junctions.

1.16 Provide mechanical ventilation to bathroom, not connected to operate with light switch.

1.17 Remove existing ceiling lighting outlet and provide an enclosed steam-proof light fitting.

1.18 Allow to make good, as necessary, including decorations, to areas disturbed by the works.

~~1.19 Remove all rubbish from site and leave clean and tidy upon completion.~~

~~2.0 PROPOSED STEPS TO FRONT ENTRANCE~~

2.1 Remove existing step and construct a level platform to line with underside of nosing to door frame threshold. Platform to be 900 x 1200mm and is to have a removable access cover over the existing gully, cover is to line with finished surface. The platform is to have a slip-resistant surface finish. (See attached sketch plan).

2.2 Steps are to be constructed from the proposed platform down to the existing concrete path, consisting 2 no. equal risers and 1 no. tread of minimum depth 850mm. Surface of tread is to have a slip-resistant finish.

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2.3	Handrails are to be provided to all exposed sides of platform and steps, fixed at a height 750-900mm and to extend 300mm beyond bottom riser. Handrails to be constructed using maximum 50mm dia. Galvanised steel tubular sections connected using a patent jointing system. Provide suitable foundations/support to uprights.	£
3.0	PROPOSED STEPS TO REAR ENTRANCE	
3.1	Remove existing steps outside the living room patio door. Construct a level platform which should line with the top of the nosing to the threshold. Platform to be 900mm wide, centered on door opening x depth of existing path (approx 820mm). Surface of platform is to have a slip-resistant finish.	
3.2	Steps are to be constructed to the left side of the proposed platform (when exiting the door). 3 no. equal risers and 2 no. treads of minimum depth 850mm, width to be the same as the platform. Surface of treads is to have a slip-resistant finish.	
3.3	Handrails are to be provided as item 2.3 above.	
	TOTAL:	

NOTES:

1. All works carried out under an approved grant should comply with the requirements of this Schedule. Any queries that arise should be referred to this authority, for clarification, prior to works being carried out.

2. A copy of this Schedule is to be priced by the contractor and attached to his estimate.

3. The Social Services, Occupational Therapist, has prepared a sketch diagram indicating the proposed shower room layout, together with proposed sketch layout plan of the room. Copies are attached to this Schedule for information.

G Cushing

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Environmental Health Officer
Please ask for N Dell, Building Surveyor
(Environmental Health)

2.6.2010

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Date of Inspection