HOUSING GRANTS, CONSTRUCTION & REGENERATION ACT, 1996

ADUR & WORTHING
SERVICES
AWDM/ 0554/13
VALID - 8 MAY 2013

DISABLED FACILITIES GRANT

Address of Property : 12 Greet Road, Lancing

SCHEDULE OF WORKS

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1.0 BATHROOM

1.1 Remove existing shower cubicle, to include screens, tray and structure below. Carefully remove existing shower mixer unit and retain for possible reuse.

1.2 Shower area to be formed within floor structure. Minimum size of the shower area should be 820 x 1300mm 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. Shower area to be located to outer right hand corner of room.

1.3 Provide full-length shower curtain to pull round shower area and half height wall fixed bi-fold shower screens.

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 within the proposed showering area which cannot be re-routed.

1.7 Allow to provide additional wall tiling as necessary to ensure full height tiling within shower area and made good to other areas of wall tiling where works carried out, including where shower screens and shower mixer have been removed. New areas of tiling to match existing.

1.8 The existing shower mixer unit is to be inspected in order to determine if it is thermostatically controlled and has temperature stabilisers and an anti-scald device. If it meets these requirements, it is to be reused located in new position. If it does not meet the requirements a new unit is to be provided.

1.9 Shower controls should be accessible to the client from a seated position. (See attached sketch diagram for position of controls).

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

1.12 Remove existing floor coverings. Prepare existing structural floor, as necessary. Provide slip-resistant floor covering to complete bathroom to include shower area (e.g. Altro flooring, or similar) coved skirting to be provided within shower area.

1.13 A wall-fixed folding seat with front leg supports, and armrests should be provided. Seat height to be agreed with the client. (See attached sketch diagram for position).

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

1.15 Allow to replace the existing lighting with new unit that meets the latest electrical regulations, should it be found necessary.

1.16 Allow to relocate the existing wash basin to new position, as shown on the attached sketch plan. Allow to alter/extend hot and cold supplies and take waste to existing foul drainage system.

~~1.17 The existing door opening is to be increased in width to give a clear opening width of 800mm. Provide new door to match existing, including new linings, steps and architraves. Reuse existing ironmongery. Should it be found necessary provide a new lintel over revised opening, suitable to support load above.~~

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 RAMP TO FRONT ENTRANCE

2.1 The existing U.P.V.C. entrance door and frame is to be removed. A new UPVC door and frame, incorporating a level metal threshold, is to be provided. Door to be same pattern and handing as existing. Suitable weather strip/water seal to be provided to threshold. New door is to have a clear opening width of 800mm. Allow to adjust structural opening if necessary.

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2.2 A level platform, size 1500 x 1500mm, is to be constructed outside external door. Finished level of platform is to line with threshold to new entrance door. Consideration must be given to surface water drainage at junction of platform and threshold to door. Surface of platform is to have a slip-resistant finish. A brick upstand 150mm high above finished surface is to be provided to exposed sides of platform, this is to be outside of dimensions for platform. Platform to start in line with main elevation of property and not in open recess. Steps to be provided to platform for other users.

2.3 A ramp is then to be constructed from platform down to existing path, towards front boundary. Minimum width of ramp should be 900mm. Ramp is to have a gradient no steeper than 1 in 15. However, a gradient of 1 in 20 is preferred.

2.4 Surface of ramp is to have a slip-resistant finish.

2.5 Upstands of min. 150mm are to be provided on all exposed edges of ramp, these should be outside the minimum dimensions.

2.6 Handrails are to be provided on exposed sides of ramps and platforms, fixed at a height between 750-900mm. An intermediate rail is to be provided at a height of 550mm in order to ensure wheelchair safety. Handrails to be constructed using 50mm dia. Galvanised steel tubular sections, welded together, or using a patent jointing system. Handrail to extend 300mm beyond bottom of ramp.

3.0 FORMATION OF ACCESS TO REAR GARDEN

3.1 A new door opening and combined window is to be provided from the clients rear bedroom in order to provide access to the rear garden.

3.2 Remove existing window and form new door opening. Remainder of existing opening is to have a window with an opening casement and fanlight.

3.3 New door and frame to be UPVC, incorporating a level metal threshold. Door to have lower solid panel, mid rail and glazed upper panel. Door to open into bedroom and to be located to right-hand side of existing window opening when viewed from outside.

3.4 A platform is to be constructed outside new door opening, as in item 2.2

3.5 A ramp is to be constructed from proposed platform running parallel with the rear elevation down to existing paving level. Ramp to be as item 2.3.

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3.6 Handrails to be provided as item 2.6

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

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 plan indicating the existing bathroom and proposed shower room layouts, together with a diagram, setting out the dimensions for the showering area. Copies are attached to this Schedule for information.

4.12.2012

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Date of Inspection