

Flagship Homes Affordable Housing Specification

Version No: Final

February 2023:

1	Substructure	To suit ground conditions and comply with building regulations
2	Superstructure	To comply with building regulations. All dwellings to be NDSS compliant.
3	Roof	To comply with building regulations
3.1	Fascias, Sofitts & Bargeboards	"Bargeboards and fascias are to be provided in UPVC. Flagship shall select the colour/s"
4	Wall and Floor Finishes	
4.1	Wall tiling Bathrooms	<p>Tile areas as follows:</p> <p>Tiles: White 150 x 150mm glazed wall tiles</p> <p>Grout: White</p> <p>Borders: White edge trim are to be provided</p> <p>Shower over main bath with full room height tiling to bath ends and on sides. Baths are to be a minimum of 1700mm x 700mm .</p> <p>Tiled splash back to basins (450mm high above wash hand basin)</p> <p>Window sills where relevant (Over the bath)</p> <p>WCs:</p> <ul style="list-style-type: none"> • 300mm high above wash hand basins. • Windowsills, if the window is over the sink. • Full height to both sides within any shower cubicles provided <p>*Tile Supplier not specified</p>
4.2	Wall Tiling Kitchen	<p>Tiled splash backs to kitchen worktops along lengths and return walls as applicable, (450mm high above all worktops and sinks (including windowsills, re-turns into reveals and fridge spaces)</p> <p>Borders: white edge trim</p> <p>Tiles: White 150 x 150mm glazed wall tiles</p> <p>Grout: White</p> <p>*Tile Supplier not specified</p>
4.3	Floor coverings	<p>Anti-slip vinyl floor covering with R11 slip resistance and minimum 2mm depth is to be provided in all wet rooms, including kitchens, utility rooms, bathrooms and WCs. Flagship shall select the colour/s</p> <p>Junctions and joints between flooring covers and furniture are to be neatly sealed with clear silicone mastic. Mould resistant silicone is to be used in all wet room areas. Flagship shall select the colour</p>
5	Kitchens and Utility	
5.1	Kitchen supplier	Benchmark
5.2	Furniture	Flagship Specification



		<ul style="list-style-type: none"> - A minimum 600mm fridge freezer space at the ends of worktop runs. This space should not be beneath a window, or covered with a worktop. - A minimum 600mm cooker space. - A minimum 600mm washing machine space - Sequence of storage – prep - cook – serve – waste - wash up. - Work surfaces that are uninterrupted by circulation or tall fittings. - A single bowl sink. - 1200mm minimum distance between the cooker and sink. - 500mm clear put down space on either of the cooker space. - A lockable cupboard beneath the kitchen sink. - Wall and base units. - Drawers of varying depth. - A stainless steel 930mm single bowl sit on style sink. - A single chrome 140mm lever tap. - Tall storage (except in 1-2 person dwellings) at the end of a worktop run and not located in front of a window - Laminate worktops supplied by Benchmarx <p>More information found on pages 13, 14, 15, 16, 21, 22, 24,</p>
5.3	Wall units	To be installed no less than 450mm above the level of the kitchen work surface and sink
5.4	Sinks	A stainless steel 930mm single bowl sit on style sink
5.5	Taps	Lever handled taps Tap Suppliers: Bristan
5.6	White Goods	None provided

6	Bathrooms	
6.1	Sanitary Ware	All sanitaryware is to be white (Supplier: Twyfords)
a	Wash-hand basin	Armitage Shanks white basic range Basins to bathrooms are to be glazed vitreous china with pedestal (securely fixed to floor and mastic jointed to basin) with a pair of lever, aerated taps
b	WC	Armitage Shanks white basic range Toilets are to be wash-down glazed vitreous china with glazed vitreous china dual flush cisterns. Plastic seats with 'wrap over' type covers and metal hinge fixings are to be provided.
c	Bath	Armitage Shanks white basic range Baths are to incorporate steel feet, front panel, an anti-slip bottom, a pair of lever taps and a plug on chain.
d	Taps	Lever taps, Supplier: Bristan
e	Shower over bath	Bristan- shower over bath



7	Central Heating & Hot Water System	
7.1	Balanced Flue Gas Boiler	Valiant Combi ECOTECH Plus 25 or alternatively Valiant air source heat pump Air source heat pumps shall be suitably protected to avoid entry of foreign objects. Cylinders are to be thermostatically controlled and include an immersion switch. A corrosion inhibitor and magnetic system filter is to be added to the central heating system.
7.2	Radiators	Radiators are to be white, fitted with white thermostatically controlled valves and white valve caps.
7.3	Gas/Electric Fire	None to be provided
8	Electrical	
8.1	Sockets and External Lighting	Flagship socket specification varies depending on number of persons in dwelling see page 15 in Design and Construction brief (Homes for Rent)
8.2	Intruder alarm system	None to be provided
8.3	Smoke Detectors	Hard wired smoke alarm (Alco Ei 166RC) on every floor of the unit Carbon Monoxide alarm (Alco Ei 261ENRC) <ul style="list-style-type: none"> - Mains powered smoke alarms with battery back-up upstairs and downstairs (away from the kitchen door). Alarms are to be located within principal habitable rooms. (AICO- E3000e) - A mains powered carbon monoxide alarm with battery backup is to be provided within the dwelling. The model is to radio frequency link with the smoke and heat detectors. (AICO- EI208) - A mains powered heat detector within the kitchen.
8.4	Internal & External fixed lighting	All lighting provided internally and externally is to be LED compliant and switch controlled. All lighting provided internally and externally is to be fitted with warm white, LED bulbs. The use of 3 pin light fittings is not permitted Design is to ensure lighting positions, once accompanied with a standard light shade, do not clash with door swings throughout the dwelling Kitchen lighting is to be surface mounted batten lighting and cover Switched controlled, circular bulkhead lighting with cover is to be provided in all under stair and over stair bulkhead storage areas, as well as loft spaces.
8.5	TV/FM reception and telecom outlets	Houses, 5 meters of TV/FM cable from TV/FM points to be located in loft for future resident connection Master Telecom socket. <ul style="list-style-type: none"> - Within living rooms, 2 double sockets are to be provided adjacent the tv point, included as part of the above requirement - A digital tv compatible aerial within the loft space and connected to co-axial cable. - A TV signal booster in locations of poor signal/reception.



		<ul style="list-style-type: none"> - A TV aerial point in the living room and all bedrooms, all connected to co-axial cable. - A telephone point in the living room, adjacent the TV aerial point. - Cat 6 ethernet wiring throughout
9	Joinery	
9.1	External doors	<p>Front doors to houses – composite doors with PVC frame to PAS 24 minimum standard</p> <p>External joinery is to be fully prepared and either stained or painted using an exterior quality system External doors are to be provided in a full range of colours. Flagship will select colours for individual dwellings</p> <ul style="list-style-type: none"> - All front external doors to dwellings are to be composite GRP or metal, installed in accordance with manufacturer’s instructions. - External doors are not to be automatic closing type. - Where rear or side doors are to open outwards, 90° stainless steel restrictors must be fitted. - Door furniture is to be Satin Stainless Steel (SSS) in accordance with the following: <ul style="list-style-type: none"> • Locking system - multi-point deadlocking system, but not self-locking. • Hinges - 1.5 pairs of 100mm rust-proofed hinges. • Cylinder and cylinder guard - incorporating anti-pick and anti-drill resistance to front and rear doors. • Door handles (front & rear doors) – lever handle. • Threshold - low level threshold. • Letter plate - 1No. sleeved draught proof letter plate and internal flap/tidy. • Door chain - 1No. security chain and stay fitted to front door only. • Door viewer - 1No. 180 degree viewer positioned appropriately to meet the needs of the end user. • Door numerals – 50mm wall mounted, acrylic numerals, clearly denoting the house number or name, positioned on the wall adjacent the front door. - Thumb turners on external doors are not permitted. - Porches are to be timber canopy. - Rigid, skirting mounted rubber ended door stops in metal casings are to be provided to all inward opening external doors. Plastic door stops or ends will not be permitted.
9.2	Internal Doors	<p>Internal doors are to be 40mm pressed six panel doors, painted white using a water-based gloss.</p> <p>Rigid, skirting mounted rubber ended door stops in metal casings are to be provided to all internal doors. Plastic door stops or ends will not be permitted.</p> <p>Rubber pips are to be used where potential damage by door swings cannot be avoided with door stops.</p> <p>Internal doors are to comprise high quality Satin Stainless Steel (SSS) door furniture as follows: <ul style="list-style-type: none"> • 1.5 pairs of 75mm plated finish hinges. • 1 No. mortice latch. • 1 pair lever handles (with bolt through fixings). </p> <p>Rigid, skirting mounted rubber ended door stops in metal casings are to be provided to all internal doors. Plastic door stops or ends will not be permitted</p> <p>Internal joinery is to be fully prepared, including knot treated and decorated white with a water-based gloss paint system.</p> <p>Planed door stiles and the heads of any cut down doors (to cupboards, etc) are to be sanded smooth and stained/decorated.</p>



9.3	Ironmongery	Satin anodised aluminium
9.4	Skirting	White, Torus MDF Skirting Boards, 19 x 100mm moulded
9.5	Architrave	White, Torus MDF 19 x 50mm moulded
9.6	Staircase	<ul style="list-style-type: none"> - Hardwood (FSC or PEFC certified) handrails and balusters shall be provided. - Handrails shall be provided as 'pigs ears' within houses and 'mop sticks' within flats and communal areas - Stairs and steps are to be safely negotiable, with no fixed structures inhibiting access, eg. radiators. - Handrails shall be continuous and extend 300mm beyond the top and bottom of the stairs. - Straight flights of stairs are preferred. - Winders on stairs are to be avoided where possible - White finish and carpeted using extra heavy carpet of minimum 11mm pile height and incorporating a minimum 9mm underlay and grippers. This includes any private stairwells within flats. Flagship shall select the colour/s
10	Painting & Decorating	
10.1	Windows	<ul style="list-style-type: none"> - All windows are to be composite and installed in accordance with manufacturer's instructions - Windows exceeding 20% of the floor area are encouraged to maximise solar gain and natural light within dwellings. - All windows to open outwards from dwelling - Minimum standards/ certification levels: Windows – 1.2 W/m2 K - Window fittings are to be in accordance with the following: <ul style="list-style-type: none"> • Casements – all windows are to be continuous casement type and not split casement type. • Hinges - all side hung casements are to be hung on fire egress easy clean friction hinges. • Operating handles - cranked key locking handles to be utilised throughout the dwelling. All fire escape windows are to have a non-locking green push button handle. • Restrictors - all windows (including ground floor) to be fitted with child safety opening restrictors - Blackout roller blinds are to be fitted within window reveals to all windows throughout the dwelling. Flagship shall select the colour - Radiator positions are to be beneath windows and in all cases shall not conflict with practical use of the property. - Colours (external); Anthracite Grey, Slate Grey, Chartwell Green, Cream or Grey Cedar (Non-wood effect) - Colour (internal): White - (More- Flagship Design and Construction Brief, See pages: 12, 14, 19, 23, 30)
10.2	Walls	<ul style="list-style-type: none"> - Matt emulsion is to be used for all walls within the dwellings and 2 coats of emulsion provided. In all instances, Flagship will select the colour/s
10.3	Ceilings	Ceilings are to be decorated with 2 coat emulsion. Flagship shall select the colour/s.



11	Externals	
11.1	Fencing	<p>Generally close boarded for privacy, with close boarded gates</p> <ul style="list-style-type: none"> - Fencing to site perimeters and intermediate boundaries between dwellings is to be 1800mm high impregnated close boarded fencing with concrete posts and concrete gravel boards. - Timber gates with a galvanised ring latch are to be provided to each dwelling to match the fencing used for the same dwelling. - Knee rail fencing to demarcate front gardens is to be avoided - Hedgehog highways are to form part of fencing garden design throughout developments.
11.2	Gardens	<p>Grass turf is to be provided to front and rear gardens of dwellings and to communal areas which are neither hard landscaped nor planted. Seeding in lieu will not be permitted.</p>
11.3	Paths	<ul style="list-style-type: none"> - Paths within the development, including those serving the front and rear of properties, shall be a minimum 900mm wide - Pre-cast concrete slabs of a minimum 900mm x 900mm, set on a mortar and sand base. Steps and half-cut slabs are to be avoided wherever possible - Any gaps between garden paths and fence lines should be filled with pea shingle. - Paths should be slip-resistant and smooth - Public and communal paths are to be provided to enable front and rear access to properties, comprising maximum cross falls 1:40 - Steps within paths should be avoided wherever possible - Window openings are not to be obstructive or hazardous (for example, not to open directly over paths or conflict with other windows or doors)
11.4	Drives	<p>Private driveways and parking areas are to comprise one of the following:</p> <ul style="list-style-type: none"> • hot rolled asphalt with pre-cast concrete edgings, with demarcation 'T' marks using a permanent, light grey marker • block pavements, with demarcation 'T' marks using a clearly identifiable alternative block paviour
11.5	Washing line	<p>None to be provided – space for rotary drier if possible.</p>
11.6	External Storage	<p>Bin storage areas are to be located adjacent to rear garden gateways (the design should look to minimise the length of travel from rear gardens to bin collection points), accommodating all refuse provisions required by the local authority</p> <p>Flagship Communal area requirements:</p> <p>Fully enclosed communal cycle stores are to be provided utilising brick construction with tiled roof and appropriate rainwater guttering and downpipes provided. Access is to be restricted by way of a keypad and doors must be self-closing. Cycle stores must be suitably illuminated internally and externally, plus incorporate securely anchored cycle rings (or similar) sufficient to house a minimum 1.5 bikes per dwelling the store serves</p> <p>Self-closing doors for bin stores and bicycle stores</p>



11.7	EV Charging Point	1 EV charging point per dwelling A fuse spur and all supporting cabling and infrastructure capable of connecting a future electrical car charging wall unit, situated on the external wall closest the parking space/s for the dwelling, where in curtilage parking is provided. • An electric socket with cover situated in the rear garden of the dwelling
12	Internal Storage	
12.1	Storage	<p>Beyond kitchen storage, the following storage areas are to form part of the dwelling design: • Under stair storage • Over stair bulkhead storage • Airing cupboard storage • Space within the hallway to situate a fold up-pram (500mm x 600mm)</p> <p>Storage areas to include removable slatted shelving of a minimum 600mm in length/depth. Shelves are to be no higher than 1500mm above finished floor level</p> <p>Doors to airing and storage cupboards are to be ventilated both top and bottom with white ventilation grills/covers fitted to both sides of doors</p> <p>Switched controlled, circular bulkhead lighting with cover is to be provided in all under stair and over stair bulkhead storage areas, as well as loft spaces</p> <p>For flats- A brick-built, enclosed store within the communal garden area, subdivided to provide an individual space per flat for storage</p>

Revisions schedule			
Rev	Item changed	Date	