



S106 Scheme Specification

August 2022

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EASTLIGHT COMMUNITY HOMES

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1.0 GENERAL

The Developer shall allow for providing a signboard for Eastlight and erecting it in a position to be agreed. Details of the signboard will be issued by Eastlight.

The Developer is to provide NHBC Buildmark Choice including Contractors Insolvency, Professional Fees and Ancillary Costs and is to take out the additional 2 years warranty (to total 12 years) for all of Eastlight's properties in the scheme.

All commissioning certificates are to be dated within one month of the agreed handover date.

Prior to Practical Completion, digital evidence of appropriate firestopping and passive fire protection shall be provided and approved by a suitably qualified, 3rd Party accredited Fire Consultant. The digital evidence shall be provided using an appropriate quality management system/industry recognised software.

Where applicable Eastlight will procure a Fire Risk Assessment (FRA) for the Building and the Developer will be required to rectify any areas as may be detailed in the report. Eastlight reserves the right to refuse handover until an FRA is in place confirming that all works have been remedied and the Building is suitable for Occupation. All Regulatory paperwork is to be completed and provided by the Developer such as EWS1 forms and information required in accordance with Regulation 38 or any other regulations as may be applicable at the time of handover.

2.0 ACCOMMODATION REQUIREMENTS

2.1 Dwelling requirements

The minimum gross internal floor areas and general storage areas are to be in accordance with the Nationally Described Space Standards. Dwelling must be either 1B2P, 2B4P, 3B5P or 4B6P. Eastlight do not accept 1B1P, 2B3P, 3B4P or 4B5P dwellings.

The gross internal floor area (GIFA) is to be measured between the inside faces of external walls and over internal walls and voids.

2.2 Building Regulations Part M

- All plots are to achieve M4(2) standards as a minimum.
- Bungalows and ground floor flats are to meet M4(3)a standards
- 3 Bed (and larger) bungalows are to achieve M4(3)b standards.

2.3 Minimum room areas

The bedroom sizes shall to be provided in accordance with the Nationally Described Space Standards minimum room sizes:-

- Single Bedroom – 7.5m²
- Twin/Double Bedroom – 11.5 m²

3.0 INTERNAL LAYOUT

3.1 Bathrooms

The layout shall provide a 1700mm bath, pedestal basin and WC. The bath is not to be located below a window. The blending valve to the bath to be set at the hottest permitted temperature. A separate wall mounted thermostatically controlled shower is to be provided over the bath, which is to be supplied independent of the blending valve.

Level access showers are to be provided to all bungalows and ground floor flats with a separate bath where possible

3.2 Study/Home Office

All properties should make provision for home working by all residents.

4.0 WINDOWS AND EXTERNAL DOORS

4.1 Windows - Generally

Windows shall comply with the following criteria: -

- Secure and child-proof night vent position on all opening lights.
- Window restrictors are to be fitted to all windows at 1st floor level and above and where overhanging pathways
- All opening lights are to permit the cleaning of all external glass surfaces of the window from within the building using easy clean hinges.

4.2 External doors - generally

External doors and frames shall comply with the following criteria:-

- Certified to PAS 24 standards.
- All outward opening doors are to have wind restraints.

4.3 External Door Ironmongery

Door stops shall be provided to all inward opening doors.

Ironmongery to front entrance doors shall include the following:-

- Door numerals
- Door Knocker to match door furniture
- Door viewer/spy hole
- Security chain or stay
- Five lever cylinder mortice deadlock multipoint locking system.
- Split spindles will not be accepted
- Letter plate with draught sealed internal cover and anti-vandal shroud

4.4 Communal Controlled Entrance Doors

Communal controlled doors which shall include main entrance doors, inner lobby doors to main entrances and other external communal controlled doors shall comply with the following requirements:

- Communal controlled doors shall be steel or aluminium framed glazed door.
- All doors shall open inwards.
- 1200 x 22mm diameter stainless steel solid pull handle both sides
- 12mm stainless steel continuous finger friendly hinge
- Stainless steel kick plates to both sides of doors
- Stainless steel push plates to both sides of door
- Surface mounted overhead door closer for use by persons with a disability

The audio visual door entry system will comprise the following:

- Flush mounted stainless steel DDA+ compliant entry panel fixed with vandal resistant security screws with one button per unit with flat number; high quality colour camera, proximity access reader; keypad and trade button
- All doors shall be secured with a magnetic locks. The magnetic locks shall be 12-volt DC fail safe/open/unlocked
- External flush mounted fire brigade emergency override switch labelled "EMERGENCY SWITCH"
- Flush mounted door release button internally
- Flush mounted break glass emergency door release button with plastic cover labelled "DOOR RELEASE EMERGENCY RELEASE"
- A surface mounted plastic unit comprising telephone and door release button will be provided in each flat adjacent to the front door of the flat. This unit will have the capability to have an induction loop fitted to the loudspeaker in the ear piece of the telephone and a surface mounted xenon beacon for the hard of hearing.
- The door entry system controller be provided with an uninterrupted battery to provide 4 hour operation and will be capable of automatically adjusting for Greenwich Mean Time and British Summer Time
- Communal doors are to have a failsafe system locks so in the event of a power loss, the door can be opened

5.0 INTERNAL DOORS

5.1 Generally

Door stops are to be provided for all doors.

5.2 Ironmongery

Door furniture shall be fitted to doors 1050mm above finished floor level.

Door handles should be through bolt not screw fitted

Concealed fixing roses to door handles plates are not to be push fit they should be screw fit.

Pressed aluminium will not be accepted

6.0 WALL FINISHINGS

6.1 Rented Plots

All wall tiles to be 150 x 150 mm bumpy white glazed tiles with white water resistant grout.

Tiling above kitchen worktops is to be the full height between the worktop and underside of wall unit or 4 tiles high where there are no wall units. In the cooker space they should extend from skirting level to top of the wall unit

Window cills in kitchens and WC's should only be tiled if directly above the sink.

Two courses of tiles are to be provided above wash hand basins in WC's.

Tiling above baths are to be provided on all three sides from the top of the bath to the underside of the ceiling.

Wet rooms are to have full height tiling to all walls.

Proprietary white edge trims and white mastic is to be provided to all exposed edges of tiles.

Tiling is to be returned in the window reveals where it falls within a tiled area, but a softwood window board is to be provided to the cill. Cills in bathrooms to be tiled where it falls within a tiled area.



6.2 Shared Ownership Plots

Wall tiles shall be selected from the private specification being used on the development. Wall tiles are only required to WC's and Bathrooms.

Two courses of tiles are to be provided above wash hand basins in WC's.

Tiling above baths are to be provided on all three sides from the top of the bath to the underside of the ceiling.

Wet rooms are to have full height tiling to all walls.

Kitchens are to have an upstand that matches the worktop

7.0 FLOOR FINISHINGS

7.1 Flats and Communal Areas

Where stairs are concrete in communal areas they are to be hardwearing carpet with 10 year warranty, with minimum 2.5 tog underlay with communal flooring to match

Ribbed barrier matting is to be provided to all communal entrance doors, the full width of the opening and at a depth to be agreed on a scheme by scheme basis

Tarkett or equal approved 2mm thick homogeneous sheet compact solid vinyl flooring is to be provided to all communal areas including cleaners cupboards and store, staircases and landings laid all in accordance with the manufacturer's instructions using and adhesive recommended by the manufacture. All joints are to be sealed with matching welding rod. The colour of the sheeting is to be agreed.

Aluminium nosings with non-slip inserts of contrasting colours are to be provided to all communal staircase treads.

Floor paint is to be provided to all concrete Plant Rooms and the like.

Where required acoustic underlay is to be provided to flats. Where acoustic underlay is provided a vinyl floor finish unless otherwise stated in this Design Guide.

7.2 Rented Plots

Allow for non-slip vinyl sheet flooring R10 rated to kitchens, bathrooms and WC's and sealed silicone sealant at junctions of floors and walls. Where applicable, the vinyl floor finish is to extend under removable panels/units in kitchens and bathrooms. All vinyl should be wood effect and joints should be avoided

Vinyl shall be sealed at all edges with an approved colour matched silicone sealant.

Wet room floors are to have a fall to gulley (pumped if required) with an Altro Marine vinyl sheet flooring with coved skirting.

All screeded floors to have sheet vinyl in wood effect

Wooden thresholds are to be provided between all doors except where kitchen/diner which is to be continuous vinyl

7.3 Shared Ownership Plots

Allow for tiles to be selected from the private spec for floors to Kitchens, WC's and Bathrooms

All other floors to be carpeted with underlay chosen from the private spec

8.0 CEILING FINISHINGS

8.1 Lofts

A proprietary loft hatch is to be provided to the roof space in all houses. The loft hatch is not to be above the staircase and is not to have a lock with a key.

A lockable loft hatch is to be provided above communal areas in flats. The loft hatch is not to be above the staircases or in cupboards. A lockable loft hatch is to be provided in communal hallways in flats.

9.0 COMMUNAL AREAS

Communal areas are to be provided with all statutory signage, 'No Smoking' signage, fire extinguishers and fire blanket required by the Fire Risk Assessment.

"Fire Door Keep Shut" signs are to be provided to communal doors where required by Building Regulations. "Fire Exit" and "Fire Escape Signage" is to be provided in communal staircase and corridor areas where required by Building Regulations. "Flat Block Name and Flat Numbers" signs are to be provided adjacent to the entrance to each flat block. A sign to read "No Smoking" "Flats X to XX" is to be provided on each floor of the flat blocks.

A Notice Board is to be provided in the communal entrance hall. All signage is to be approved.

A lockable cleaners socket (either at the point or from landlords cupboard) is to be provided on each floor

Landlords meter to be lockable separate to flat meters

Lockable key safe to be provided to all flats (wall mounted next to communal entrance door (large enough to hold all landlords keys)

Provide communal sign to say what flats are on what floor to be agreed on a scheme by scheme basis

Flat block name/postal address to be fitted to the external wall of flats

10.0 KITCHEN INSTALLATIONS

10.1 Generally

- Plinth protection required
- A base unit protector under the sink unit
- End panels to be colour matched and carcass to also be colour matched to doors
- Batten to be fitted to underside of draining board

10.2 Worktops

Worktops are to be joined with mason's mitres.

10.3 Sinks

Provide heavy gauge stainless steel inset sinks with a one and a half bowl and drainer, with brushed stainless steel waste, plug and chain and chrome monobloc mixer tap. A batten is to be provided to support the drainer and mixer tap.

10.4 Rented Plots

Kitchen fittings shall be by either Benchmark from the options range or symphony.

A lockable cupboard with 2 keys is to be provided

Appliance spaces should be as follows:

- A minimum 600 mm wide clear space should be left for a fridge/freezer. Fridge spaces shall not be next to cooker.
- Washing machine and dishwasher spaces shall be provided to accommodate a 620 mm wide complete with electrical, water and waste connections adequately capped off for future connections. The service connections shall be located such that the washing machine and dishwasher can be connected without the need for cutting or removing adjacent units. A sacrificial removable base unit may be provided.
- Cooker spaces shall be a minimum width of 620mm to accommodate a 600 x 600 cooker. No wall units shall be located directly above the cooker space. Cooker spaces shall be provided with electrical supplies for an electric cooker to include cooker isolation switch cooker connection spurs and socket outlet spur.

Pre drilled hole(s) are required in sides of base units, close to the wall, 100 mm below the worktop for services where adjacent to washing machine or dishwasher spaces.

10.5 Shared Ownership Plots

Integrated appliances should be provided as follows:

- Fridge/Freezer
- Washing Machine
- Cooker
- Hob
- Extractor Hood
- Removable unit for dishwasher

Kitchens and worktops are to be selected from the private specification

11.0 FIXTURES AND FITTINGS

11.1 Generally

Provide painted wrought softwood decorated curtain battens above all windows French windows and patio doors. Curtain battens shall extend a minimum of 150mm beyond the window reveal and shall be plugged and screwed to the structure.

An airing/linen cupboard is to be provided in all dwellings. The airing cupboard is to comprise three rows of unpainted removable 25 x 50mm wrought softwood slatted shelving. A minimum of three rows shall be provided to each cupboard. Natural ventilation is to be provided to the airing/linen cupboard. A tube heater is to be provided in the airing/linen cupboard. metal guard and neon fused spur to be located in hallway or outside or a/c

Hat and coat hooks to be provided, (2Nr. per bedspace to a maximum of 6). Hooks to be brushed SAA screwed to a painted softwood rail, the location of which is to be agreed with the Employer.

Where units have no private garden an 'A' Frame airer is to be provided.

11.2 Rented Plots

Bathrooms and WC's are to be provided with 450 x 600mm safety glass copper backed mirrors fixed with dome headed screws above all wash hand basins, chromium plated steel toilet roll holder and towel rail. The towel rail is to be positioned over the radiator.

Wetrooms are to be provided with a full length mirror or where this is not possible 2Nr 450 x 600mm safety glass mirrors.

A shelf is to be fitted above sinks in wet rooms

A shower rail and curtain is to be provided at each shower position. The rail must be screw fixed not pressure or suction fitted

A Leifheit Telegant 70 wall mounted clothes airer or other similar and approved is to be provided to each bath position to all flats.

11.3 Shared Ownership

Bathrooms and WC's are to be provided with 450 x 600mm safety glass copper backed mirrors fixed with dome headed screws above wash hand basins.

Bathrooms and WC's are to have chromium plated steel toilet roll holders

Glass shower screen to be provided over bath

Heated chrome towel rail is to be provided in the bathroom

12.0 SANITARY APPLIANCES

12.1 Shower Fittings Wet Rooms

A full height shower curtain and rail to be provided to all wet rooms. It needs to enclose the proposed shower area (min 1.2 x1.2m²). The rail must be screw fixed not pressure or suction fitted

A chrome plated shower mixer valves exposed thermostatic shower pack.

Showers should be typically Triton T80 Pro Fit or Triton Omnicare both in 8.5Kw. (Note the Omnicare has variations of model number if a waste pump is used, one for analogue pumps another for digital.)

12.2 Wash Hand Basins

Sinks shall be of a suitable size sufficient to wash in.

A metal plug is to be provided to all sinks not plastic or rubber. All plugs to be on chains, pop up wastes will not be accepted.

Metal plugs are also to be fitted to all sinks in disabled plots. Sinks to disabled bathrooms to be sufficiently large enough to enable the resident to shave and wash effectively (min 600mm wide).

13.0 HEATING AND HOT WATER INSATLLATION

13.1 Generally

Provide an electro-magnetic water descaling device to heating and hot water systems.

14.0 ELECTRICAL INSTALLATION

14.1 Power and lighting installations

ROOM	REQUIREMENT
Kitchen	4 double outlets above worktop (all dwellings)
	1 single outlet adjacent to cooker
	Cooker control panel with neon indicator
	Fused spur with un-switched socket at low level for fridge/freezer
	Fused spur with un-switched socket at low level for fridge/freezer
	Fused spur with un-switched socket at low level for washing machine
	Fused spur with un-switched socket at low level for dishwasher
	Fused spur with un-switched socket at high level for the connection of a cooker hood
	Ensure at least 1 socket is on each run of worktop or distributed evenly
Living Area	4 double switched socket outlets. Sockets are to be coordinated with the telephone and TV positions. TV point
Dining Area	2 double switched socket outlets
Hallway	1 single switched socket outlet at each level
Double Bedrooms	4 double switched socket outlets. Sockets are to be coordinated with the TV positions. TV point
Single Bedrooms	3 double switched socket outlets. Sockets are to be coordinated with the TV positions. TV point
Airing Cupboard	1 un-switched socket at low level for tubular heater (if applicable)
	Fused spur for immersion heater with red engraved neon switch located outside of the cupboard (if applicable)
Bathroom	1 shaver socket within light fitting
Communal staircases in entrance hall	1 single outlet point per storey with lockable isolator
USB Port	1 double socket in each room is to have a USB port on it
WIFI Booster	The socket on the landing is to contain a WIFI booster

14.2 External Lighting Installations

External weatherproof bulkhead light fittings shall be located at the front and rear entrance to the houses and shall incorporate PIR controls with internal override switch.

External lighting shall incorporate photocell and PIR controls and comply with emergency light regulations.

14.3 Electrical Heating Installations

Airing cupboards without hot water cylinders shall be fitted with caged electrical convector bar heater with fused switched spur and neon indicator outside the cupboard.

14.4 Lighting Provision generally

Supply and fix an integral light and shaver point above wash hand basins to bathrooms.

All light fittings shall be fitted with LED lamps.

Provide ceiling mounted pendant low energy light fitting to living rooms, hallways and bedrooms.

Lighting to be provided to cupboards where floor area is 1m² or greater.

Class 1 sealed lamp to be provided to bathrooms.

Two way light switching shall be provided to halls, landings and rooms with two entrances.

14.5 Lighting Provision Rented

Chrome track lighting with a minimum of 4 spot lights to be provided in all kitchens.

14.6 Lighting Provision Shared Ownership

Recessed chrome spotlights in kitchens with LED bulbs.

14.7 Mechanical Extract Ventilation

Mechanical extract ventilators are to be provided to all bathrooms and WC's and shall be humidistat controlled with a manual override operated by the light switch.

14.8 Smoke and Heat Detectors and Carbon Monoxide Alarms

Provide mains connected smoke, heat and carbon monoxide detectors. All rented plots are to meet BS5839:6 2019 LD2 D1 as a minimum Shared Ownership and Private Sale should meet LD2 D2 as a minimum.

15.0 COMMUNICATION INSTALLATIONS

15.1 Television Installations

All television installations shall be capable of receiving both terrestrial and digital channels.

Television installations to houses shall include for the provision of TV aerials

Television installations to flats shall be communal systems comprising Integrated Reception Systems to be Sky Q compatible.

The Integrated Reception System shall provide the following;

- Terrestrial Digital TV (Freeview)
- Satellite (Sky, Sky+, SkyHD, Sky Q)
- Radio (including DAB)

15.2 TV Point

Where there is no communal loft to flats on lower floors the cables are to terminate through the gable walls in a box in small blocks of flats.

TV aerials are not required to houses, but cables need to be coiled in roof spaces.

Connection to a Cable or Satellite TV network will be considered where the company will provide the conduit or lay the service at no charge to the Employer.

Satellite quality television aerial cable, conduit and points (for living room and master bedroom) are to be provided for houses and flats.

15.3 Communal Door Entry System

At the main entrance to blocks of flats install a door entry phone system. The system to have as a minimum an entrance door call pad with speaker unit and one call button per flat, a telephone pad within the hall of each flat with a remove lock release controlling access through the communal entrance door. Trades buttons are to be avoided. Fob access will not be accepted, a landlords keypad for entry is to be provided.

All systems shall be linked to the buildings fire alarm installations to allow the Door Entry System to automatically unlock under fire conditions and to be automatically reset when resetting the fire alarm installations.

16.0 INCOMING SERVICES

16.1 Generally

Landlord's meters shall be located in separate cupboards which shall be lockable.

Fibre Broadband is required to each plot and should be taken to the door

17.0 EXTERNAL WORKS AND DRAINAGE

17.1 External Works – Generally

All gardens are to have a brass bodied bib tap with an internal isolator.

17.2 Roads, Parking Areas and Pavements

Car parking spaces shall be clearly marked out with 'T' marks with a contrasting colour block where block paved or properly white lined where tarmac. Stainless steel discs with either the house or plot number to be agreed with the Employer.

17.3 Paths and Paving

Paths shall be provided to the front entrance of each property

Front, and side or rear entrances are to be provided to each dwelling. Strip drainage to be incorporated in all external entrances with level thresholds.

Footpaths giving rear access to houses should be hard-surfaced and extend from the rear garden gate to the rear door of the house. Footpaths shall be provided to connect the house with the shed, bin storage area and the rotary dryer.

Paving to be laid to a cross fall with a patio formed to the rear of each dwelling 3m x 3m outside the patio/rear door(s). Where the garden slopes down to the patio, provision is to be made for surface water drainage with a minimum fall of 1:80 away from the building.

17.4 Soft Landscaping

All garden areas shall be left free from builder's rubble, debris, etc. at Handover and covered with a minimum of 200 mm thick topsoil.

Each property is to have an individual turfed front garden and an individual turfed rear garden except where planning dictates otherwise. This includes maisonettes.

All gardens shall have a fitted rotary clothes dryer with paving to allow clothes hanging from a hard standing. The rotary clothes dryer spike should be set in a concrete base. Where units have no private garden an 'A' Frame airer is to be provided

17.5 External Stores/Refuse

Provide a timber lockable shed minimum of 2.4m x 1.8m to each dwelling with a private garden on a hardstanding with a path link to the gate and rear door to the dwelling. Sheds are to be located to the rear of the garden and connected to the patio with a path.

17.6 Car Charging Points

An in curtilage vehicle charging point is to be provided in a suitable location. This should include an external grade mains 3 pin outlet powered from a separate circuit capable of providing a 7KW supply for charging. There is to be a clearly labelled isolator inside the property.

17.7 External Lighting

PIR external lights with LED bulbs are to be fitted to both front and back doors with an internal override switch

Motion sensor LED lights are to be provided to side passages and driveways to the side of dwellings

17.8 Fencing

External boundaries to be 1.8m close board fence with concrete post and gravel board.

Boundaries between dwellings to be either 1.8m close board fence, or 1.8m panel, with concrete post and gravel board