Scope of works for The Duke WC1

Please note it is the client’s responsibility to obtain all planning a building permission(s) prior to instructing works to commence, or to give written instruction to proceed with the undertaking that those permissions are being sort.

Description of Works

The existing heating has been decommissioned by the building landlord and cannot be re-instated. The existing pipe work infrastructure is encased in asbestos as are the backing panels to the existing radiators; all are to be left in situ.

Wet Heating System

Installation: Install a Worcester Greenstar Junior 24i combination boiler will be installed in the kitchen where the current water heater is installed. Heating flow and return pipe work will be taken to Qty 6 radiators and 1 towel rail as indicated on the attached sketches. Due to the construction of the floor slabs a specialist diamond drilling contractor will be engaged to carry out these forming of penetrations between floors.

Gas: A 22mm gas supply will run to the new boiler position from within the 1st floor. The gas supply to the boiler will have a sub-meter installed.

Debris Protection: A 22mm magnaclean will be installed.

Flues: The flue will be a horizontal flue discharging through the exterior wall/boarding.

Condensate: Condensate will be drained into a pump which will discharge the condensate in the nearest suitable waste pipe.

Controls: A thermostat and programmer will be installed.

Power Supply: The power supply will be taken from the sub-metered AC power supply.

TRV’s: TRV’s and LSV’s will be installed.

Power flush: The installation will be power flushed to comply with the manufacturer’s instructions.

Commissioning: Upon completion the installation will commissioned, a CP12 gas certificate will be issued and the system and controls demonstrated to the manager

Electrical Heating (with wet heating)

Ladies WC and Office Heating are to be provided by electric panel heaters. These will be installed on the walls with time clocks built into the panel heaters, the power supplies will be taken from a local power supply.

Main Trading area heating and cooling (to be used with both wet and electrical options)

The main trading area heating and cooling is to be provided by 2 x 7Kw wall mounted splits with the outdoors unit’s wall mounted in the rear light well. The power supplies will be taken from the distribution panel in the basement function room, a sub-board and sub meter will be installed. The condensate from these units will be pumped to the nearest suitable waste outlet.

**Client Action: Any Planning and Building permissions required are to be obtained.**

**Works Not Included in our Quote**

1. Any decoration repairs following our works
2. Cleaning of the premises following our works other than local debris removal following drilling works.
3. Any out of hours works

I assume that the tenant will be presented with the details of the installation and his agreement will be obtained prior to works commencing.