






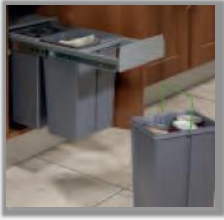



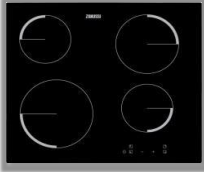
Aitch Group


Affordable Housing
Specification


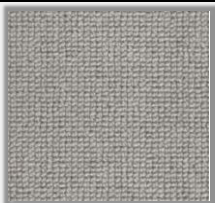











1) Kitchens			
	Element	Affordable Rent	Shared Ownership
1.1	Kitchen Units	Final specification selection including colours and finishes to be confirmed by Aitch Group during detailed design from Range offered by the Aitch Group.	
		Howden 'Greenwich', Symphony kitchens or similar. Moisture Resistant carcass. 1:20 layouts required.	Howden Burford or similar. Matching end panels and doors and drawers to feature soft close hinges. Final specification selection including colours and finishes to be confirmed by Aitch Group during detailed design.
1.2	Handles		
		Matt nickel bar handle	Matt nickel square D handle
1.3	Kitchen Worktop	Kitchens as per chosen specification	
		30mm laminate worktop	40 mm laminate worktop.
1.4	Upstands		
		No separate upstand - white tile splashback from worktop to wall units (150x150)	100mm upstand to match worktop
1.5	Splashback		
		White tile splashback from worktop to wall units (150/150) with a minimum 500mm either side of cooker and sink	Stainless steel splashback behind hob (to sit above upstand). Width to suit extractor
1.6	Kitchen Sink		
		Stainless steel, 1 ½ bowl	Blanco Classic Pro 6Sif 1½ bowl inset sink BL453566, or similar



1.7	Kitchen Tap		
		Level top chrome monoblock mixer	Blanco Trim tap - chrome - BM1500 CH, or similar
1.8	Integrated Bin		
		Recycling bin within unit under sink	Recycling bin within unit under sink
1.9	Feature Lighting	Not applicable	Plinth lighting fitted to underside of wall units to be provided by kitchen supplier. Power by electrical sub- contractor.

2) White Goods			
	Element	Affordable Rent	Shared Ownership
2.1	Oven	N/A	
		Appliance Space 630 mm Allow for free standing oven / hob	Zanussi integrated oven ZOB35301XK or similar, to be installed in tall unit where possible or if not, under hob.
2.2	Hob (<i>equivalent gas option to be provided if gas is available</i>)	N/A	
		See above - appliance space 630 mm - allow for free standing oven / hob	Zanussi 600mm ceramic hob ZEV6240FBA or similar





2.3	Ceiling Extractor (Above Kitchen Island or peninsula)	N/A	 Zanussi chimney cooker hood or similar
		N/A	
2.4	Dishwasher	N/A	Not provided.
		Fit removable unit to allow for future installation of a dishwasher by resident (allow for future connection to waste and water)	
2.5	Fridge / Freezer	N/A	Not provided
		Appliance Space 630 mm. Allow for free standing fridge / freezer (full height)	
2.6	Washer / Dryer (equivalent for non-integrated option to be provided)	N/A	Not provided
		Located to hallway cupboard, where unavoidable these may be located in kitchens. If kitchen, then allow appliance space 630 mm for free standing washing / washer drier	



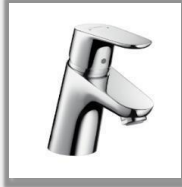




3) Flooring and Wall Tiles			
	Element	Affordable Rent	Shared Ownership
3.1	Hallway, kitchen and living areas		
		Timber effect vinyl. Product and colour to be agreed by Aitch Group	Amtico Spacia XL or Karndean to be agreed by Aitch Group
3.2	Bedroom(s) including stairs and upper hallways	NOTE: SAME MANUFACTURERS FOR BOTH TENURES	
		7.7 - 9.9mm thickness carpet, minimum 50% wool mix	Cormar, Bouclé neutrals with underlay or similar to be agreed by Aitch Group. Minimum 50% wool mix
3.3	Bathroom / En-Suite	NOTE: TILING TO BE THE SAME MANUFACTURER FOR BOTH TENURES	
		R10 non-slip resistant vinyl, product and colour to be agreed by Aitch Group	CTD Ragno 600 x 600 or similar, range TBA. Ardex grout (colour to be specified). Use ETR304UF0 – aluminium trim between tile and carpet, or similar
3.4	WCs / Bathrooms / En-Suite Tiles	NOTE: TILING TO BE THE SAME MANUFACTURER FOR BOTH TENURES	
		White tiles (150 x 150) to bath / shower area and behind sink. Tile setting out to be agreed by Aitch Group.	CTD Ragno 300 x 600 OR similar, range TBA, stack bonded. Ardex grout (colour to be specified). White plastic flat edged tile trim where necessary. Standard access panels as shown on the drawings.







4) Cloakroom / Separate W.C.			
	Element	Affordable Rent	Shared Ownership
4.1	Toilet		
		<p>Ideal Standard Tesi Aqua blade range or similar.</p> <p>Back to wall toilet pan, or similar. Heavy-duty white plastic seat / lid. White vitreous china pedestal close-coupled WC and dual flush</p>	<p>Ideal Standard Concept range WC (ref: E791601) with soft close seat (ref:7917) or similar, to be approved by Aitch Group.</p>
4.2	Cistern	To suit range / product as 4.1	To suit range / product as 4.1, to be approved by Aitch Group NOTE: Concealed cistern not used in shared ownership.
4.3	Flush plate	N/A	N/A
		N/A	N/A – see Cistern above.
4.4	Face Fixed Basin (preferred)		
		<p>Ideal Standard Tesi range or similar. Semi recessed basin 550 x 440 with single tap-hole or similar, to be approved by Aitch Group</p>	<p>Ideal Standard Concept range basin face fixed 500 mm or similar, to be approved by Aitch Group</p>
4.5	Semi Recessed Basin (where Doc M4(2) requirement)		
		<p>Ideal Standard Tesi range or similar. Square semi recessed basin 550 x 440 with single tap- hole or similar, to be approved by Aitch Group</p>	<p>Ideal Standard Concept range or similar basin semi counter top 500 mm or similar to be approved by Aitch Group. Min vanity top depth required: 200 mm</p>
4.6	Basin Taps		
		<p>High neck basin mixer tap with pop-up waste or similar, to be approved by Aitch Group.</p>	<p>Hansgrohe Focus 70 with push open waste set 1¼" (ref: 31604000) or similar, to be approved by Aitch Group</p>






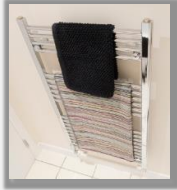
4.7	Basin Trap (where face fixed basin used)		
		Plastic	Hansgrohe Flowstar S 1¼" chrome bottle trap (ref: 52105000) or similar, to be approved by Aitch Group
4.8	Vanity Tops		
		If required vanity tops to be continuation of wall tile or similar to be approved by Aitch Group. Mirror (minimum 600 X 300 mm) to be fitted above basin flush with wall / tiles.	Vanity tops not provided.
4.9	Under Basin Box / Tiled Access	N/A	Tiled access to plumbing where semi-recessed basin used





5) Main Bathroom and Secondary En-suites







	Element	Affordable Rent	Shared Ownership
5.1	Toilet		
		Ideal Standard Tesi range or similar, Square back to wall toilet pan or similar. Heavy-duty white plastic seat / lid. White vitreous china pedestal close-coupled WC and dual flush.	Ideal Standard Concept range WC (ref: E791601) with soft close seat (ref:7917)
5.2	Cistern	To suit range / product as 5.1	To suit range / product as 5.1, to be approved by Aitch Group NOTE: Concealed cistern not used in shared ownership.
5.3	Flush Plate	N/A	N/A
		N/A	N/A – see Cistern above.
5.4	Face Fixed Basin (preferred)		


		Ideal Standard Tesi range or similar, Square semi recessed basin 550 x 440 with single tap- hole or similar, to be approved by Aitch Group	Ideal Standard Concept Sphere face fixed basin 550mm (ref: E7862)
5.5	Semi Recessed Basin (where Doc M4 (2) Requirement)		
		Ideal Standard Tesi range or similar, Square semi recessed basin 550 x 440 with single tap- hole or similar, to be approved by Aitch Group	Ideal Standard Concept Sphere semi counter top basin 550mm (ref: E7921) or similar, 270mm min vanity top depth required
5.6	Basin Taps		
		High neck basin mixer tap with pop- up waste or similar, to be approved by Aitch Group.	Hansgrohe Focus 70 with push open waste set 1¼" (ref: 31604000), or similar
5.7	Basin Trap (where face fixed basin used)		
		Plastic	Hansgrohe Flowstar S 1¼" chrome bottle trap (ref: 52105000), or similar
5.8	Mirror / Vanity Tops		
		If required vanity tops to be continuation of wall tile or similar, to be approved by Aitch Group. Mirror to be fitted above basin flush with wall / tiles, minimum 600mm high and width of basin (minimum)	450 x 600 Mirror (minimum) with no vanity top.
5.9	Under Basin Box / Tiled Access	N/A	Tiled access to plumbing where semi-recessed basin used
5.10	Bath		
		Ideal Standard Tesi acrylic bath 1700 x 700mm or similar, (with no handgrips unless wheelchair accessible unit). 2 tap holes with	Ideal Standard Concept range 1700 x 700 bath (ref: E735201), or similar. [Where water saving is necessary, HRL can accept the Playa 170x70

		matching bath panel and chrome chain and plug.	bath E0758 (1391) as an agreed alternative]
5.11	Bath Tap / Filler		
		Deck mounted bath / shower mixer, filler with lever handles, chrome plated. Shower head on a fixed slider rail	Hansgrohe Ecostat Universal Exp. Therm. Bath mixer (ref: 13123000) or similar
5.12	Bath Screen / Curtain		
		Install shower curtain and rail (supplied and fit, with white shower curtain)	Roman hinged bath screen MB2 (where no separate shower enclosure and shower is over bath) or similar
5.13	Bath Panel		
		Acrylic bath panel to suit range.	To suit range.
5.14	Shower – over bath OR within separate shower enclosure if provided		
		Wall fixed shower head and hose on a slider bar / shower kit, to be agreed by Aitch Group	Hansgrohe Croma 100 Vario EcoSmart/Unica’C set (ref: 27776000) or similar
5.15	Shower Control		
		As 5.11 & 5.14	Hansgrohe Ecostat Universal thermostatic shower mixer (ref: 13122000) for separate shower enclosure only or similar




5.16	Shower Tray		
		For standalone shower, tray to be low rise moulded plastic, to be agreed by Aitch Group	Low rise shower tray JT Fusion 40 (size dependent on layout) or similar
5.17	Shower Screen		
		Only applicable to standalone showers (showers over baths to have curtains only). Roman white shower enclosure with bi-fold door, or similar, to be agreed by Aitch Group	Roman chrome pivot door with inline panel acceptable if sliding door not possible due to layout
5.18	Towel Rail		
		To be unbranded ladder style towel radiator in white, (sample to be shown and approved by Aitch Group) Note: Exposed radiator tails to be copper	Chrome Pisa 500 or 600 mm wide x 1200 mm high electric flat fronted with thermostatic control element MEG 1.0 silver and chrome shroud to conceal flex (all provided by Towel radiators) ref:ZTK0012501, or similar to be agreed by Aitch Group.






6) Master En-Suites			
	Element	Affordable Rent	Shared Ownership
6.1	Toilet		
		Ideal Standard Tesi range or similar as 5.1	Ideal Standard Concept range WC (ref: E791601) with soft close seat (ref:7917) or similar
6.2	Cistern		To suit range / product as 6.1, to be approved by Aitch Group NOTE: Concealed cistern not used in shared ownership.
6.3	Flush plate	N/A	N/A
		N/A	N/A – see Cistern above
6.4	Face Fixed Basin (preferred)		
		Ideal Standard Tesi range or similar sized to suit en-suite.	Ideal Standard Concept Sphere face fixed basin 550mm (ref: E7862) or similar
6.5	Semi Recessed Basin (where Doc M4(2) requirement)		
		Ideal Standard Tesi range or similar, Square semi recessed basin 550 x 440 with single tap- hole or similar, to be approved by Aitch Group	Ideal Standard Concept Sphere semi counter top basin 550mm (ref: E7921) or similar 270mm min vanity top depth required
6.6	Basin Taps		
		Lever tap or similar (not a mixer tap) to be approved by Aitch Group	Hansgrohe Focus 70 with push open waste set 1¼" (ref: 31604000) or similar
6.7	Basin Trap (where face fixed basin used)		:


		Plastic	Hansgrohe Flowstar S 1¼" chrome bottle trap (ref: 52105000) or similar
6.8	Mirror / Cabinet / Vanity Tops		
		If required vanity tops to be continuation of wall tile or similar, to be approved by Aitch Group. Mirror to be fitted above basin flush with wall / tiles, minimum 600mm high and width of basin (minimum)	450 x 600 Mirror (minimum) with no vanity top.
6.9	Under Basin Box / Tiled Access		Tiled Access to plumbing where semi-recessed basin used
		N/A	
6.10	Shower		
		Wall fixed shower head and hose on a slider bar / shower kit, to be agreed by Aitch Group	Hansgrohe Croma 100 Vario EcoSmart/Unica'C set (ref: 27776000) or similar
6.11	Shower Control		
		As 6.10	Hansgrohe Ecostat Universal thermostatic shower mixer (ref: 13122000) or similar
6.12	Shower Tray		
		For standalone shower, tray to be low rise moulded plastic, to be agreed by Aitch Group	Low rise shower tray JT Fusion 40 (size dependent on layout) or similar
6.13	Shower Screen		
		Roman white shower enclosure with bi-fold door, or similar, to be agreed by Aitch Group	Roman chrome pivot door with inline panel acceptable if sliding door not possible due to layout



6.14	Towel Rail		
		To be unbranded ladder style towel radiator in white, (sample to be shown and approved by Aitch Group) Note: Exposed radiator tails to be copper	Chrome Pisa 500 or 600 mm wide x 1200 mm high electric flat fronted with thermostatic control element MEG 1.0 silver and chrome shroud to conceal flex (all provided by Towel radiators) ref:ZTK0012501, or similar to be agreed by Aitch Group.
6.15	Bath		N/A
		Where baths form part of an en- suite the specification is to follow that for the Main Bathroom	
6.16	Bath Filler / Spout		N/A
		As 6.16	
6.17	Bath Valve		N/A
		As 6.16	
6.18	Bath Screen		N/A
		As 6.16	
6.19	Bath Panel		N/A
		As 6.16	


NOTE: THE MANUFACTURER FOR ELECTRICAL FITTINGS WILL ORDINARILY BE THE SAME ACROSS BOTH TENURES




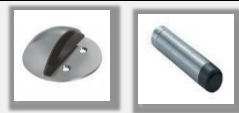
7) Electrical			
	Element	Affordable Rent	Shared Ownership
7.1	Wall Fittings		
		White moulded screw fixed, or similar. Switches and sockets as per electrical layout, including shaver socket in bathroom / en- suites and low level fused spurs in kitchen for appliances	Satin Chrome moulded screw fixed switches and sockets as per electrical layout, including shaver socket in bathrooms / en- suites and low level fused spurs in kitchen for appliances
7.2	USB Sockets	N/A	
		N/A	Cost optional USB charging sockets. 1 No available to the following rooms: Kitchen, Living Room and Bedrooms.

7.3	Multimedia Plate		
		White moulded screw fixed. Outlets for TV / FM / DAB / Sky / phone / internet	White moulded screw fixed or similar. Outlets for TV / FM / DAB / Sky / phone / internet
7.4	High and Low TV Points	N/A	TV aerial and power socket to be installed at high level as well as low level to allow customer to wall mount TV. Allow for one to living room(s) and one to kitchen / dining room.
7.5	External socket	N/A	N/A
7.6	Distribution Board / CCU	Size and Type to be specified as shown on the electrical layouts to meet the requirements of each individual Unit Type. The electrical supply from the meter to the consumer unit is not to be placed directly behind dry lining – It is to be chased into the blockwork wall and protected by a metal cover plate	White or similar, surface mounted in cupboards and flush mounted where visually exposed
7.7	Smoke Alarms	Firex - 4881 ION white plastic, or similar (mains operated with battery back-up)	Firex - 4881 ION white plastic, or similar, (mains operated with battery back-up)
7.8	Bathroom Extract		
		All extract fans to be wall-mounted where possible. Where not practical a ceiling mounted option can be specified. Where necessary at 1st floor or attic level, ceiling fans to be connected to roof vent tiles with flexible ducts, fully lagged in roof space.	Greenwood Airvac - Unity CV2GIP (or similar approved). Room size or duct length dependent. Ceiling mounted
7.9	Ceiling Downlights	N/A	White downlights to Kitchen / Bathroom / Hall / Living Areas and bedrooms
			
7.10	Pendant Fittings	Rooms generally to be illuminated by way of energy efficient pendant fittings with the exception to the bathroom / WCs to be ceiling mounted round light fitting (energy	N/A





		efficient) and shaver light above mirror	
7.11	Recessed Wall Lights to Stairs	Wall mounted (energy efficient)	Wall mounted (energy efficient)
7.12	Cupboard Light	N/A	Light fitted internally to wall above door (ref:KSRL142 - 90cm or KSRL141 - 60cm) or similar
7.13	Spur for wall lights to master bedroom	N/A	N/A
7.14	Doorbell		
		Byron or similar, electrically operated bell push, transformer and chimes wall mounted in the lounge or hall	Eterna brushed stainless steel or similar






8) Mechanical			
	Element	Affordable Rent	Shared Ownership
8.1	Boiler / HIU		Range to suit site CHP design / options.
		The HIU will form part of the CHP design, this is to be presented to the Aitch Group for approval	The HIU will form part of the CHP design, this is to be presented to the Aitch Group for approval
8.2	Heating and Domestic Pipework	JG Speedfit where concealed OR copper where exposed and in airing cupboards	JG Speedfit where concealed OR copper where exposed and in airing cupboards
8.3	Soil & Waste Traps		
		White plastic	Hansgrohe Flowstar S Bottle Trap or similar, Chrome trap to be supplied with semi recessed sinks
8.4	Underfloor Heating: To	N/A	If applicable, zoned manifolds in cupboards (design to be provided by

	Urban Schemes		Aitch via sub-contractor) with Ambiente 43569 4 channel touchscreen timeclock programmer (to provide individual and central time control to underfloor heating, hot water and/or radiators if applicable) and Ambiente 43213 night setback dial thermostat (white) or similar
8.5	Radiators (where applicable)		
		Radiators generally to be Myson "Premier Compact" range with Myson valves, in accordance with Aitch Group's buying arrangements, or similar to be agreed by Aitch Group	Myson Select Compact white pressed metal rads with Myson valves 2TRV10N + Matchmate MM10LAN (pipe size dependent) or similar. Honeywell heating controls CM700 Digital 7 day programmer and room thermostat DT90E (white), or similar to be agreed by Aitch Group

9) Ironmongery			
	Element	Affordable Rent	Shared Ownership
9.1	Door Furniture		
		Modena JV780PCSC Lever on Rose, Satin Chrome Door Handles, or similar to be agreed by Aitch Group	Carlisle Design Group - Eurospec 19mm diameter mitred lever on sprung rose - satin stainless steel (ref: CSL1192SSS), or similar to be agreed by Aitch Group
9.2	Door Stops		
		Carlisle Design Group - Eurospec - to match ironmongery ref: DSW1015 wall or DSF1030, 1031 or 1032 floor are typical, or similar to be agreed by Aitch Group	Carlisle Design Group - Eurospec - to match ironmongery ref: DSW1015 wall or DSF1030, 1031 or 1032 floor are typical, or similar to be agreed by Aitch Group
9.3	Front Entrance Door		
		Carlisle Design Group - Eurospec or by door manufacturer. Security multilocking, security chain, letterbox, spyhole (where no	Carlisle Design Group - Eurospec or by door manufacturer. Security multilocking, security chain, letterbox, spyhole (where no glazing panel)

		glazing panel) and 100mm high numerals, all finished to match, or similar to be agreed by Aitch Group	and 100mm high numerals, all finished to match, or similar to be agreed by Aitch Group
--	--	---	--

10) General			
	Element	Affordable Rent	Shared Ownership
10.1	Wall Finishes	Internal and External walls to be painted with 1 coat Gyproc drywall primer and 2 coats of selected coloured topcoat. Off white/light grey colour to be approved by Aitch Group	Crown Trade Cover Matt in white (00E55), or similar to be agreed by Aitch Group
10.2	Ceiling Finishes	Crown Trade Cover Matt in white (00E55), or similar Dulux Trade	Crown Trade Cover Matt in white (00E55) , or similar Dulux Trade
10.3	Woodwork Finishes	Crown Trade Acrylic Satin in white (00E55), or similar Dulux Trade	Crown Trade Acrylic Satin in white (00E55), or similar Dulux Trade
10.4	Skirting and Architraves		
		<p>Two coat primed MDF, Bevelled 69x19mm architrave. Two coat primed MDF, Bevelled 169x19mm skirting. Note: Skirting is to be omitted in WCs, bathrooms and en-suites to walls that are ceramic tiled. Walls that are not tiled to be fitted with MOISTURE RESISTANT skirting.</p>	<p>Square edged Skirting's: MDF 15mm x 119 Architraves: MDF 15mm x 58 refer to standard details. Or to match private sale specification.</p>
10.5	Window Boards		
		<p>Two-coat primed, 25mm thick, bull-nosed, MDF window board Notes: Window boards to be included to all Kitchens, Bathrooms (where applicable),</p>	<p>Square edged MDF 25mm refer to standard detail. Or to match private sale specification.</p>

		En-suites (where applicable) and W.C.s (where applicable) as standard unless specified as tiled on the Architects' Working Drawings. Wet rooms are to be fitted with MOISTURE RESISTANT window boards.	
10.6	Internal Doors (including storage cupboard doors)		
		White painted finish	Plain oak veneered Vicaima or similar to be approved by Aitch Group. Or to match private sale spec.
10.7	Wardrobes		
		N/A	Sliding wardrobe doors full height to ceiling. Wood to match internal doors.
10.8	Staircases		
		Standard painted timber stairs either traditional or contemporary design, refer to standard guidance details: 2D.SD.088 or 2D.SD.089 To be approved by Aitch Group	Standard painted timber stairs either traditional or contemporary design, refer to standard guidance details: 2D.SD.088 or 2D.SD.089 or similar to be approved by Aitch Group
10.9	Front Entrance Doors		
		Factory pre-finished in a standard colour - to be approved by Aitch Group	Factory Pre-finished in a standard colour - to be approved by Aitch Group
10.10	Additional light switch		Switch located next to bed to operate pendant light in master bedroom
10.11	Additional BT line		Additional BT line to allow for future installation of Tunstall in living room