

Perth & Kinross Council Affordable Housing

Model Employer's Requirements

Version 1 – December 2023

1.0 Introduction and Description of Contents

It is the intention that all of Perth & Kinross Council's new affordable homes must meet the following Employer's Requirements unless superseded by any Statutory Requirements¹.

Without prejudice to the foregoing, all parties submitting a bid for any works or services in respect of affordable homes advertised by Perth and Kinross Council must ensure that their bid is compliant with Statutory Requirements and to ensure that they can obtain all applicable Consents²

This Model of Employer's Requirements document should be read in conjunction with Perth and Kinross Council's 's Net Zero Carbon Design Guide: ['Sustainable, Inclusive Homes' Design Guide](#).

This Model of Employer's Requirements is not designed to be stand alone or to replace or supersede any existing employer's requirements in respect of any current projects by Perth and Kinross Council. This Model of Employer's Requirements is provided for information purposes only. On a project-by-project basis Perth and Kinross Council may at its sole discretion adopt these specifications in this document in full, partially or to adapt as they see fit.

The information provided in this Model of Employer's Requirements is provided without warranty of any kind, either express or implied, and any reliance upon it shall be at the sole risk and expense of the party seeking to rely on it.

Perth and Kinross Council will periodically add, change, improve and update the information and documents in this Model of Employer's Requirements and assumes no liability or responsibility for any errors or omissions in the content of this Model of Employer's Requirements.

¹ Statutory Requirements includes any statute, statutory instrument, regulation, rule or order made under statute having the force of law which affects any works or obligations under a construction contract which may be entered into by Perth and Kinross Council and another party.

² Consents means all permissions, consents, approvals, certificates, permits, licences, statutory agreements and authorisations required by law, and all necessary consents and agreements from any third parties (including, without limitation, any Planning Permission), needed to carry out any necessary works or services.

This Model of Employer’s Requirements shall not relieve any party entering into a contract with Perth and Kinross Council of any contractual or common law liabilities accrued as a result of any design or works services procured by Perth and Kinross Council in respect of its affordable homes building program.

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2.0 Space and Water Heating Systems

2.1 Radiators

All radiators installed should be pressed steel panel type Myson Select Compact or equivalent.

All radiators to be fitted with thermostatic valves, Danfoss RAS-C2, Horizontal angle pattern with matching lockshield valve, pack code 013G6005, or equal.

3.0 Internal Details

3.1 Paint

Vinyl matt emulsion finish to all ceilings. Vinyl matt emulsion to all areas, including cupboards and wardrobes.

Gloss paint, stain or varnish (as appropriate) to:

- Windows, sills, architraves, curtain plates and the like.
- Doors and screens as appropriate.
- Skirtings, isolated timber components etc.
- Shelf bearers, pipe casings, duct casings and the like.
- Exposed metal pipework, support brackets and the like.
- General storage shelving.

Slatted shelving in linen cupboards is not to be painted or varnished.

3.2 Colour Schemes

Internal ceilings to dwellings and common stairs: white.

Internal common stair walls: Colours to be advised by the Council.

Paint finish on communal stairwells walls and ceilings should flame retardant as well as being durable, easy clean, eggshell type paint.

Internal walls to dwellings: Usually magnolia unless otherwise directed. External timber paints and stains to be advised by the Council on an individual project basis.

4.0 Kitchen and Dining Area

4.1 Kitchen Units

Kitchen units are to be JTC Furniture Group - Cosmopolitan Range or equal equivalent. Colour to either Monaco Maple, Havana Beech, Nassau Calvados, Rome Cherry, Columbo Walnut with profiled and wrapped door/drawer fronts

All base units to be 18mm carcass - cabinets constructed in high quality MFC, cam and pin dowel construction. Exposed edges to be finished with 0.045 ABS tape. Epoxy coated steel side drawer box with self-closing nylon runners.

All kitchen doors to be fitted with 170 degree hinges with 5 pin pivot action and fitted with D shaped bolt-through handles. Allow for 900mm high wall units but consider maximum shelf height for wall units/shelving

Solid drawer bases. Full height grooved in back with 50mm service gap. Fully adjustable internal shelves.

Units mounted on 150mm high plastic adjustable legs, with clip on plinth. All exposed edges / ends of base or wall units are to be finished with a suitable decorative end panel. All new plinths to match the colour of the kitchens.

No bridging units will be offered for positions above cookers

4.2 Door and Drawer Handles

Kitchen units to be fitted with HLE66, 128mm chrome handles or HLE50, 128mm chrome handle

4.3 Worktops

Kitchen worktops to be 40mm thick and 600mm wide JTC Furniture Group, Traditional Post Formed front Profile with moisture resistant core board, or equal equivalent. Colour to be either:- Everest, Jet, Granite, Martian or Beech block.

Aluminium edging strips to be supplied and fitted to all exposed edges (i.e. cooker and end of worktop runs).

All worktop joints to be 'Mason Mitred' as opposed to the use of jointing strip.

4.4 Sinks and Taps

A new stainless steel 1.5 single bowl kitchen sink is to be installed. Sink to be a Leisure LN950 reversible single bowl, suitable for monoblock tap, supplied from JTC Furniture Group or equal equivalent complete with sink plug.

New mono block chrome plated mixer tap to be a VAL SNK CCD Lever mixer tap supplied by JTC Furniture Group or equal equivalent.

Isolation valves to be provided to hot and cold water supply pipework prior to connection to new mixer tap.

Pipework and valves should also to be provided below kitchen sink to allow washing machine to be connected.

4.5 Floor Finish and Coverings

Kitchen floors should be of sound construction (free of rot / damage) and have a level surface. Where required, plywood or latex levelling materials will be laid to provide a level surface.

Non-slip vinyl flooring should be specified in all kitchens. Vinyl should extend into any cupboard space that forms part of the floor area.

Where a washing machine or fourth appliance space is located in a storage cupboard outwith the kitchen area, for example under a stair, this cupboard should be fitted with non-slip vinyl flooring.

4.6 Wall/Ceiling Surface Decoration/Splashback *

Finished wall and ceiling surfaces should be of sound construction and appearance (free of damage, holes, cracks or loose materials etc.)

All walls, ceilings and woodwork must be presented with attractive, durable, clean and hygienic finishes on completion. Decorative finishes must be suitable for use within a kitchen environment and be washable / resistant to damage by steam etc. (Note: No decoration / disturbance payments will be paid to tenants).

Stainless steel splashback should be located behind cooker with height to be agreed by Council.

5.0 Bathroom

WC (complete with matching pedestal) to be Twyfords 'Refresh' range

Wash hand basin to be Twyfords 'Refresh' range

Wall Finishes

Wall Panelling shall be fitted in areas surrounding baths and showers / behind wash hand basins and WCs

Shore Laminates - Wet-wall (Classics Range) 2400mm high panels or equal and equivalent.

Colours- White frost, Arctic Marble and Midnight Marble

300mm high plywood backed laminated board (Fibo Wall Panels or equal) edged all round as splashback to isolated wash hand basins.

6.0 Electrical Installations

Locations containing a bath, shower or cabinet containing a shower and/or bath and the surrounding areas are considered to be locations where there is an increased risk of electrical shock due to a reduction in body resistance caused either by bodily immersion or by wet skin, and likely contact of substantial areas of body with earth potential.

With this in mind, all electrical installations in bathroom areas will require to be upgraded to meet the requirements of the 17th Edition IEE Regulations (in accordance with the guidelines contained in Section 12 of the NICEIC Site Guide for Domestic Electrical Installations).

Where appropriate a new 10mm wiring circuit with appropriate RCD circuit protection will be run back to the consumer unit position for any new electric shower installations. Existing shower installations comprising 6mm wiring may not be reused.

A new light fitting will be provided in each bathroom. The light fitting should comply with the relevant ingress protection rating for the zone into which it is fitted. Light switches should be located either outside the bathroom area or be operated by insulated pull cord (with appropriate IP rating) if located within the bathroom.

Measures which can satisfactorily maintain and control the environment within bathrooms to deal with condensation, dampness or odours (mechanical extract ventilation) should be included within the designs.

In cases where a new extract fan is to be fitted within the bathroom, the fan unit should comply with the relevant ingress protection rating for the zone into which it is fitted. Operating switches should be located either outside the bathroom area or be operated by insulated pull cord (with appropriate IP rating) if located within the bathroom. Nu Aire Genie X12 or equal and equivalent.

Electrical installations must be fully tested and appropriate certification will be required on completion. All electrical installation work and testing must be completed by NICEIC or SELECT approved contractors.

6.1 Pipework and Valves

Any water control valves should be easily identifiable and accessible

Exposed pipework should be avoided wherever possible and any essential pipes should be concealed in pipeboxes.

7.0 Solar PV Panels

7.1 PV Battery Storage

Any battery storage should be located externally.

Solar PV array size and Battery options should be discussed and agreed with the client.

8.0 Electrical Installations

8.1 Terrestrial TV systems shall be provided in all dwellings.

Where the specialist TV engineer has determined that a satisfactory signal to all freely available terrestrial channels cannot be achieved with an internal aerial and booster, then a suitable hi-gain external aerial and mast, mounted externally, shall be provided, if that will satisfy the requirement.

Location to be agreed with the Employer prior to fixing. All systems to be digital compatible.

Terrestrial TV points shall be provided in the living room and all bedrooms of all dwellings.

BT standard outlet to be conveniently located adjacent to a power socket in the hallway, lounge and main double bedroom of all dwellings. Outlet sockets for cable, satellite and terrestrial reception, are to be located at the TV position in the Living Room and adjacent to two twin power sockets and telephone point.

8.2 Televisions - Flats

Terrestrial - Television outlet boxes to be provided in the living room and all bedrooms for digital TV, with additional cabling and outlets to facilitate Sky Plus and Virgin Media (where available), with a communal satellite dish suitably located in the development (location to be agreed in conjunction with the Council). In poor reception areas consideration should be given to boosting the signal. Allow for a splitter and amplifier and double power socket outlet in the loft space, connected to the landlord's supply meter.

Sky - An Integrated Reception System as specified by Sky Homes for New Build MDU Version 2.02, dated 1st June 2005 or later is to be provided to serve all common access flats within a development. Location of satellite dish to be agreed with Employer prior to fixing.

Cable - In flatted developments, ducting and conduit, complete with drawwires shall be provided for cable TV use and shall extend from the street boundary of the site to the TV position in Living Rooms via the common service duct. Ducting shall be identified with permanent labelling as appropriate. Virgin Media or other local cable providers are to be advised of this arrangement at an early date and invited to supply the necessary duct materials.

8.3 Television - Houses

Television outlet boxes to be provided in the living room and all bedrooms for digital TV with additional cabling and outlets to facilitate cable, Sky Plus and Virgin Media (where available) to be cabled to connection box and digital aerial, located in loft space where possible. A Digital TV aerial shall be provided to each property and shall be located

in convenient accessible roof-spaces with power supply for apparatus if required. In poor reception areas consideration should be given to boosting the signal. For satellite provision, install a conduit with draw wire from outlet box to loft space.

9.0 Fob and Key Suiting Requirements*

9.1 Fob Provision

Each development should provide 2 fobs per tenant plus 2 fobs for the Area Office, 10 programmed fobs for landlord use and 100 spare blank fobs.

Fobs to be capable of being suited to PKC master fob system.

9.2 Garage Door Fobs

2 fobs per property plus 10 programmed fobs for landlord use and 100 spare blank fobs.

Fobs to be capable of being suited to PKC master fob system and should be suited to door entry system.

9.3 Dwelling Entrances

3 keys per property (no landlord copies required).

9.4 Bin and Cycle Stores

3 keys per property plus 10 landlord copies. Keys to PKC HO1 Master Key System (where PKC do not require budget locks).

9.5 Landlord Service Cupboard

10 landlord keys required per door. Keys to pass PKC master key system.

10.0 Fire Detection Installations

10.1 Generally

Specialist detection and alarm systems, if required, are to be designed and specified in conjunction with the Fire Officer and Building Control. Proposed installations must be discussed and agreed with the Council.

Fire Brigade switches to be installed at high level above landlord's electrical supply cupboard on ground floor of communal stairwell.

10.2 Localised Detectors

All dwellings must be provided with appropriate heat and smoke detectors, which shall be mains operated with battery backup, sustained for 5 years minimum, fitted with a "hush" button as well as the normal test button.

The fire detection system is to be installed to a Grade D1 Category LD2. Using 3000 series incorporating Carbon Monoxide detection interconnected via Radio Frequency (RF). The system will also include Wireless Control switches, Input & Output Relays with Beacon.

10.3 Smoke Alarm System

To be carried out in accordance with BS 5839-6:2019 Installation of Fire/ Detection and Alarm Systems in Dwellings.

The system shall be installed with the purpose of providing an appropriate level of protection to occupants.

Grade D1 systems shall be installed within all properties providing that no floor level exceeds 4.5m in height above ground level, and unless otherwise specified.

All systems shall be installed to meet the level of protection afforded by a type LD2 system, unless otherwise specified.

Smoke/ Heat alarms shall be manufactured to satisfy the requirements of BS EN 14604: 2005 and BS 5446: Part 2:2003 respectively.

10.4 Carbon Monoxide Alarm System

The Carbon Monoxide alarms shall be manufactured to satisfy the requirements of BS EN 50291-1:2018.

The Carbon Monoxide alarms shall be installed in accordance with the requirements of BS EN 50292: 2013.

10.5 Alarm Back Up

Alarm should be mains powered with lithium back up.

Grade D1 - Alarms are powered from the mains power supply but will automatically switch to Lithium Rechargeable back-up cell if the mains power fails. The Lithium cells will last the life of the alarm (10yrs) and are completely tamper-proof.

10.6 Alarm Interconnection

Uses radio-frequency (RF) signals to link the alarms instead of having to run cabling between them.

A SmartLINK Module shall plug into the back of each alarm. This shall allow the alarms to communicate wirelessly, sending a Radiolink transmission to each alarm in the property and trigger them in the event of activation or Test. With the SmartLINK Module in each device you shall have the ability to

receive information on a tablet or laptop giving information on the health of the alarm, run time, and other key information.

SmartLINK Module – Ei3000MRF

Installation should be capable of connecting to additional devices via SmartLINK Gateway.

Installation should be capable of connecting to SmartLINK Gateway allowing alarms and devices to securely transmit data to cloud platform.

10.7 Alarm Types

All alarm types (Multi-Sensors, Heat and Carbon Monoxide) shall include the following features:

Alarms shall be radiofrequency interconnected - Multi-Sensor Fire Alarm, Multi-Sensor Heat & CO, Heat and Carbon Monoxide type, mains with rechargeable lithium cells as specified –

- Ei3024 + Ei3000MRF, Ei3028 + Ei3000MRF, Ei3014 + Ei3000MRF & Ei3018 + Ei3000MRF
- Ei3024 + Ei3000MRF is to be installed in Hallways, Landings and Living rooms.
- Ei3028 + Ei3000MRF is to be installed in Kitchens with a boiler.
- Ei3014 + Ei3000MRF is to be installed in Kitchens with no boiler.
- Ei3018 + Ei3000MRF is to be installed next to boiler if situated outside of the Kitchens and next to any flues.

Alarms are to be suitable for interconnecting with at least 10 other units.

A full function test, locate and hush button either on unit or as well as a wireless wall mounted RF unit – Ei450 to be installed in Hallways.

Remote Test/Hush button to be fitted in hall on main escape route and be in full view. This should not be installed in the cupboard without prior confirmation from the Contract Administrator.

The Multi-Sensor Fire Alarm, Multi-Sensor Heat & CO and Heat alarms must be capable of producing a sound level which measures 85 dB(A) at a distance of 3 metres from the source.

Carbon monoxide alarms must be capable of producing a sound level of which measures 85 dB(A) at a distance of 1 metre from the source.

The product life cycle should be sufficient to ensure at least 10 years of life from manufacture date code

All Multi-Sensor Fire Alarm, Multi-Sensor Heat & CO, Heat and Carbon Monoxide alarms in the 3000 series shall include AudioLINK data extraction technology which via the AudioLINK APP allows real time data to be sent to a smart Phone or tablet. This will be in the form of a colour coded alarm status report.

A continuous green AC mains indicator is to be fitted along, where applicable, with a red alarm status indicator.

The alarm should monitor for loss of battery voltage, giving a visual and audible alarm both with and without AC power, for 30 days, where applicable from a fully charged status otherwise 72Hrs to comply with BS 5839-6:2019 as a minimum.

All Multi-Sensor Fire Alarm, Multi-Sensor Heat & CO, Heat and Carbon Monoxide alarms shall be installed in accordance with manufacturer's instructions and shall be placed away from corners and walls by at least 300mm and away from light fittings or decorative objects which may obstruct smoke from entering the smoke alarm. – If there is a specific requirement to wall mount alarms, prior consent shall be necessary from the Contract Administrator.

The Multi-Sensor Fire Alarm, Multi-Sensor Heat & CO, Heat and Carbon Monoxide alarms, where applicable, shall be provided with a surface mounted base plate with integral terminal block and cable cover and incorporate a foam gasket fitted to base plate to prevent dust ingress into the unit, the alarm should connect automatically as it locates on to the base plate without the requirement for a lead and connector.

The supply for the mains powered alarms shall be taken from an electrically protected, regularly used local lighting circuit at the nearest source except for when the house is being rewired, then the supply will be taken back to the consumers unit and connected to the same MCB as the local lighting circuit, confirmation of connection method shall be provided from the Contract Administrator.

All detectors and ancillary components shall have an RF interconnect capability for wireless interconnection and control.

If not already utilised, the Fire Relay will be used to operate a Red Strobe for visual indication. – SAB300R.

Where no Fire, Service and Carbon Monoxide Alarm Interface is installed, a Relay Base will be used to operate the Red Strobe – Ei128R is to be installed under Hallway alarm.

A RadiolINK Switched Input Module will be used for Sprinkler System integration – Ei408

All cabling shall be as specified in Clause 411 and shall be installed in accordance with the requirements of BS 7671:2018 18th Edition IEE Wiring Regulations and connected in accordance with the manufacturer's recommendations.

All new domestic dwellings for social rent including houses, flats and multi-storey buildings shall be fitted with domestic fire sprinkler/suppression system.

10.8 Design

Sprinkler/suppression systems should be designed and installed in compliance with the following:

- The Water Supply (Water Fittings) (Scotland) Byelaws 2014;
- BS 9251:2014 - Sprinkler systems for residential and domestic occupancies – Code of practice;
- BS 9991:2015 - Fire safety in the design, management and use of residential buildings – Code of practice.
- Guidelines for the supply of water to fire sprinkler systems
- Any other relevant standard or specification.

The sprinkler/suppression system shall be designed and installed the system in accordance with current British Standards and specifications.

The Consultant or Contractor shall be responsible for the design of any structure intended for the secure housing/supporting a water storage tank or booster equipment as required.