|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Ref nr** | **Component** | **Change proposed.** | **Why?** | **Picture**  | **Comments** |
| 8 | Roof | Canopies over front doors to be Glass Reinforced Plastic | Durability: resistant to weather, rot, and corrosion, making it a long-lasting and low-maintenance. Lightweight: This makes them easy to install and handle. Easy to install:  often pre-fabricated and designed for straightforward installation. Cost-effective: They can be a more affordable alternative to traditional porch construction.  | C:\Users\aculshaw\AppData\Local\Microsoft\Windows\INetCache\Content.MSO\AB92F94B.tmp |  |
| 8 | Roof void | Locked roof access hatches | Improves security within communal loft-spaces |  |  |
| 12 | External doors | Collapsible letter cages to be fitted to inside of door. | Keeps mail tidy and off the floor, preventing damage and making mail retrieval easier | House of Home White Letter Box Catcher Basket w/ Lift Up Lid |  |
| 16 | Wall tiling | Bathroom wall tiling omitted in favour of high quality impervious panelling. | Waterproof, low-maintenance, and hygienic solution for walls, eliminating grout and reducing mould, while also being easy to clean and install | https://www.plasticshub.com/wp-content/uploads/2023/05/london-tile-1.jpg |  |
| 18 | Floor finishes | Provide wider choice of slip-resistant vinyl ranges to kitchen and bathroom floors. | To give tenants more choice on floor finishes |  |  |
| 19 | Kitchen fittings  | Worktop joints to be butt-jointed using jointing strips, connecting two pieces using bolts and sealant for a strong, smooth, and visually minimal join | To allow for easier replacement of damaged areas. | C:\Users\aculshaw\AppData\Local\Microsoft\Windows\INetCache\Content.MSO\8A22A2DA.tmpC:\Users\aculshaw\AppData\Local\Microsoft\Windows\INetCache\Content.MSO\41B02586.tmp |  |
| 19  | Kitchen fittings | Approved suppliers to be confirmed – Howdens Greenwich White or Richmond range.  | To help with standardisation and future maintenance  |  |  |
| 19  | Kitchen fittings | All drawers and cupboards to have soft-close hinges. | To reduce noise, increase longevity of cabinets and drawers, enhanced safety, and a enhance a premium feel |  |  |
| 19  | Kitchen fittings | All drawers and cupboards to have chrome handles with no sharp edges. | To help with standardisation, future maintenance and safety |  |  |
| 19  | Kitchen fittings | One kitchen wall cupboards to be lockable. | To prevent access to potentially dangerous items like cleaning products, medications, or sharp objects  |  |  |
| 19  | Kitchen fittings | Omit recycling containers from one base cupboard. | *Why?* |  |  |
| 20  | Sanitary fittings | Over bath dryers for flats without gardens | To address the challenges of indoor drying, reduce damp and mould issues | BLACK+DECKER Extendable Over Bath Airers, Two Colours, Adjustable Rotation, 10 Bars with 5.6m Total Drying Space, Folds for Compact Storage, Grey (63219, 63229) | Further discussion needed. |
| 20  | Sanitary fittings | Where electric showers are specified, make shall be Mira – Sport or Advance 7.5kw. | To help with standardisation and future maintenance  |  |  |
| 20  | Sanitary fittings | Omit toilet roll holder, shaver point, bathroom mirror and towel rail. | To help with standardisation and future maintenance |  | Heated towel can be fitted in lieu of bathroom radiator. |
| 21  | Heating and plumbing | Broxtowe’s preferred source of heating remains Air Source Heat Pump, (ASHP) with Photovoltaic (PV) panels. PV to be integrated into roof fabric not sit on top of roof tiles. | To help meet local and national decarbonisation requirementsa more streamlined and aesthetically pleasing design, potential cost savings on roofing materials, and increased wind resistance, while also maximizing roof space and reducing the need for additional mounting structures | C:\Users\aculshaw\AppData\Local\Microsoft\Windows\INetCache\Content.MSO\8555161B.tmp | Preferred ASHP manufacturer changed to Vaillant as this unit passes noise tests required by Planning |
| 21  | Heating and plumbing | Omit garden tap. | To help with standardisation and future maintenance |  |  |
| 25 | Electrical systems |  A BT terminal for internet and telephone connection shall be provided, located adjacent to TV aerial point. | To ensure basic communication services are available to residents |  |  |
| 25 | Electrical systems | TV points shall be provided to the lounge, with digitally compatible cabling running to a junction box in the loft space. | To enhance tenant comfort and potentially encourage social interaction, as well as to ensure a basic level of functionality in the living space.  | BG Electrical Single Co-Axial Socket |  |
| 31 | Non-adopted drives and Parking Areas. | Tarmac preferred to block paving. Demarcation by means of thermoplastic white paint. | To help with standardisation and future maintenance | C:\Users\aculshaw\AppData\Local\Microsoft\Windows\INetCache\Content.MSO\9795D29D.tmp |  |