

Tried and tested products	Retailer	Name of product	Product code	Weblink
BOILERS				
Baxi Duo Tec 28HE - 7 year guarantee - suitable for 3 + bedroom properties	Plumb Centre	Baxi Duotec 28 HE combination boiler	101021	http://www.plumbcenter.co.uk/en/deals/boiler-bundles-offer/baxi-duo-tec-28-he-combi-boiler-and-flue-pack/
Remote boiler thermostat (secured to the wall)	Plumb Centre	Siemens easy daily programmable room thermostat	305804	http://www.plumbcenter.co.uk/en/heating/domestic-controls-valves/siemens/siemens-easy-daily-programmable-room-thermostat-and-reciever/
Unvented Cylinder -HMO boiler- suitable for 5 people plus	Plumb Centre	Heatrae Sadia Megaflo Eco Plus indirect cylinder 300ltr	178601	http://www.plumbcenter.co.uk/en/heating/cylinders-accessories/unvented-cylidners/heatrae-sadia-megaflo-eco-plus-indirect-cylinder-300ltr/
SAFETY				
Co2 detector	B&Q	First Alert LED Display Carbon Monoxide Detector	816317001735	http://www.diy.com/departments/first-alert-led-display-carbon-monoxide-detector/202283_BQ.prd?gclid=CMzf_gav0yccCFcHnGwodWKMN6w&ppc_type=shopping&ecamp=SEAPLA202283_BQ&ef_id=VadHVgAAAOC@-IJ0:20150827183819:s
Smoke alarms	B&Q	FireAngel Ionisation Smoke Alarm	816317001629	http://www.diy.com/departments/fireangel-ionisation-easy-to-silence-smoke-alarm/179159_BQ.prd
Fire blanket	B&Q	First Alert Fire Blanket	29054001696	http://www.diy.com/departments/first-alert-fire-blanket-w1m-h1m/190758_BQ.prd

Fire extinguisher	Screwfix	Firechief Foam Fire Extinguisher 6Ltr	75328	http://www.screwfix.com/p/firechief-foam-fire-extinguisher-6ltr/75328
EXTERIOR DOOR				
Exterior front black composite door with silver finish and door number	Fascialift	Vituoso Composite Doors	Chilton CS6 (Black)	www.world-group.co.uk/media/uploads/cat-317/Virtuoso%20composite%20brochure.pdf
Exterior front UPVC door with silver finish and door number	Fascialift	A' Rated UPVC	N/A	http://www.justdoorsuk.com/upvc-doors-351-375.asp
Rear UPVC door with silver finish	Fascialift	A' Rated UPVC	N/A	http://www.justdoorsuk.com/upvc-doors-351-375.asp
Exterior front solid wood door with silver finish and door number	Howdens	External Solid Core Blank Lightweight door	DXF00	www.howdens.com/media/library/pdf/799.pdf
Exterior rear solid wood door with silver finish	Howdens	External Solid Core Blank Lightweight door	DXF00	www.howdens.com/media/library/pdf/799.pdf
Exterior (designer) front black composite door with silver finish and door number	Fascialift	Vituoso Composite Doors	Chapleton Four Glazed Handle Side (Black)	www.world-group.co.uk/media/uploads/cat-317/Virtuoso%20composite%20brochure.pdf
INTERIOR DOOR				
Interior door (fire door) - HMO door	Howdens	Dordogne Oak	DIE46** Dordogne Oak	https://www.howdens.com/media/library/pdf/1321.pdf
Interior door hinge that exceeds 90 degrees	Screwfix/B&Q	Grade 11 Ball Bearing Hinges Polished Chrome	96829	http://www.screwfix.com/p/grade-11-ball-bearing-hinges-polished-chrome-102-x-76mm-pk3/96829

Silver door handle - HMO door	Howdens	Victorian Scroll Chrome	DFU0663	https://www.howdens.com/hardware-collection/door-handles/victorian/victorian-scroll-chrome/
Silver door lock for an interior door - HMO	Screwfix	Mechanical Standard Duty Push Button Lock Tubular Latch	17415	http://www.screwfix.com/p/mechanical-standard-duty-push-button-lock-tubular-latch/17415?kpid=17415&cm_mmc=Google-Product%20Listing%20Ads-Sales%20Tracking- -sales%20tracking%20url&cm_mmc=Google-Shopping%20-%20Security-%20Security&gclid=CP7ws-rwyccCFUcTwwodpuEGAg&kpid=17415
Silver door lock for a bathroom or toilet door - HMO	Howdens	Victorian Scroll Chrome Privacy	DFU0663	https://www.howdens.com/hardware-collection/door-handles/victorian/victorian-scroll-chrome/
Interior silver door stop (floor mounted)	Howdens	Chrome Oval	GIR0346	https://www.howdens.com/hardware-collection/door-furniture/door-stops/chrome-oval/
Interior silver door stop (skirting board mounted)	B&Q	Carbon Steel Chrome Effect Door Stop	3717905	http://www.diy.com/departments/bq-carbon-steel-chrome-effect-door-stop-pack-of-6/240799_BQ.prd
CEILING				
Ceiling coving	B&Q	Artex Easifix C Profile Cove	5010819005214	http://www.diy.com/departments/artex-easifix-c-profile-cove-12m-w117mm-t22mm-pack-of-6/65988_BQ.prd
Ceiling white matt emulsion paint	Johnstons Paint	Covaplus Vinyl Matt	N/A	http://www.johnstonstrade.com/products/product-display/covaplus-vinyl-matt.aspx

UPVC cladded ceiling (ridged) for a bathroom or kitchen	Eurocell	Duraboard 300mm x 5m (V Groove)	N/A	N/A
UPVC cladded ceiling (flat) for a bathroom or kitchen	Eurocell	Duraboard 300mm x 5m	N/A	N/A
LIGHT FITTINGS				
Pendent light fittings	CEF	MK 150mm 6" Pendant Short Skirt White	1186WHI	http://www.cef.co.uk/catalogue/products/367178-6-pendant-short-skirt-white?q=pendant
Fishbowl light fitting	B&Q	Ruth White Bathroom Flush Light	5052931044566	http://www.diy.com/departments/ruth-white-bathroom-flush-light/258319_BQ.prd
Light bulbs	B&Q	Osram Bayonet Cap (B22D) 7W GLS LED Light Bulb	4008321981134	http://www.diy.com/departments/osram-bayonet-cap-b22d-7w-gls-led-light-bulb/203278_BQ.prd
Light switches	CEF	Volex 10A 1 Gang 2 Way Light Switch White	VX1020	http://www.cef.co.uk/catalogue/products/35287-1-gang-2-way-10a-switch-white?q=light+switches
Bathroom pull cord	CEF	Scolmore Click Mode 10A 2 Way Ceiling Pull Cord Switch White	PRC210	http://www.cef.co.uk/catalogue/products/1340790-2-way-10a-ceiling-switch-white?q=pull+cord
Electrical sockets	CEF	Deta 13A SP 2 Gang Double Switched Socket White	V1209S	http://www.cef.co.uk/catalogue/products/1088346-2-gang-13a-single-pole-switched-socket-white?q=socket
Bathroom extractor fan	CEF	Vent Axia Lo Carbon Extractor Fan with Timer	446484	http://www.cef.co.uk/catalogue/products/3882686-lo-carbon-extractor-fan-with-timer?q=extractor+fans
Kitchen extractor fan	CEF	Vent Axia Lo Carbon Extractor Fan with Timer	446484	http://www.cef.co.uk/catalogue/products/3882686-lo-carbon-extractor-fan-with-timer?q=extractor+fans
PAINT AND WALLPAPER				

Bathroom and kitchen silk emulsion white paint (CEILINGS)	Johnstons Paint	Kitchen & Bathroom Emulsion	White	http://www.johnstonespaint.com/paint-types/interior-walls-a-ceilings/kitchen-a-bathroom-emulsion
White/grey matt for communal areas and bedrooms	Johnstons Paint	Acrylic Durable Matt	Banhura	http://www.johnstonestrade.com/products/product-display/acrylic-durable-matt
Magnolia matt for communal areas and bedrooms	Johnstons Paint	Acrylic Durable Matt	Magnolia	http://www.johnstonestrade.com/products/product-display/acrylic-durable-matt
Acrylic Gloss - White	Johnstons Paint	Acrylic Gloss	White	http://www.johnstonestrade.com/products/product-display/acrylic-gloss.aspx
Feature wall paint - Orange	Johnstons Paint	Acrylic Durable Matt	Sun Bronze	http://www.johnstonestrade.com/products/product-display/acrylic-durable-matt
Feature wall paint - Green	Johnstons Paint	Acrylic Durable Matt	Enchanted Wood	http://www.johnstonestrade.com/products/product-display/acrylic-durable-matt
Feature wall paint - Purple	Johnstons Paint	Acrylic Durable Matt	Clemantis	http://www.johnstonestrade.com/products/product-display/acrylic-durable-matt
Exterior door step paint (black)	Johnstons Paint	Weatherguard 10 Year Smooth Masonry	Black	http://www.johnstonespaint.com/paint-types/exterior-products/10-year-smooth-masonry
Air vents (black hole vents)	Stadium Products	Ventilation - Black Hole® Ventilators	N/A	http://www.stadiumbuildingproducts.com/ventilation/black-hole-ventilators-matrix.html
UPVC WINDOWS/ PATIO DOORS				
UPVC windows (white push fits - not window keys)	Fascialift	A Rated casement windows	N/A	http://www.magnettrade.co.uk/joinery/pvc-u-windows-and-doors/pvc-u-casement-windows/

UPVC French Doors	Fascialift	A Rated French Doors	N/A	http://www.magnettrade.co.uk/joinery/pvc-u-windows-and-doors/pvc-u-residential-and-french-doors/
UPVC window sills	Eurocell	PVC White Cill Board	N/A	N/A
WOODWORK				
Skirting	Howdens	Torus	MOD0802	https://www.howdens.com/doors-joinery-collection/mouldings/primed-mdf-mouldings/torus/
Architrave	Howdens	Torus	MOD0808	https://www.howdens.com/doors-joinery-collection/mouldings/primed-mdf-mouldings/torus/
Banister	Howdens	Redwood Handrail (with Fillet)	SRA0002	https://www.howdens.com/doors-joinery-collection/stair-parts/rails/redwood-handrail/
Hand rail	Howdens	Redwood Mop Stick Handrail	MOD0207	https://www.howdens.com/doors-joinery-collection/stair-parts/rails/redwood-mop-stick-handrail/
FLOORING				
Standard grade grey carpet	DJ Landlord Services/Gradus	Debonair Slate/Grey	S001	N/A
Professional grade grey carpet	DJ Landlord Services/Gradus	Grey Delux	P007	N/A
Standard grade brown carpet	DJ Landlord Services/Gradus	Debonair sable/brown	S002	N/A
Professional grade brown carpet	DJ Landlord Services/Gradus	Brown Delux	P004	N/A

Laminate flooring (brown)	Doors & Floors	Antique Oak	AH39195	http://content.yudu.com/Library/A1vm56/CheetahBrochure/resources/index.htm?referrerUrl=
Laminate flooring (grey)	Doors & Floors	Pietra Piasentina	8699	http://content.yudu.com/Library/A1vm56/CheetahBrochure/resources/index.htm?referrerUrl=
Laminate flooring (white)	Doors & Floors	Travertin	8796	http://content.yudu.com/Library/A1vm56/CheetahBrochure/resources/index.htm?referrerUrl=
Vinyl flooring (Black)	DJ Landlord Services/Gradus	Black Block	BB 35	N/A
Vinyl flooring (Wood Effect)	DJ Landlord Services/Gradus	Wood Effect	W 45	N/A
Vinyl flooring (White)	DJ Landlord Services/Gradus	White Block WB 55	WB 55	N/A
Wide door bars	DJ Landlord Services/Gradus	Carpet Cover Strip	SCSP455	http://www.gradusworld.com/scsp455
RADIATORS				
Radiators	Plumb Centre	CenterRad Compact 600mm-900mm	268253	http://www.plumbcenter.co.uk/en/radiators-and-towel-warmers/center-family-radiators-and-towel-warmers/centerrad-compact-radiators/centerrad-compact-single-convactor-radiator-600-mm-x-900-mm--2907-btu-h/
BATHROOMS - CLASSIC				
BATHROOMS -				

TRADITIONAL				
Traditional Bathroom	NGU	Traditional	N/A	http://www.ngupropertyrefurbishments.co.uk/bathrooms.html
Bathroom suite (bath, sink and toilet)	B&Q	Newbury Suite and Bath + taps	Newbury	http://www.diy.com/inspiration/newbury/PROD_npcart_100167.art
Option 1 Ceramic effect wall tiles (Grey)	Tile Shed			
Option 2 Ceramic effect wall tiles (Stone)	Tile Shed			
Bathroom silver trim for wall tiles	Tile Shed			
Option 1 Ceramic effect floor tiles (Grey)	Tile Shed			
Option 2 Ceramic effect floor tiles (Stone)	Tile Shed			
Shower mixer taps	Plumb Centre	Deva DLT106 lever action bath shower mixer and kit	C43077	http://www.plumbcenter.co.uk/en/bathroom-kitchen/taps/bath-shower-mixer/deva-dlt106-lever-action-bath-shower-mixer-and-kit/
Silver towel rail with silver caps	Plumb Centre			
Shower pole	B&Q	Croydex White Regency Stripe Shower Curtain, Rod & Rings Set	5.01204E+12	http://www.diy.com/departments/croydex-white-regency-stripe-shower-curtain-rod-rings-set/237016_BQ.prd
Bathroom internal lock	Howdens	Chrome Barrel Bolt	SCF0141	https://www.howdens.com/hardware-collection/door-furniture/bolts/chrome-barrel-bolt/

BATHROOMS DESIGNER				
Bathroom suite (bath, sink and toilet)	NGU	Designer	N/A	http://www.ngupropertyrefurbishments.co.uk/bathrooms.html
SHOWER CUBICLE				
Shower enclosure walls	Plumb Centre	Shower Enclosure with Hinged Door (W)870mm (D)870mm	N/A	http://www.diy.com/departments/cole-lewis-luxuriant-square-shower-enclosure-with-hinged-door-w870mm-d870mm/1074647_BQ.prd
Shower tray	Plumb Centre	Just Trays 40 Fusion tray & waste 760 x 760mm White	D02239	http://www.plumbcenter.co.uk/en/showering/shower-trays/rectangular/just-trays-40-fusion-tray---waste-760-x-760mm-white/
SEPARATE TOILET				
Sink and toilet	B&Q	Newbury Suite and Bath + taps	Newbury	http://www.diy.com/inspiration/newbury/PROD_npcart_100167.art
KITCHENS - CLASSIC VALUE				
KITCHENS - TRADITIONAL - 5 KITCHENS				
Strata Oak	Magnet Trade	Strata Oak	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html

Strata Gloss Cream	Magnet Trade	Strata Gloss Cream	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Strata Gloss White	Magnet Trade	Strata Gloss White	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Fantasy Grey	Magnet Trade	Fantasy Grey	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Fantasy Oak	Magnet Trade	Fantasy Oak	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
KITCHENS - DESIGNER - 7 KITCHENS				
Nova Cream	Magnet Trade	Nova Cream	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Nova White	Magnet Trade	Nova White	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Luna Cream	Magnet Trade	Luna Cream	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Luna White	Magnet Trade	Luna White	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Harrogate Cream	Magnet Trade	Harrogate Cream	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
Tatton Oak	Magnet Trade	Tatton Oak	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html

Tatton Cream	Magnet Trade	Tatton Cream	N/A	http://www.ngupropertyrefurbishments.co.uk/kitchens.html
EXTERNALS				
Gas meter box	Travis Perkins	Mitras MK2 Surface Mounted Gas Meter Box White	202937	http://www.travisperkins.co.uk/Mitras-MK2-Surface-Mounted-Gas-Meter-Box-White/p/202937
Electric meter box	Travis Perkins	Mitra Flush Electric Meter Box White	666460	http://www.travisperkins.co.uk/Mitra-Flush-Electric-Meter-Box-White/p/666460
Padlock for the rear gate	B&Q	B&Q Brass & Steel Pin Tumbler Padlock (W)40mm	3299753	http://www.diy.com/departments/bq-brass-steel-pin-tumbler-padlock-w40mm/196330_BQ.prd
Decking	Lawson Timber	Decking Board	N/A	http://www.diy.com/departments/value-brown-softwood-deck-board-w120mm-l2400mm-t25mm-pack-of-5/753631_BQ.prd
EN-SUITE FOR A HMO				
Ensuite Costs	NGU	Designer	N/A	http://www.ngupropertyrefurbishments.co.uk/bathrooms.html