

STOCK CONDITION SURVEY SHQS REPORT AND 30 YEAR LCC COST REPORT

UNDERTAKEN BY
BROWN + WALLACE

FOR



5 NOVEMBER 2021 V1.0



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1.00 INTRODUCTION

Brown + Wallace have been commissioned by Provanhall Housing Association Limited to undertake a stock condition survey to assess the properties against the requirements of the Scottish Government to meet the Scottish Housing Quality Standard. The purpose of the exercise was to identify areas of potential failures and to incorporate the remedial works within the appropriate timescales in the Life Cycle Costs to meet the requirements of the Scottish Government.

This report relates to Provanhall Housing Association's stock database of 391 rented properties. 150 properties have been inspected over 2 survey periods by Brown + Wallace, 26 July 2016 to 20 September 2016 (77 properties) and most recently, 31 August to 17 September 2021 (73 properties) and the data combined within the current report/life cycle cost model. The combined 150 properties from the total stock database of 391 properties were inspected internally and externally and provide a representative sample of properties (38%) for data collation. All Phases were proportionately represented within the sample inspected. The properties were selected to provide a true cross section of the stock profile as the data collected required to be reliably extrapolated across the database. The stock is divided into 13 Cost Centres CC001 to CC013 in the LCC Model.

This report is provided for the stated purpose only and for the sole use of the named Client. It is confidential to the Client and their professional advisors. Brown + Wallace accepts no responsibility whatsoever to any third party who, choosing to reply upon this report, will do so entirely at their own risk, including any such party who pays the Client for the report.

The report should be read as a whole so that no part may be taken out of context.

Reported: __

for

Brown + Wallace 22 James Morrison Street Glasgow G1 5PE

Date: 5 November 2021



2.00 BASIS OF REPORT

This report is based on stock information provided by Provanhall Housing Association Limited together with data resulting from the Stock Condition Surveys.

Provanhall Housing Association Limited provided the following electronic/hard copy information relative to the stock:-

- 1. Stock Database
- 2. Major Repairs History

The Stock Condition Survey on which the condition report and SHQS data is based was undertaken by BW+ between 26 July 2016 and 20 September 2016 (77 properties) updated with the 73 surveys undertaken in August/September 2021.



3.00 BASIS OF 30 YEAR LIFE CYCLE COST

3.01 COST DATA SOURCES

- 3.01.1 Rates and costs used within the 30 Year LCC were taken from several sources. Where feasible, the dates of fascia/gutter and window replacements were adjusted to coincide with major roof replacements in order that scaffolding costs may be shared between the works.
- 3.01.2 Where available, rates and replacement cycles for the replacement elements were based on currently tendered rates for works of a similar nature.
- 3.01.3 Rates were adjusted in accordance with costs provided by the Association within their Major Repairs history.

3.02 STRUCTURAL WORKS/STONEWORK REPAIRS

3.02.1 Whilst structural surveys were not undertaken by Brown + Wallace, no issues of a structural nature noted during the inspections where we recommend further investigation is carried out by a Structural Engineer.

3.03 EXTRAPOLATION OF DATA

- 3.03.1 The size of the sample included inspecting each tenemental block with at least one of each property archetype was proportionately sampled giving a representative sample of 38% of the total stock over the past 5 years.
- 3.03.2 Replacements were calculated based on the stock condition survey findings in all uninspected properties within a block being based on the average condition of the units inspected within each block. Where no sample properties were inspected within any particular block, the estimated condition of the units within that block was based on the average of the neighbouring blocks of a similar archetype.



4.00 SHQS CRITERIA

The Report presents the data in the format of the Housing Quality Criteria contained in Appendix 1 of "The Scottish Housing Quality Standard: delivery plan guidance" as issued by Communities Scotland.

1. Compliant with the Tolerable Standard

1.1. No properties were found to fail this criterion.

2. Free from Serious Disrepair

2.1. Primary Building Elements

2.1.1. No properties were found to fail these criteria.

2.2. Secondary building elements

2.2.1. Roof Coverings/rainwater goods – No properties were found to fail these criteria based on the requirement for there to be multiple element failures greater than 20% of the element. Roof coverings are scheduled to be replaced from their end of life from 2044 onwards.

Gutters and downpipes – No properties currently failed the criteria. Whilst the majority of properties in Phases 8 to 12 required roofline and rainwater goods replacements from 2026 onwards.

3. Energy Efficient

3.1.1. Effective insulation – 0 Failures

All attics inspected had minimum 150mm insulation.

It is established that all properties excepting 16 to 32 Auchinlea Road have had insulated external wall insulation applied. The Auchinlea Road properties have had cavity fill.

3.1.2. Efficient Heating – 0 failures

All properties have gas central heating installed

- 3.1.3. Additional energy efficient measures 0 Failures
 - 3.1.3.1. RdSAP ratings were not instructed to be undertaken as part of the commission as it is understood that the Association undertakes their own EPCs on an ongoing basis.

4. Modern Facilities and Services

- 4.1.1. Bathroom Condition
 - 4.1.1.1. No properties were found to fail this criterion. Bathrooms are next scheduled for replacement at end of 25 year life from 2021 onwards (Phases 1, 2, 3, 8 and 11). 49 bathrooms have been replaced since 2005 within these phases on an ad hoc basis. Whilst the majority of the bathrooms are only reaching their 25 year lifespan in 2021, their



replacement could be smoothed over two or three years as they are still functional though dated.

- 4.1.2. Kitchen condition no current failures
 - 4.1.2.1. 94 kitchens in Phases 5, 6 and 7 have exceeded their 15 year lifespan and are due for replacement in 2021.
- 4.1.3. Kitchen facilities 2 Failures
 - 4.1.3.1. The following 2 properties had kitchen storage capacities less than 1m3 with the potential to increase it:

UPRN	Address	Actual m3	Potential m3	Remedy
		0.85	1.31	Space for additional units
		0.93	1.02	Increase wall unit height to 900mm

It should be noted that kitchen sink units are not included in the calculation of storage space within kitchens.

4.1.3.2. The following 5 properties had kitchen storage capacities less than 1m3 without sufficient space to add further units. These are deemed exemptions under the SHQS criterion.

UPRN	Address		Actual m3	Potential m3
			0.75	0.88
			0.90	0.97
			0.86	0.94
			0.91	0.99
		1.0	0.85	0.93

4.1.4. All properties met the minimum SHQS standard of 6 sockets.

5. Healthy Safe and Secure

- 5.1.1. Healthy 0 failures
 - 5.1.1.1. No properties were found to fail this criteria having condensation >5% without adequate natural or mechanical ventilation however please note 5.1.1.2 below.
 - 5.1.1.2. Evidence of black spot mould caused by condensation in bedrooms will need to be managed where noted in the following properties. Replacement kitchen and bathroom extract fans should be provided where currently broken to prevent possible condensation build up. It is likely that the condensation is due to insufficient heating and ventilation of the spaces by the tenants or where extract fans are not currently working. It is recommended that further specialist surveys are undertaken should the dampness prove to be from an external source.



UPRN	Address	Comments
		Bathroom ventilation fan requires to be replaced. No ventilation fan in kitchen.
		Bathroom extract requires replacement.
		Mould apparent in one bedroom cupboard, also on second bedroom wall.
		Bathroom extract damaged. Considerable evidence of mould in bedroom. Bathroom ventilation fan requires to be replaced.
		Bath extract not working. Black spot mould noted throughout house. Boiler broken at time of survey.
		Black spot mould visible on walls and can be seen along lines of ceiling joists.
		Both bathroom and kitchen ventilation fans do not function.
		Dampness evident on rear wall.

5.1.2 Safe - 0 failures

5.1.2.1 All properties inspected had been upgraded with a Heat Detector and linked Smoke Detectors with the exception of the following four properties:

UPRN	Address	Comment
P4	ol pr	1 Smoke detector only. CO detector obsolete.
		1 Heat Detector only
		Kitchen Heat Detector has been removed
		Tenant has removed hall smoke detector

It is possible the upgraded detectors have previously been fitted and removed by others.

5.1.3 Secure - 0 failures

All properties had secure front and rear doors and door entry systems.

5.1.4 External Noise Insulation - 0 failures

No properties failed this criteria.

With the exception of the failures and exemptions noted above, all other SHQS Criteria were met in all properties.



5.00 ASSUMPTIONS

The Report highlights the areas of improvement required to meet the SHQS criteria. Where proposed replacement dates have been indicated by the Housing Association, these have been used in the calculations.

All costs and data within the Report refer to tenanted properties only. Failures in common elements within a block (door entry systems, etc) have been taken to affect each tenanted property within that block.



6.00 CONCLUSION / RECOMMENDATIONS

The survey highlighted that the properties are generally in a good state of repair with a programme of replacement of major elements having been carried out when elements become life expired. The major areas of early expenditure are in boilers, kitchens, bathrooms and rewires all of which are reaching life expiry or exceeding it by 2021.

The roofline of the SST properties in Phases 8 to 12 will require replacement within the next 5 years and is included within the LCC for 2026 based on suitable maintenance being undertaken in the interim period.

The following table notes property specific findings on the survey which require attention and may be dealt with under the Association's reactive maintenance programme.

Comments from surveys:

UPRN	No.	Address	Flat	Comments
		50	Ref	
				Shelf in bathroom requires to be repaired.
S	()	(s) 90	St	Bathroom ventilation fan requires to be
	100			replaced. No ventilation fan in kitchen.
				Bathroom extract requires replacement.
				Mould apparent in one bedroom cupboard,
k:	#	že.		also on second bedroom wall. Previous
				tenant has covered kitchen units in plastic -
10.00	10			peeling off and bubbling.
				Smoke detectors require upgrading. Carbon
		A		monoxide detector is obsolete. There
				appears to be a hole in floor under vinyl in
<u> </u>				kitchen, adjacent to washing machine.
				Bathroom extract damaged. Considerable
		As Tv	30 73	evidence of mould in bedroom. Kitchen and
				living room windows don't function properly.
				Bathroom ventilation fan requires to be
		<u> </u>	<u> </u>	replaced. Hall floorboard moves underfoot.
				Window in living room won't open.
				Bath extract not working. Evidence of damp
	J			noted throughout house. Boiler broken at
	<u> </u>	<u> </u>	<u> </u>	time of survey.
				Sink unit door hanging off. Some radiators
-	,			not turning off according to tenant. Various
				windows not wind and watertight. Master
				bedroom window doesn't close. Small
				bedroom wind getting in through window
-	<u> </u>	92		seals
				Dampness visible on walls and can be seen
	Code o			along ceiling joists.
8				Kitchen window cracked RHS. Lock on door
-				doesn't line up properly.
				Toilet pan lid and seat broken off. Door on
				1000mm wall unit has broken off, as has door
1		-		from cupboard at kitchen entrance.
				No access to electrical cupboard.
-				No access to attic.
				Door missing on sink base unit. Door missing



some damage. Windows have poor gaskets water ingress etc.			
unit door, all units hand painted. Worktop worn in places. Kitchen heat detector has been removed. Boiler control cover is broken. Former tenant fitted kitchen, looks worn and some damage. Windows have poor gaskets water ingress etc.			does not function properly. Back panel on 600mm kitchen base unit is damaged. Both ventilation fans do not function.
Worktop worn in places. Kitchen heat detector has been removed. Boiler control cover is broken. Former tenant fitted kitchen, looks worn and some damage. Windows have poor gaskets water ingress etc.			- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
some damage. Windows have poor gaskets water ingress etc.			Worktop worn in places. Kitchen heat detector has been removed. Boiler control
Topant has removed hall smoke detector			
Windows have poor gaskets - water ingress etc.			etc.
Bedroom window won't lock and blows open when windy according to tenant. Windows show water ingress and poor gaskets			
complains of SD in hall being adjacent to bathroom causing constant alarms.			ingress. Damage to bathroom ceiling. Tenant complains of SD in hall being adjacent to bathroom causing constant alarms.
Kitchen extract faulty. Windows have poor gaskets, some water ingress. Front door handle not secure, fallen off several times according to tenant.			gaskets, some water ingress. Front door handle not secure, fallen off several times according to tenant.
Several windows do not function properly, they fully open when they should tilt.			510.0
Windows have poor gaskets, some water ingress.			
Windows have poor gaskets,some water ingress.			
No bath panel. Tiles on close entrance wall missing.			
Dampness on rear wall. Brickwork at base of front fence flaking off.			Dampness on rear wall.
	35		_
Door on base unit missing, drawer front missing, doors don't align, space where wall unit has previously been on wall.		2) 2)	missing, doors don't align, space where wall
No bathroom toilet seat.			No bathroom toilet seat.

The findings of the survey were extrapolated across the stock profile to produce a 30 year Life Cycle Cost based on agreed replacement cycles.

Further to discussions with the Association, the year on year costs may be sensitized to reflect a more rationalised approach accounting for economies of scale and budgetary constraints.

Condensation and isolated areas of black spot mould was evident in a few properties as detailed above. Any condensation noted within the properties was generally attributed to the lifestyle of the tenants rather than any inherent defects within the properties.

We recommend that the attached 30 Year Life Cycle Costs are considered as a budgeting tool for future year replacements. They have been designed in their Excel format to be user friendly allowing the easy manipulation of data from a central source.



7.00 SUMMARY

The stock is generally well maintained with previous programmes of major replacements having been undertaken to the properties. These replacements in some instances are sporadic across Cost Centres resulting in a percentage of properties within a Cost Centre having, for example, new kitchens fitted whilst other properties within the same Cost Centre have older kitchens requiring replacement. The element replacement dates within the LCC are based on 3 sources of information as follows:

- On Surveyed properties, the replacement date is that estimated by the surveyor and, if this accords with the planned replacement date based on the estimated lifespan of the element, the manual replacement date is left blank. Where the element is estimated to require replacement either before or after the calculated planned replacement date, the date of installation is adjusted to achieve the estimated replacement date. Where a manual replacement date is inserted, the installation date cell changes to yellow to highlight the manually adjusted replacements.
- On Cloned properties, where actual installation dates for elements were provided by PHA, these have been used and replacement calculated on the standard life cycle from that date.
- On Cloned properties where dates have not been provided by PHA, dates are estimated on date of refurbishment or cloned to match neighbouring inspected properties.

Previous major repairs programmes have sustained the properties in reasonable condition with kitchens reaching the end of their life from 2021. In order to meet SHQS criteria, additional kitchen units will require to be replaced/upgraded to meet storage standards in 2 properties as previously noted.

The only confirmed failures in respect of SHQS are in the 2 properties identified with kitchen storage less than 1m3. This can be achieved by fitting additional kitchen units.

APPENDICES

Appendix 1 - List of Addresses Surveyed



APPENDIX 1 - LIST OF PROPERTIES INSPECTED

UPRN	No	Street	Flat	Date of survey	Scheme
BAL0270/1	27	Balfluig Street	0/1	02/09/21	Phase 1
BAL0271/1	27	Balfluig Street	1/1	02/09/21	Phase 1
BAL0350/2	35	Balfluig Street	0/2	03/09/21	Phase 1
CNR0530/1	53	Conisborough Road	0/1	03/09/21	Phase 1
CNR0550/1	55	Conisborough Road	0/1	31/08/21	Phase 1
CNR0612/2	61	Conisborough Road	2/2	01/09/21	Phase 1
BAL0250/1	25	Balfluig Street	0/1	02/09/21	Phase 2
CNR0631/2	63	Conisborough Road	1/2	01/09/21	Phase 2
CNR0651/1	65	Conisborough Road	1/1	01/09/21	Phase 2
CNR0652/2	65	Conisborough Road	2/2	01/09/21	Phase 2
CNR0691/1	69	Conisborough Road	1/1	01/09/21	Phase 2
CNR0692/1	69	Conisborough Road	2/1	01/09/21	Phase 2
CNR0730/1	73	Conisborough Road	0/1	01/09/21	Phase 2
CNR0732/2	73	Conisborough Road	2/2	01/09/21	Phase 2
BAL0170/3	17	Balfluig Street	0/3	02/09/21	Phase 3
BAL0190/2	19	Balfluig Street	0/2	02/09/21	Phase 3
CNP0031/2	3	Conisborough Path	1/2	03/09/21	Phase 3
CNP0042/1	4	Conisborough Path	2/1	03/09/21	Phase 3
CNR0752/1	75	Conisborough Road	2/1	17/09/21	Phase 3
CNR0771/1	77	Conisborough Road	1/1	03/09/21	Phase 3
BAL016	16	Balfluig Street		02/09/21	Phase 4
BAL034	34	Balfluig Street		03/09/21	Phase 4
WHP005	5	Whitslade Place	1	08/09/21	Phase 4
WHP010	10	Whitslade Place	1	08/09/21	Phase 4
WHP019	19	Whitslade Place		08/09/21	Phase 4
AUR0702/1	70	Auchinlea Road	2/1	07/09/21	Phase 5a
AUR0722/1	72	Auchinlea Road	2/1	07/09/21	Phase 5a
CNR0811/2	81	Conisborough Road	1/2	03/09/21	Phase 5a
CNR0832/1	83	Conisborough Road	2/1	03/09/21	Phase 5a
BAL0010/1	1A	Balfluig Street		02/09/21	Phase 5b
BAL0012/1	1	Balfluig Street	2/1	02/09/21	Phase 5b
BAL0022/3	2	Balfluig Street	2/3	02/09/21	Phase 5b
BAL006E	6E	Balfluig Street	1	02/09/21	Phase 5b
CNR079C	79C	Conisborough Road		17/09/21	Phase 5b
CNR079D	79D	Conisborough Road		17/09/21	Phase 5b
GAR006	6	Gardyne Street		08/09/21	Phase 6
CNC001	1	Conisborough Close		03/09/21	Phase 7
CNC010	10	Conisborough Close		03/09/21	Phase 7
CNC018	18	Conisborough Close		03/09/21	Phase 7
CNC023	23	Conisborough Close		03/09/21	Phase 7
CNC033	33	Conisborough Close		03/09/21	Phase 7
CNC045	45	Conisborough Close		03/09/21	Phase 7
CNC059	59	Conisborough Close		03/09/21	Phase 7
CNR019B	19B	Conisborough Road		31/08/21	Phase 7
CNR027D	27D	Conisborough Road		31/08/21	Phase 7
AUR0160/1	16	Auchinlea Road	0/1	02/09/21	Phase 8
AUR0162/1	16	Auchinlea Road	2/1	02/09/21	Phase 8
AUR0202/1	20	Auchinlea Road	2/1	02/09/21	Phase 8
AUR0220/2	22	Auchinlea Road	0/2	02/09/21	Phase 8
AUR0260/1	26	Auchinlea Road	0/1	02/09/21	Phase 8

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AUR0262/2	26	Auchinlea Road	2/2	02/09/21	Phase 8
AUR0302/1	30	Auchinlea Road	2/1	02/09/21	Phase 8
AUR0361/1	36	Auchinlea Road	1/1	02/09/21	Phase 8
AUR0380/2	38	Auchinlea Road	0/2	02/09/21	Phase 8
AUR0400/1	40	Auchinlea Road	0/1	07/09/21	Phase 8
AUR0402/1	40	Auchinlea Road	2/1	07/09/21	Phase 8
AUR0420/1	42	Auchinlea Road	0/1	07/09/21	Phase 8
AUR0422/2	42	Auchinlea Road	2/2	07/09/21	Phase 8
BAR0161/1	16	Balcurvie Road	1/1	17/09/21	Phase 9
BAR0181/2	18	Balcurvie Road	1/2	03/09/21	Phase 9
CNR0032/2	3	Conisborough Road	2/2	31/08/21	Phase 10
CNR0462/1	46	Conisborough Road	2/1	17/09/21	Phase 10
CNR0481/2	48	Conisborough Road	1/2	31/08/21	Phase 10
CNR0502/1	50	Conisborough Road	2/1	31/08/21	Phase 10
CNR0520/1	52	Conisborough Road	0/1	31/08/21	Phase 10
CNR0540/2	54	Conisborough Road	0/2	31/08/21	Phase 10
DUF001	1	Duffus Street		03/09/21	Phase 11
DUF0032/2	3	Duffus Street	2/2	17/09/21	Phase 11
DUF0042/3	4	Duffus Street	2/3	08/09/21	Phase 11
WHS0111/2	11	Whitslade Street	1/2	08/09/21	Phase 12
WHS021	21	Whitslade Street		08/09/21	Phase 12
WHS0221/1	22	Whitslade Street	1/1	08/09/21	Phase 12
WHS0311/1	31	Whitslade Street	1/1	08/09/21	Phase 12



APPENDIX 2

Draft 30 Year LCC Calculations Summary

	All Property Summary					1																											
			Year No.	1 2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		30	
Code	Planned Repairs	Lifespan	Date	2021 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049 2	050 10	TALS
	Renew roof covering/flashings	60 40						407.050								05.050	00.550	04.450	00.750			15.950		83.850		617,565		0.500					617,565
ELP02 ELP03	Fascia/Gutters/Downpipes Rooflights	30				4,895	4,620	107,250 4,620	9,000			1,595		26,405		25,850	22,550	3,600	23,750			15,950		83,850				9,500			3,575		310,150 58,310
ELP04	Bin stores	40				78,000										18,400	15,200	15,200				10,800		10,400									148,000
ELP05	Walls (allow repairs) Window sashes and frames	50 30			1	166 850	837 800	85,605 134 900	106 500			102 950		413 930				42 600			+					20,633	17,999 3 550	17,121	18,700		1		172,789 809 080
ELP07	Close canopy repairs	10		19,600										19,600										19,600									58,800
ELP08		10 30		19,600 38,400	D	43.200	22,800	24.600				33.000	19.800	19,600 15,600		24.600								19,600									58,800 222,000
ELP10	Close floors	40		,		124,410	22,000	24,000				,	13,000	.,			24,244	24,244				17,226		16,588									236,060
ELP11 ELP12	House/flat ent door Kitchen fitments/appliances/ventilation	30	1	530 274,124 11,008	8 5,504	24,910 16,739	21,200 159,843	78,440 405,225	26,500 226,118	27 520	107.045	46,640 116,265	5,504	90,630	5.050	5,504	0.750	22,260 274,124	11,008	5,504	530	2,120 159,843	405,225	226,118	27,520	107.045	116 265	5,504		5,958	5,504		313,760 ,738,218
ELP13	Bathroom fitments	25		244,800 50,40		1,800	75,600		176,400	27,520	1,800	30,600	27,000		5,956	5,504	10,800	27,000	11,008			3,600	405,225	220,110	3,600	1,800	5,400		50,400	1,800	1,800 7		
	Central heating Ventilation	15		301 300 14 000		78 400	116 400	172 400 4.968	126 000	30 700			190 300	19 000				324 200	14 000	72 800	78 400	116 400	172 400		30 700	113 300	134 900	190 300 4.968	19 000	17 900	38 600 3 2.484 1		
ELP15		20 30		42,642 312,000	2	75,200	65,600	62,400	47,500		2,484	19,872 46,400	62,100	34,362 185,200	4,554	16,560	14,904	19,000			-		-	42,642				4,968			2,484 1	- / -	272,412 813,300
ELP17	Common electrics	30		2 040		5 520	4 560	7 680			500	21 480		3 120							500	0.4.4.000									500 04	4.000	44 400
ELP18 ELP19	SD/HD Upgrade Door security system	10 25		28,478							500	244,000			16.203	58,429		2,455		1.964	25,532	5,892	23,077	2.946	11,293	4,910		28,478			500 24 491		733,500 210,148
ELP20	TV system	30		1,775		1,150	950	950				675		650						3,100			- 7	,	,	, ,							9,250
ELP21 ELP22		30 50		9,000	+				45,000			5,800		129,400				18,000 28,971				17.982	333	-		15,651	13,653	15,651	60,000		1		207,200 167,226
ELP23	Clothes poles	50)															9,398				10,414				5,969		9,906				3,683	44,577
	Paving (allow repairs 20%) Rotary Driers	25 15		8,400 1,600			11,550		46,381			12,250	25,170	14,800				1.600				7,000						8,400			1	1,550	145,501 3,200
ELP26	Flat Roofs over bays	25		1,000														1,000					77,000										77,000
ELP27 ELP29	Cloakroom WC Showers	25 15			1				745															745	4,470	3,725	2,235	1,490					13,410
ELP30		25																								3,413							3,413
	SUB TOTALS			1,222,447 157,250	80,104	621,074	1,320,923	1,204,238	810,144	58,220	225,129	816,427	329,874	972,297	44,615	217,291	124,050	834,102	48,758	85,168	208,101	611,227	678,035	548,489	77,583	894,011	299,209	550,518	148,100	25,658	52,954 41	8,773 13,	,684,769
	VAT		20%	244,489 31,450	16,021	124,215	264,185	240,848	162,029	11,644	45,026	163,285	65,975	194,459	8,923	43,458	24,810	166,820	9,752	17,034	41,620	122,245	135,607	109,698	15,517	178,802	59,842	110,104	29,620	5,132	10,591 8	3,755 2,	,736,954
	Fees		6%	73,347 9,43	5 4,806	37,264	79,255	72,254	48,609	3,493	13,508	48,986	19,792	58,338	2,677	13,037	7,443	50,046	2,925	5,110	12,486	36,674	40,682	32,909	4,655	53,641	17,953	33,031	8,886	1,539	3,177 2	5,126	821,086
	VAT on fees		20%	14,669 1,88	7 961	7,453	15,851	14,451	9,722	699	2,702	9,797	3,958	11,668	535	2,607	1,489	10,009	585	1,022	2,497	7,335	8,136	6,582	931	10,728	3,591	6,606	1,777	308	635	5,025	164,217
-	TOTALS		-	1,554,953 200,02	2 101,892	790,006	1,680,214	1,531,791	1,030,503	74,056	286,364	1,038,495	419,600	1,236,762	56,750	276,394	157,792	1,060,978	62,020	108,334	264,704	777,481	862,461	697,678	98,686	1,137,182	380,594	700,259	188,383	32,637	67,357 53	2,679 17,	,407,026
					-														-														
	No. of units	489	Cost per unit	3,180 409	9 208	1,616	3,436	3,132	2,107	151	586	2,124	858	2,529	116	565	323	2,170	127	222	541	1,590	1,764	1,427	202	2,326	778	1,432	385	67	138	1,089	35,597
	No. of units	489	Cost per unit	3,180 409	9 208	1,616	3,436	3,132	2,107	151	586	2,124	858	2,529	116	565	323	2,170	127	222	541	1,590	1,764	1,427	202	2,326	778	1,432	385	67	138	1,089	35,597
	No. of units	489	Cost per unit	3,180 409	9 208	1,616	3,436	3,132	2,107	151	586	2,124	858	2,529	116	565	323	2,170	127	222	541	1,590	1,764	1,427	202	2,326	778	1,432	385	67	138	1,089	35,597
			Year No.	1 2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	67 28	29	30	
Code	No. of units Cyclical Costs	489 Lifespan		3,180 409 1 2 2021 2022	3				2,107 7 2027								15				19									28 2048	29	30	35,597
ELC01	Cyclical Costs External Decoration		Year No.	1 2 2021 2022 284,109	3 2023	4 2024	5 2025	6 2026 284,109	7 2027	8 2028	9 2029	10 2030	11 2031 284,109	12 2032	13 2033	14 2034	15 2035	16 2036 284,109	17 2037	18 2038	19 2039	20 2040	21 2041 284,109	22 2042	23 2043	24 2044	25 2045	26 2046 284,109	27 2047	2048	29 2049 2	30 050 TO	704,654
ELC01	Cyclical Costs External Decoration Gutter Cleaning		Year No. Date	1 2 2021 2022	3 2023 0 9,010	4	5 2025 9,010	6 2026	7	8 2028	9 2029	10	11 2031	12	13 2033 9,010	14	15 2035 9,010	16 2036	17 2037	18 2038	19 2039	20	21 2041	22 2042 9,010	23 2043	24	25 2045 9,010	26 2046	27	2048	29 2049 2	30 050 TO 1,	TALS
ELC01 ELC04 ELC05 ELC06	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,010 1,755 25,917 25,91	3 2023 0 9,010 3 45,578 7 25,917	9,010 205,101 25,917	5 2025 9,010 264,703 25,917	6 2026 284,109 9,010 131,475 25,917	7 2027 9,010 25,917	8 2028 9,010 25,917	9 2029 9,010 25,917	10 2030 9,010 25,917	11 2031 284,109 9,010 25,917	9,010 1,753 25,917	13 2033 9,010 45,578 25,917	9,010 205,101 25,917	9,010 264,703 25,917	16 2036 284,109 9,010 131,475 25,917	17 2037 9,010 25,917	18 2038 9,010 25,917	19 2039 9,010 25,917	20 2040 9,010 25,917	21 2041 284,109 9,010 25,917	22 2042 9,010 1,753 25,917	23 2043 9,010 45,578 25,917	24 2044 9,010 205,101 25,917	25 2045 9,010 264,703 25,917	26 2046 284,109 9,010 131,475 25,917	27 2047 9,010 25,917	9,010	29 2049 2 9,010 25,917 2	30 050 TO 1, 9,010 1, 5,917	77ALS ,704,654 270,300 ,945,830 777,510
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,011 1,75:	3 2023 0 9,010 3 45,578 7 25,917 7 30 557	9,010 205,101	5 2025 9,010 264,703	6 2026 284,109 9,010 131,475	7 2027 9,010	8 2028 9,010	9 2029 9,010 25,917	10 2030 9,010	11 2031 284,109 9,010	12 2032 9,010 1,753	13 2033 9,010 45,578	14 2034 9,010 205,101	9,010 264,703 25,917 30 557	16 2036 284,109 9,010 131,475	17 2037 9,010	18 2038 9,010	19 2039 9,010 25,917	20 2040 9,010	21 2041 284,109 9,010	22 2042 9,010 1,753	23 2043 9,010 45,578 25,917 30 557	24 2044 9,010 205,101	25 2045 9,010 264,703	26 2046 284,109 9,010 131,475	27 2047 9,010	9,010 25,917	29 2049 2 9,010 25,917 2	30 050 TO 1, 9,010 1, 5,917 0 557	77ALS ,704,654 270,300 ,945,830
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,010 1,75; 25,917 25,91 30 557 30 55	3 2023 0 9,010 3 45,578 7 25,917 7 30 557 0 10,920	9,010 205,101 205,917 30 557	9,010 264,703 25,917 30,557 16,560	6 2026 284,109 9,010 131,475 25,917 30 557 600	7 2027 9,010 25,917 30 557	8 2028 9,010 25,917	9 2029 9,010 25,917 30 557	10 2030 9,010 25,917	11 2031 284,109 9,010 25,917 30 557 14,160	9,010 1,753 25,917 30 557	13 2033 9,010 45,578 25,917 30 557 10,920	9,010 205,101 25,917 30 557	9,010 264,703 25,917 30,557 16,560	16 2036 284,109 9,010 131,475 25,917 30 557	9,010 25,917 30 557	18 2038 9,010 25,917 30 557	19 2039 9,010 25,917 30 557	20 2040 9,010 25,917 30 557	21 2041 284,109 9,010 25,917 30 557	22 2042 9,010 1,753 25,917 30 557 11,640	23 2043 9,010 45,578 25,917 30 557	9,010 205,101 25,917 30 557	25 2045 9,010 264,703 25,917 30 557 16,560	26 2046 284,109 9,010 131,475 25,917 30 557	27 2047 9,010 25,917 30 557	9,010 25,917 30 557	29 2049 2 9,010 25,917 2 30 557 3	30 050 TO 1, 9,010 1, 5,917 0 557	704,654 270,300 945,830 777,510 916 710
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,91 30 557 30 55' 14,160 11,64'	3 2023 0 9,010 3 45,578 7 25,917 7 30 557 0 10,920 7 121,982	9,010 205,101 205,101 30 557 4,800	9,010 264,703 25,917 30,557 16,560	6 2026 284,109 9,010 131,475 25,917 30 557 600	7 2027 9,010 25,917 30 557 65,484	9,010 25,917 30 557	9 2029 9,010 25,917 30 557 65,484	10 2030 9,010 25,917 30 557	11 2031 284,109 9,010 25,917 30 557 14,160	9,010 1,753 25,917 30 557 11,640	9,010 45,578 25,917 30 557 10,920 121,982	9,010 205,101 25,917 30 557 4,800	15 2035 9,010 264,703 25,917 30 557 16,560 346,747	16 2036 284,109 9,010 131,475 25,917 30 557 600 481,668	9,010 25,917 30 557	18 2038 9,010 25,917 30 557 65,484	19 2039 9,010 25,917 30 557 65,484	20 2040 9,010 25,917 30 557	21 2041 284,109 9,010 25,917 30 557 14,160	22 2042 9,010 1,753 25,917 30 557 11,640 78,877	23 2043 9,010 45,578 25,917 30 557 10,920	24 2044 9,010 205,101 25,917 30 557 4,800 275,385	25 2045 9,010 264,703 25,917 30 557 16,560	26 2046 284,109 9,010 131,475 25,917 30 557 600	27 2047 9,010 25,917 30 557	9,010 25,917 30 557	29 2049 2 9,010 25,917 2 30 557 3	30 050 TO 9,010 1, 5,917 0 557 5,484 5,	774.654 270,300 945,830 777,510 916 710 176,040
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,91 30 557 30 55: 14,160 11,64 363,753 78,87	3 2023 0 9,010 3 45,578 7 25,917 7 30 557 0 10,920 7 121,982	9,010 205,101 25,917 30 557 4,800 275,385	5 2025 9,010 264,703 25,917 30 557 16,560 346,747	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668	7 2027 9,010 25,917 30 557 65,484	9,010 25,917 30 557 65,484	9 2029 9,010 25,917 30 557 65,484	10 2030 9,010 25,917 30 557 65,484	11 2031 284,109 9,010 25,917 30 557 14,160 363,753	9,010 1,753 25,917 30 557 11,640 78,877	9,010 45,578 25,917 30 557 10,920 121,982	9,010 205,101 25,917 30 557 4,800 275,385	15 2035 9,010 264,703 25,917 30 557 16,560 346,747	16 2036 284,109 9,010 131,475 25,917 30 557 600 481,668	17 2037 9,010 25,917 30 557 65,484	18 2038 9,010 25,917 30 557 65,484	19 2039 9,010 25,917 30 557 65,484	20 2040 9,010 25,917 30 557 65,484	21 2041 284,109 9,010 25,917 30 557 14,160 363,753	22 2042 9,010 1,753 25,917 30 557 11,640 78,877	23 2043 9,010 45,578 25,917 30,557 10,920 121,982	24 2044 9,010 205,101 25,917 30 557 4,800 275,385	25 2045 9,010 264,703 25,917 30 557 16,560 346,747	26 2046 284,109 9,010 131,475 25,917 30 557 600 481,668	27 2047 9,010 25,917 30 557 65,484	9,010 25,917 30 557 65,484	29 2049 2 9,010 25,917 2 30 557 3 65,484 6	30 050 TO 9,010 1, 5,917 0 557 5,484 5,	774.654 270,300 ,945,830 777,510 916,710 176,040 ,791,044
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Serwicing Landscape maintenance Electrical Periodic Tests SUB TOTALS	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,91 30 557 30 55: 14,160 11,64 363,753 78,87	3 2023 0 9,010 3 45,578 7 25,917 7 30 557 0 10,920 7 121,982	9,010 205,101 25,917 30 557 4,800 275,385	5 2025 9,010 264,703 25,917 30 557 16,560 346,747	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668	7 2027 9,010 25,917 30 557 65,484	9,010 25,917 30 557 65,484	9 2029 9,010 25,917 30 557 65,484	10 2030 9,010 25,917 30 557 65,484	11 2031 284,109 9,010 25,917 30 557 14,160 363,753	9,010 1,753 25,917 30 557 11,640 78,877	9,010 45,578 25,917 30 557 10,920 121,982	9,010 205,101 25,917 30 557 4,800 275,385	15 2035 9,010 264,703 25,917 30 557 16,560 346,747	16 2036 284,109 9,010 131,475 25,917 30 557 600 481,668	17 2037 9,010 25,917 30 557 65,484	18 2038 9,010 25,917 30 557 65,484	19 2039 9,010 25,917 30 557 65,484	20 2040 9,010 25,917 30 557 65,484	21 2041 284,109 9,010 25,917 30 557 14,160 363,753	22 2042 9,010 1,753 25,917 30 557 11,640 78,877	23 2043 9,010 45,578 25,917 30,557 10,920 121,982	24 2044 9,010 205,101 25,917 30 557 4,800 275,385	25 2045 9,010 264,703 25,917 30 557 16,560 346,747	26 2046 284,109 9,010 131,475 25,917 30 557 600 481,668	27 2047 9,010 25,917 30 557 65,484	9,010 25,917 30 557 65,484	29 2049 2 9,010 25,917 2 30 557 3 65,484 6	30 050 TO 9,010 1, 5,917 0 557 5,484 5,	774.654 270,300 ,945,830 777,510 916,710 176,040 ,791,044
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,91 30 557 30 55: 14,160 11,64 363,753 78,87	3 2023 0 9,010 3 45,578 7 25,917 7 30 557 0 10,920 7 121,982	9,010 205,101 25,917 30 557 4,800 275,385	5 2025 9,010 264,703 25,917 30 557 16,560 346,747	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668	7 2027 9,010 25,917 30 557 65,484	9,010 25,917 30 557 65,484	9 2029 9,010 25,917 30 557 65,484	10 2030 9,010 25,917 30 557 65,484	11 2031 284,109 9,010 25,917 30 557 14,160 363,753	9,010 1,753 25,917 30 557 11,640 78,877	9,010 45,578 25,917 30 557 10,920 121,982	9,010 205,101 25,917 30 557 4,800 275,385	15 2035 9,010 264,703 25,917 30 557 16,560 346,747	16 2036 284,109 9,010 131,475 25,917 30 557 600 481,668	17 2037 9,010 25,917 30 557 65,484	18 2038 9,010 25,917 30 557 65,484	19 2039 9,010 25,917 30 557 65,484	20 2040 9,010 25,917 30 557 65,484	21 2041 284,109 9,010 25,917 30 557 14,160 363,753	22 2042 9,010 1,753 25,917 30 557 11,640 78,877	23 2043 9,010 45,578 25,917 30,557 10,920 121,982	24 2044 9,010 205,101 25,917 30 557 4,800 275,385	25 2045 9,010 264,703 25,917 30 557 16,560 346,747	26 2046 284,109 9,010 131,475 25,917 30 557 600 481,668	27 2047 9,010 25,917 30 557 65,484	9,010 25,917 30 557 65,484	29 2049 2 9,010 25,917 2 30 557 3 65,484 6	30 050 TO 9,010 1, 5,917 0 557 5,484 5,	774.654 270,300 ,945,830 777,510 916,710 176,040 ,791,044
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,91 30 557 30 55: 14,160 11,64 363,753 78,87	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,982 5 24,396	9,010 205,101 25,917 30 557 4,800 275,385	5 2025 9,010 264,703 25,917 30,657 16,560 346,747 69,349	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334	7 2027 9,010 25,917 30 557 65,484 13,097	9,010 25,917 30 557 65,484	9 2029 9,010 25,917 30 557 65,484 13,097	10 2030 9,010 25,917 30 557 65,484	11 2031 284,109 9,010 25,917 30 557 14,160 363,753 72,751	9,010 1,753 25,917 30,557 11,640 78,877	9,010 45,578 25,917 30 557 10,920 121,982 24,396	9,010 205,101 25,917 30 557 4,800 275,385	15 2035 9,010 264,703 25,917 30 557 16,560 346,747	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	17 2037 9,010 25,917 30 557 65,484	18 2038 9,010 25,917 30 557 65,484 13,097	19 2039 9,010 25,917 30 557 65,484 13,097	20 2040 9,010 25,917 30 557 65,484 13,097	21 2041 284,109 9,010 25,917 30,557 14,160 363,753 72,751	22 2042 9,010 1,753 25,917 30 557 11,640 78,877 15,775	23 2043 9,010 45,578 25,917 30,557 10,920 121,982	24 2044 9,010 205,101 25,917 30 557 4,800 275,385	25 2045 9,010 264,703 25,917 30 557 16,560 346,747 69,349	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	27 2047 9,010 25,917 30 557 65,484 13,097	9,010 25,917 30 557 65,484 13,097	29 2049 2 9,010 25,917 2 30 557 3 65,484 6	30 050 TO 9,010 1, 5,917 0 567 5,484 5, 3,097 1,	774.654 270,300 ,945,830 777,510 916,710 176,040 ,791,044
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees	Lifespan 5	Year No. Date	1 2 2021 2022 284,109 9,010 9,011 1,75: 25,917 25,91' 30 557 30 55' 14,160 11,64' 363,753 78,87 72,751 15,77	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,982 5 24,396	9,010 205,101 205,101 30 557 4,800 275,385 55,077	5 2025 9,010 264,703 25,917 30,657 16,560 346,747 69,349	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334	7 2027 9,010 25,917 30 557 65,484 13,097	9,010 25,917 30 557 65,484 13,097	9 2029 9,010 25,917 30 557 65,484 13,097	10 2030 9,010 25,917 30 557 65,484 13,097	11 2031 284,109 9,010 25,917 30 557 14,160 363,753 72,751	9,010 1,753 25,917 30,557 11,640 78,877	9,010 45,578 25,917 30 557 10,920 121,982 24,396	9,010 205,101 25,917 30 557 4,800 275,385	15 2035 9,010 264,703 25,917 30,557 16,560 346,747 69,349	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	17 2037 9,010 25,917 30 557 65,484 13,097	18 2038 9,010 25,917 30 557 65,484 13,097	19 2039 9,010 25,917 30 557 65,484 13,097	20 2040 9,010 25,917 30 557 65,484 13,097	21 2041 284,109 9,010 25,917 30,557 14,160 363,753 72,751	22 2042 9,010 1,753 25,917 30 557 11,640 78,877 15,775	23 2043 9,010 45,578 25,917 30 557 10,920 121,982 24,396	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077	25 2045 9,010 264,703 25,917 30 557 16,560 346,747 69,349	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	27 2047 9,010 25,917 30 557 65,484 13,097	9,010 25,917 30 557 65,484 13,097	29 2049 2 9,010 25,917 2 30 657 3 65,484 6 13,097 1	30 050 TO 9,010 1, 5,917 0 567 5,484 5, 3,097 1,	774,654 270,300 ,945,830 777,510 916 710 176,040 ,791,044 ,158,209
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date	1 2 2021 2022 284,109 9,010 9,011 1,75: 25,917 25,91' 30 557 30 55' 14,160 11,64' 363,753 78,87 72,751 15,77	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,982 5 24,396	9,010 205,101 25,917 30,557 4,800 275,385 55,077	5 2025 9,010 264,703 25,917 30,657 16,560 346,747 69,349	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334	7 2027 9,010 25,917 30 557 65,484 13,097	8 2028 9,010 25,917 30 557 65,484 13,097	9 2029 9,010 25,917 30 557 65,484 13,097	10 2030 9,010 25,917 30 557 65,484 13,097	11 2031 284,109 9,010 25,917 30 557 14,160 363,753 72,751	9,010 1,753 25,917 30,557 11,640 78,877	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396	14 2034 9,010 205,101 25,917 30,557 4,800 275,385 55,077	9,010 264,703 25,917 30,557 16,560 346,747 69,349	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	9,010 25,917 30 567 65,484 13,097	18 2038 9,010 25,917 30 557 65,484 13,097	19 2039 9,010 25,917 30 557 65,484 13,097	20 2040 9,010 25,917 30 557 65,484 13,097	21 2041 284,109 9,010 25,917 30,557 14,160 363,753 72,751	22 2042 9,010 1,753 25,917 30 557 11,640 78,877 15,775	23 2043 9,010 45,578 25,917 30 557 10,920 121,982 24,396	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	27 2047 9,010 25,917 30 557 65,484 13,097	9,010 25,917 30 557 65,484 13,097	29 2049 2 9,010 25,917 2 30 657 3 65,484 6 13,097 1	30 050 TO 9,010 1, 5,917 0 567 5,484 5, 3,097 1,	774,654 270,300 ,945,830 777,510 916 710 176,040 ,791,044 ,158,209
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20%	1 2 2021 2022 284,109 9,010 9,011 1,75; 25,917 25,91 30 557 30 55; 14,160 11,64 363,753 78,87 72,751 15,77;	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,982 5 24,396	9,010 205,101 25,917 30,557 4,800 275,385 55,077	5 2025 9,010 264,703 25,917 30,657 16,560 346,747 69,349	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334	7 2027 9,010 25,917 30 557 65,484 13,097	8 2028 9,010 25,917 30 557 65,484 13,097	9 2029 9,010 25,917 30 557 65,484 13,097	10 2030 9,010 25,917 30 557 65,484 13,097	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751	9,010 1,753 25,917 30,557 11,640 78,877 15,775	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396	14 2034 9,010 205,101 25,917 30,557 4,800 275,385 55,077	9,010 264,703 25,917 30,557 16,560 346,747 69,349	16 2036 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334	9,010 25,917 30 567 65,484 13,097	18 2038 9,010 25,917 30 557 65,484 13,097	19 2039 9,010 25,917 30 557 65,484 13,097	20 2040 9,010 25,917 30 557 65,484 13,097	21 2041 284,109 9,010 25,917 30,557 14,160 363,753 72,751	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775	23 2043 9,010 45,578 25,917 30,557 10,920 121,982 24,396	24 2044 9,010 205,101 25,917 3,0557 4,800 275,385 55,077	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	27 2047 9,010 25,917 30 557 65,484 13,097	9,010 25,917 30 557 65,484 13,097	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1	30 1050 TO 1, 9,010 1, 5,917 0 557 5,484 5, 3,097 1,	704,654 270,300 ,945,830 777,510 916 710 176,040 ,791,044 ,158,209
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS No. of units	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20%	1 2 2021 2022 284,109 9,010 9,011 1,75: 25,917 25,91 30 557 30 55 14,160 11,64 363,753 78,87 72,751 15,77: 436,504 94,65:	3 2023 0 9,010 3 45,578 7 25,5917 7 30,557 0 10,920 7 121,982 5 24,396 2 146,378 4 299	9,010 205,101 205,101 30 557 4,800 275,385 55,077	5 2025 9,010 264,703 25,917 30 557 16,560 346,747 69,349 416,096	6 2026 284,109 9,010 131,475 25,917 600 481,668 96,334 578,002	7 2027 9,010 25,917 30 557 65,484 13,097 78,581	8 2028 9,010 25,917 30 557 65,484 13,097 78,581	9 2029 9,010 25,917 30 557 65,484 13,097 78,581	10 2030 9,010 25,917 30 557 65,484 13,097 78,581	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504	9,010 1,753 25,917 30,557 11,640 78,877 15,775	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378	9,010 205,101 25,917 30 557 4,800 275,385 55,077	15 2035 9,010 264,703 25,917 30 557 16,560 346,747 69,349 416,096	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002	17 2037 9,010 25,917 30 557 65,484 13,097 78,581	18 2038 9,010 25,917 30 557 65,484 13,097 78,581	19 2039 9,010 25,917 30 557 65,484 13,097 78,581	20 2040 9,010 9,010 25,917 30 557 65,484 13,097 78,581	21 2041 284,109 9,010 25,917 30 557 14,160 363,753 72,751 436,504	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775	23 2043 9,010 45,578 25,917 30,557 10,920 121,982 24,396	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	27 2047 9,010 25,917 30 557 65,484 13,097 78,581	9,010 25,917 30 567 65,484 13,097 78,581	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1 78,581 7	30 050 TO 1, 9,010 1, 5,917 0 557 5,484 5, 3,097 1, 8,581 6,	77ALS ,704,654 270,300 ,945,830 777,510 916 710 176,040 ,791,044 ,158,209 ,949,253
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20%	1 2 2021 2022 284,109 9,010 9,011 1,75; 25,917 25,91 30 557 30 55; 14,160 11,64 363,753 78,87 72,751 15,77;	3 2023 0 9,010 3 45,578 7 25,5917 7 30,557 0 10,920 7 121,982 5 24,396 2 146,378 4 299	9,010 205,101 205,101 30 557 4,800 275,385 55,077	5 2025 9,010 264,703 25,917 30 557 16,560 346,747 69,349 416,096	6 2026 284,109 9,010 131,475 25,917 600 481,668 96,334 578,002	7 2027 9,010 25,917 30 557 65,484 13,097 78,581	8 2028 9,010 25,917 30 557 65,484 13,097 78,581	9 2029 9,010 25,917 30 557 65,484 13,097 78,581	10 2030 9,010 25,917 30 557 65,484 13,097 78,581	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504	9,010 1,753 25,917 30,557 11,640 78,877 15,775	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378	9,010 205,101 25,917 30 557 4,800 275,385 55,077	15 2035 9,010 264,703 25,917 30 557 16,560 346,747 69,349 416,096	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002	17 2037 9,010 25,917 30 557 65,484 13,097 78,581	18 2038 9,010 25,917 30 557 65,484 13,097 78,581	19 2039 9,010 25,917 30 557 65,484 13,097 78,581	20 2040 9,010 9,010 25,917 30 557 65,484 13,097 78,581	21 2041 284,109 9,010 25,917 30 557 14,160 363,753 72,751 436,504	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775	23 2043 9,010 45,578 25,917 30,557 10,920 121,982 24,396	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334	27 2047 9,010 25,917 30 557 65,484 13,097 78,581	9,010 25,917 30 567 65,484 13,097 78,581	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1	30 050 TO 1, 9,010 1, 5,917 0 557 5,484 5, 3,097 1, 8,581 6,	77ALS ,704,654 270,300 ,945,830 777,510 916 710 176,040 ,791,044 ,158,209 ,949,253
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS No. of units	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20% 20% Cost per unit	1 2 2021 2022 284,109 9,010 9,011 1,75: 25,917 25,91 30 557 30 55 14,160 11,64 363,753 78,87 72,751 15,77: 436,504 94,65:	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,982 5 24,396 2 146,378 4 299	9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462	5 2025 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851	6 2026 284,109 9,010 131,475 25,917 600 481,668 96,334 578,002 1,182	7 2027 9,010 25,917 30,557 65,484 13,097 78,581	8 2028 9,010 25,917 30 557 65,484 13,097 78,581	9 2029 9,010 25,917 30 557 65,484 13,097 78,581 161	10 2030 9,010 25,917 30 557 65,484 13,097 78,581	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893	9,010 1,753 25,917 30,557 11,640 78,877 15,775	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378	9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676	9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182	17 2037 9,010 25,917 30 557 65,484 13,097 78,581	18 2038 9,010 25,917 30 557 65,484 13,097 78,581	19 2039 9,010 25,917 30 557 65,484 13,097 78,581	20 2040 9,010 25,917 30 557 65,484 13,097 78,581	21 2041 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652	23 2043 9,010 45,578 25,917 30 557 10,920 121,982 24,396 146,378 299	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002	27 2047 9,010 25,917 30 557 65,484 13,097 78,581	9,010 25,917 30 557 65,484 13,097 78,581	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1 78,581 7	30 050 TO 1, 9,010 1, 5,917 0 557 5,484 5, 3,097 1, 8,581 6, 161	77ALS ,704,654 270,300 ,945,830 777,510 176,040 ,791,044 ,158,209 14,211 ,475,813
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS No. of units PLANNED AND CYCLICAL TOTALS	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20% 20% Cost per unit	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,917 30 557 30 55* 14,160 11,644 363,753 78,87 72,751 15,77: 436,504 94,65: 893 19: 1,586,200 236,12*	3 2023 0 9,010 3 45,578 7 25,917 7 30 557 0 10,920 7 121,982 5 24,396 2 146,378 4 299 7 202,086 5 40 417	9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676	5 2025 9,010 264,703 30,557 16,560 346,747 69,349 416,096 851	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334 578,002 1,182	7 2027 9,010 25,917 30 557 65,484 13,097 78,581 161 875,628	8 2028 9,010 25,917 30 557 65,484 13,097 78,581 161	9 2029 9,010 25,917 30 557 65,484 13,097 78,581 161 290,613 58 123	10 2030 9,010 25,917 30 557 65,484 13,097 78,581 161	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893 693,627	12 2032 9,010 1,753 25,917 30 557 11,640 78,877 15,775 94,652 194	9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378 299	9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676 492,676	9,010 264,703 25,917 30 557 16,560 346,747 69,349 416,096 851	16 2036 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334 578,002 1,182	17 2037 9,010 25,917 30 557 65,484 13,097 78,581 161	18 2038 9,010 25,917 30 557 65,484 13,097 78,581 161	19 2039 9,010 25,917 30 557 65,484 13,097 78,581 161 273,586 54 717	20 2040 9,010 25,917 30 557 65,484 13,097 78,581 161	21 2041 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893 1,041,788 208,358	9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194	23 2043 9,010 45,578 25,917 30 557 10,920 121,982 24,396 146,378 299	24 2044 9,010 205,101 25,917 30 557 4,800 275,385 55,077 330,462 676	25 2045 9,010 264,703 25,917 30 557 16,560 346,747 69,349 416,096 851 645,956	26 2046 284,109 9,010 131,475 25,911 30 557 600 481,668 96,334 578,002 1,182	27 2047 9,010 25,917 30,557 65,484 13,097 78,581 161	2048 9,010 25,917 30 557 65,484 13,097 78,581 161 91,142 18 228	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1 78,581 7 161	30 050 TO 1, 9,010 1, 5,917 0 557 5,484 5, 3,097 1, 8,581 6, 161 4,257 19, 6 851 3	77ALS .704.654 270,300 945,830 777,510 916 710 176,040 .791,044 .158,209 .949,253 .14,211 .475,813 .895 163
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Serwicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS No. of units PLANNED AND CYCLICAL TOTALS VAT	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20% Cost per unit	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,917 30 557 30 55* 14,160 11,64(363,753 78,87 72,751 15,77: 436,504 94,65: 893 19- 1,586,200 236,12 317 240 47 22: 73,347 9,433	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,882 2 146,378 4 299 7 202,086 5 40,417 5 4,806	9,010 205,101 25,917 30 557 4,800 275,385 55,077 330,462 676	5 2025 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 1,667,670 333,534 79,255	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334 578,002 1,182 1,685,906 337 181	7 2027 9,010 25,917 30 557 65,484 13,097 78,581 161 875,628 175 126 48,609	8 2028 9,010 25,917 30 557 65,484 13,097 78,581 161 123,704 24 741 3,493	9 2029 9,010 25,917 30 557 65,484 13,097 78,581 161 290,613 58 123 13,508	10 2030 9,010 25,917 30 557 65,484 13,097 78,581 161 881,911 176 382 48,986	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893 693,627 138,725 19,792	12 2032 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 1,051,174 210 235	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378 299 166,597 33 319 2,677	14 2034 9,010 205,101 25,917 30,557 4,800 275,386 55,077 330,462 676 492,676 98,535	15 2035 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 470,797 94 159 7,443	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,315,770 263 154	17 2037 9,010 25,917 30 557 65,484 13,097 78,581 161	18 2038 9,010 25,917 30 557 65,484 13,097 78,581 161 150,652 30 130 5,110	19 2039 9,010 25,917 30 557 65,484 13,097 78,581 161 273,585 54 717 12,486	20 2040 9,010 25,917 30 557 65,484 13,097 78,581 161 676,711 135 342 36,674	21 2041 284,109 9,010 9,010 25,917 30 557 14,160 363,753 72,751 436,504 893 1,041,788 208 358 40,682	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 627,366 125 473 32,909	23 2043 9,010 45,578 25,917 30 557 10,920 121,982 24,396 146,378 299 199,565 39 913	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676 1,169,396 233,879	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 645,956 129,191 17,953	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,032,186 206 437 33,031	27 2047 9,010 25,917 30 557 65,484 13,097 78,581 161 213,584 42 717 8,886	2048 9,010 25,917 30 557 65,484 13,097 78,581 161 91,142 18 228 1,539	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1 78,581 7 161 118,438 48 23 688 9	30 1050 10	774.654 270,300 .945,830 777,510 916 710 176,040 .791,044 .158,209 .949,253 .14,211 .475,813 .895 163
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS No. of units PLANNED AND CYCLICAL TOTALS	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20% 20% Cost per unit	1 2 2021 2022 284,109 9,010 9,010 1,753 25,917 25,917 30 557 30 557 14,160 11,644 363,753 78,87 72,751 15,775 436,504 94,655 893 196 1,586,200 236,12 317 240 47 225 73,347 9,435	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,882 2 146,378 4 299 7 202,086 5 40,417 5 4,806	9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676	5 2025 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 1,667,670 333,534 79,255	6 2026 284,109 9,010 131,475 25,917 30 557 600 481,668 96,334 578,002 1,182	7 2027 9,010 25,917 30 557 65,484 13,097 78,581 161 875,628 175 126 48,609	8 2028 9,010 25,917 30 557 65,484 13,097 78,581 161 123,704 24 741 3,493	9 2029 9,010 25,917 30 557 65,484 13,097 78,581 161 290,613 58 123	10 2030 9,010 25,917 30 557 65,484 13,097 78,581 161 881,911 176 382 48,986	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893 693,627 138,725 19,792	12 2032 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 1,051,174 210 235	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378 299 166,597 33 319 2,677	14 2034 9,010 205,101 25,917 30,557 4,800 275,386 55,077 330,462 676 492,676 98,535	9,010 264,703 25,917 30 557 16,560 346,747 69,349 416,096 851	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,315,770 263 154	17 2037 9,010 25,917 30 557 65,484 13,097 78,581 161	18 2038 9,010 25,917 30 557 65,484 13,097 78,581 161 150,652 30 130 5,110	19 2039 9,010 25,917 30 557 65,484 13,097 78,581 161 273,585 54 717 12,486	20 2040 9,010 25,917 30 557 65,484 13,097 78,581 161 676,711 135 342 36,674	21 2041 284,109 9,010 9,010 25,917 30 557 14,160 363,753 72,751 436,504 893 1,041,788 208 358 40,682	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 627,366 125 473 32,909	23 2043 9,010 45,578 25,917 30 557 10,920 121,982 24,396 146,378 299 199,565 39 913	24 2044 9,010 205,101 25,917 30 557 4,800 275,385 55,077 330,462 676	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 645,956 129,191 17,953	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,032,186 206 437 33,031	27 2047 9,010 25,917 30 557 65,484 13,097 78,581 161 213,584 42 717 8,886	2048 9,010 25,917 30 557 65,484 13,097 78,581 161 91,142 18 228 1,539	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1 78,581 7 161	30 1050 10	774.654 270,300 .945,830 777,510 916 710 176,040 .791,044 .158,209 .949,253 .14,211 .475,813 .895 163
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Serwicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS No. of units PLANNED AND CYCLICAL TOTALS VAT	Lifespan 5 1 100 110 110 110 110 110 110 110 110	Year No. Date 20% Cost per unit	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,917 30 557 30 55* 14,160 11,64(363,753 78,87 72,751 15,77: 436,504 94,65: 893 19- 1,586,200 236,12 317 240 47 22: 73,347 9,433	3 2023 0 9,010 3 45,578 7 25,917 7 10,920 7 121,982 5 24,396 2 146,378 4 299 7 202,086 5 40,417 5 4,806	9,010 205,101 25,917 30 557 4,800 275,385 55,077 330,462 676 896,459 179 292 37,264	5 2025 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 1,667,670 333,534 79,255	6 2026 284,109 9,010 131,475 25,917 600 481,668 96,334 578,002 1,182 1,685,906 337 181 72,254	7 2027 9,010 25,917 30 557 65,484 13,097 78,581 161 875,628 175 126 48,609 9,722	8 2028 9,010 25,917 30 557 65,484 13,097 78,581 161 123,704 24 741 3,493	9 2029 9,010 25,917 30 557 65,484 13,097 78,581 161 290,613 58 123 13,508 2,702	10 2030 9,010 25,917 30 557 65,484 13,097 78,581 161 881,911 176 382 48,986 9,797	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893 693,627 138 725 19,792 3,958	9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 1,051,174 210,235 58,338	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378 299 166,597 33 319 2,677 535	14 2034 9,010 205,101 25,917 30 557 4,800 275,385 55,077 330,462 676 492,676 98 535 13,037 2,607	15 2035 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 470,797 94 159 7,443	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,315,770 263 154 50,046	78,581 114,242 22 848 2,925 585	18 2038 9,010 25,917 30 557 65,484 13,097 78,581 161 150,652 30 130 5,110	19 2039 9,010 25,917 30 557 65,484 13,097 78,581 161 273,585 54 717 12,486 2,497	20 2040 9,010 25,917 30 557 65,484 13,097 78,581 161 676,711 135 342 36,674 7,335	21 2041 284,109 9,010 25,917 30 557 14,160 363,753 72,751 436,504 893 1,041,788 208 358 40,682 8,136	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 627,366 125 473 32,909 6,582	23 2043 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378 299 199,565 39 913 4,655	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676 1,169,396 233,879 53,641 10,728	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 645,956 129 191 17,953 3,591	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,032,186 206 437 33,031 6,606	27 2047 9,010 25,917 30 557 65,484 13,097 78,581 161 213,584 42 717 8,886	2048 9,010 25,917 30 557 65,484 13,097 78,581 161 91,142 18 228 1,539 308	29 2049 2 9,010 25,917 2 30 557 3 65,484 6 13,097 1 78,581 7 161 118,438 48 23 688 9 3,177 2	30 050 1, 9,010 1, 5,917 0 557 5,484 5, 3,097 1, 4,257 19, 6 851 3,5,126 5,025	77ALS ,704,654 270,300 ,945,830 777,510 916 710 176,040 ,791,044 ,158,209 ,949,253 14,211 ,475,813 895 163 821,086 164,217
ELC01 ELC04 ELC05 ELC06 ELC07	Cyclical Costs External Decoration Gutter Cleaning Close decoration Gas Servicing Landscape maintenance Electrical Periodic Tests SUB TOTALS VAT Fees VAT on fees TOTALS No. of units PLANNED AND CYCLICAL TOTALS VAT Fees VAT on fees	Lifespan 5 1 10 11 10 489	Year No. Date 20% 20% Cost per unit 20% 20%	1 2 2021 2022 284,109 9,010 9,010 1,75: 25,917 25,917 30 557 30 557 14,160 11,644 363,753 78,87 72,751 15,77: 436,504 94,65: 893 19 1,586,200 236,12 317 240 47 22: 73,347 9,43:	3 2023 0 9,010 3 45,578 7 25,917 7 30,557 0 10,920 7 121,982 5 24,396 2 146,378 4 299 7 202,086 5 40,417 5 4,806 7 961 4 248,271	9,010 205,101 25,917 30 557 4,800 275,385 55,077 330,462 676 896,459 179 292 37,264 7,453	5 2025 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 1,667,670 333,534 79,255	6 2026 284,109 9,010 131,475 25,917 600 481,668 96,334 578,002 1,182 1,685,906 337 181 72,254 14,451 2,109,792	7 2027 9,010 25,917 30 557 65,484 13,097 78,581 161 875,628 175 126 48,609 9,722	8 2028 9,010 25,917 30 557 65,484 13,097 78,581 161 123,704 24 741 3,493 699	9 2029 9,010 25,917 30,557 65,484 13,097 78,581 161 290,613 58 123 13,508 2,702 364,945	10 2030 9,010 25,917 30 557 65,484 13,097 78,581 161 881,911 176 382 48,986 9,797	11 2031 284,109 9,010 25,917 30,557 14,160 363,753 72,751 436,504 893 693,627 138,725 19,792 3,958 856,103	12 2032 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 1,051,174 210 235 58,338 11,668	13 2033 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378 299 166,597 33 319 2,677 535 203,129	14 2034 9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676 492,676 98,535 13,037 2,607	15 2035 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 470,797 94 159 7,443 1,489 573,888	16 2036 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,315,770 263 154 50,046 10,009	17 2037 9,010 25,917 30 557 65,484 13,097 78,581 161 114,242 22 848 2,925 585	18 2038 9,010 25,917 30 557 65,484 13,097 78,581 161 150,652 30 130 5,110 1,022 186,914	19 2039 9,010 25,917 30 557 65,484 13,097 78,581 161 273,585 54 717 12,486 2,497 343,285	20 2040 9,010 25,917 30 557 65,484 13,097 78,581 161 1676,711 135 342 36,674 7,335 856,062	21 2041 284,109 9,010 25,917 30 557 14,160 363,753 72,751 436,504 893 1,041,788 208 358 40,682 8,136 1,298,964	22 2042 9,010 1,753 25,917 30,557 11,640 78,877 15,775 94,652 194 627,366 125 473 32,909 6,582 792,330	23 2043 9,010 45,578 25,917 30,557 10,920 121,982 24,396 146,378 299 199,565 39,913 4,655 931 245,064	24 2044 9,010 205,101 25,917 30,557 4,800 275,385 55,077 330,462 676 1,169,396 233,879 53,641 10,728	25 2045 9,010 264,703 25,917 30,557 16,560 346,747 69,349 416,096 851 645,956 129 191 17,963 3,591 796,690	26 2046 284,109 9,010 131,475 25,917 30,557 600 481,668 96,334 578,002 1,182 1,032,186 206 437 33,031 6,606	27 2047 9,010 25,917 30 557 65,484 13,097 78,581 161 213,584 42 717 8,886 1,777 266,964	2048 9,010 25,917 30 557 65,484 13,097 78,581 161 91,142 18 228 1,539 308 111,218	29 2049 2 9,010 25,917 2 30,557 3 65,484 6 13,097 1 78,581 7 161 118,438 48 23,688 9 3,177 2 635 145,938 61	30 050 1, 9,010 1, 5,917 0 557 5,484 5, 3,097 1, 4,257 19, 6 851 3,5,126 5,025	77ALS 7704,654 270,300 .945,830 777,510 916 710 176,040 .791,044 .158,209 .949,253 .4475,813 .895 163 .821,086 .164,217 .356,279

Appendix 3 - Instructions for use of the LCC Cost Model



APPENDIX 3

INSTRUCTIONS FOR USE OF THE LCC COST MODEL

- The two LCC files should be copied onto your system **both into the same folder**. The LCC file will read from the DB file that it shares a folder with. You can have multiple versions of the LCC file reading from a single DB file.
- 2 The Files contained on the USB are as follows:
 - a. DB.xlsm Main database file from which all replacement data is taken.
 - b. The LCC Output File. This can be renamed as required but we recommend a naming PHA LCC [Date] [Version].xls for example PHA LCC 051121 V4.xls. This shows spends per Cost Centre and also provides Summary breakdowns as selected by the Front Sheet.
 - c. Instructions for Use of database and LCC.doc (This document)
- 3 The DB.xlsm workbook is broken down into 3 tabbed worksheets as follows:
 - a. Matrix This records dates of next projected replacement of the elements for each of the properties within the stock
 - b. DB Common Data This records all rates and lifespans for each element
 - c. Cost Centre Data This allocates a Rate Bank to each Cost Centre and matches the Cost Centres to their respective Cost Centre Code (CC001, CC002 etc).
 - d. Note: Do not change the names of the tabs
 - e. All cells apart from the Rose coloured cells in the Matrix worksheet are user editable
- The LCC Workbook has a user editable Front Sheet and each time the "Update" button is clicked, it automatically recreates tabs with annual costs that correspond to the dates and rates input in the DB.xlsm file.
 - a. When working with the LCC it is best to open the DB.xlsm sheet at the same time
 - b. Any date or cost changes made to the DB.xlsm workbook are reflected in the LCC spreadsheet when you click on the "Press Here to Update Data" button on the Front Sheet of the LCC spreadsheet.
 - c. For scenario planning, you can have multiple copies of the LCC workbook saved with different names. Each one will read the DB workbook that is in the folder with the LCC workbook.
 - d. You can type comments below the left hand box to describe what DB it is linked to.
 - e. It is recommended that, prior to creating a new LCC Worksheet, you click "Delete all sheets" button in the left hand box. This will leave only the Front Sheet and updated tabs will be created when you click the Update button.
 - f. The following can be user selected in the left hand box on the Front Sheet:
 - No. of years to calculate The default is 30 but you can select any number.
 - View Base Year This will produce a view of LCC Summaries from the date inserted. Please note that changing this date only changes the first viewable date in the LCC outputs. This is useful when you want to print 10 year blocks at a time. Selecting a future "view base year" does not automatically roll up previous years' expenditure into the new year 1. To do that, you need to also change the Year 1 date in the DB.xlsm Matrix tab (see 12 below).
 - 3 Financial year Type in your financial year corresponding to Year 1
 - 4 VAT Current VAT rate
 - Planned Maintenance Fee Defaults to 6% but you can change that to reflect Professional Fees for Planned Replacement works.
 - 6 Cyclical Maintenance Fee Defaults to 0% as Professional Fees generally do not apply to cyclical Maintenance works but you can change it if fees do apply.
 - 5 Year Plan from This selects the first year for the 5 Year Plan tab. Please note that this cannot be an earlier date than Year 1 on the DB.



- 8 No. of Summary Plans The LCC outputs a year by year summary plan for all cost centres. You can decide how many years you want summarized. The default is 5
- 9 Future Value Multiplier This is the percentage increase year on year to allow for inflation etc. Default is 0% but can be changed to any number. Putting 0% will give outputs without any Future Value totals.
- g. If you want particular sheets included within a summary then type the name of the summary at the top of the right hand table on the front sheet. Put an x in the rows below the heading for each cost centre you want included within the summary. When you click update, the summary sheet will be created. For example, if you wanted a summary of Phases 5, 6 and 7 and call them "Post 2000 Build", type "Post 2000 Build" in Cell P3 and put an x against Cost Centres CC05, CC06, CC07 and CC08 in Cells P8, P9, P10 and P11. When you click "Update", it will create a new Summary Sheet called "Post 2000 Build" with the costs from these 4 Cost Centres summarised.
- 5 Using DB.xlsm to show Element Replacements for a particular year:
 - a. Use data in the Rose coloured cells
 - b. Use the filters on each column in the Database Worksheet to select a particular address or element
 - i. Example 1: To find all the proposed replacement kitchens in 2021, filter Kitchen Replacement Column AU13 for 2021. This will show the 94 kitchens programmed for replacement in 2021 and the addresses appear in Columns B to E and the Cost Centres show in Columns K and L.
- 6 To update the database for future replacements:
 - a. Use data in the sky blue coloured cells in the Matrix tab in DB.xlsm
 - b. Changing any of the "Installed" dates in the blue columns will automatically change the next replacement dates in the Rose Coloured columns and update the LCC based on the lifespans in the Rose coloured cells in Row 12 above each element which are determined by the lifespans entered in DB Common Data
 - c. When updating the actual installation dates of any element please ensure you delete any dates in the "Manual Input" columns associated with that element. It will be obvious that date has been manually input as the blue cell will turn yellow.
- 7 To change the replacement cycles globally:
 - a. Click on DB Common data tab in DB.xls
 - b. Change the lifespan in Column C for any element.
 - c. Example: To change the window replacements lifespan from 30 years to 35 years, type 35 in Cell C8 on DB Common Data tab. The LCC will now show replacements based on windows lasting 35 Years from last replacement date.
- 8 To change the Standard and Rate Bank element rates:
 - a. The "Standard" element rates can be shown in column D of the DB Common Data tab of the DB.xlsm workbook and can be user changed as required. They are linked to each individual Cost Centre LCC worksheet. Rates for Flats are shown in Column E and Houses in Column F. Changing the rates in the DB Common Data tab will change the general rates in all the cost centres.
 - b. Individual rates can be allocated separately to each cost centre using custom Rate Banks in Columns from column G onwards in DB Common Data.
 - c. You can have as many Rate Banks as you require by inserting columns to the left of the "Narrative" column and heading them up Rate Bank *No.* eg Rate Bank 3, etc.
 - d. This allows for rate adjustments between similar elements in different cost centres. You should copy and paste all the "Standard Rates" from Column D to your chosen Rate Bank and adjust the rates that are specific to that cost centre. You can type in the Narrative column the reason for the rate change.



- e. You then allocate that Rate Bank to the appropriate Cost Centre by typing in the corresponding Column letter of the Rate bank in the Cost Centre Data tab Column D against the Cost Centre it refers to.
- f. If a particular rate does not apply equally to every property in a cost centre, you can use weighted rates in a Rate Bank in order that the rate applied to all the properties gives the appropriate replacement total. For example you may have a cost centre that has 50% houses and 50% flats. The unit rate for the roof replacement would be different between these two property types therefore the Rate Bank Rate would be 50% of a Replacement roof to a flat plus 50% of the rate for a replacement roof to a house. This weighted rate would be applied to all the properties in that Cost Centre and the total roof replacement value would be correct. The Rate Banks tab on the Model indicates the methodology for applying the rate banks based on the number of each unit types in a Cost Centre.

9 To MANUALLY CHANGE future replacement dates

The LCC should be used as an indicator that elements are coming to or have reached their expected lifespan. To manually adjust any element, type in the proposed replacement date in the light green column. The "actual" installation date will turn yellow to show that you have manually adjusted it.

- REMEMBER: Remove any manually input future dates of replacements in any element when you change the Installation Date in the Blue Cells for that element. Manual Inputted Dates supersede the calculated date based on the Installation Date plus the Lifespan. Manual dates will turn the Installation Input cell from blue to yellow.
- Please note it is possible to delete data or corrupt formulae that will cause errors in the LCC. To avoid this, it is recommended that a backed up copy of the current DB is kept and a "working" copy is used for any updates or changes and only saved once it has been scrutinized for formula integrity or errors. It is important that the existing filename of the DB is not changed at any time.
- To make Year 1 the current year and recalculate for the following 30 years, change the date in DB.xlsm Matrix tab Cell G9. You should also change Base Year in the LCC Front Sheet to the same year 1 (see 4.f.2 above). This automatically moves all replacements that were programmed to be replaced prior to that date to the current date. For example, if you had kitchens that were scheduled for replacement in 2017 as they had reached end of life but did not actually get replaced in 2017, by changing the Year 1 date on the DB Matrix tab to 2021, all these kitchens will be rescheduled for replacement in 2021.
- 5 Year Plan use the drop downs to select any element to view the expenditure over 5 years for that element against the respective cost centres. You can open 4 separate drop downs to compare element replacements such as kitchens with bathrooms.
- 14 TO DELETE ANY PROPERTIES FROM THE DATABASE simply delete the rows those properties are on in Matrix tab of the DB.
- TO ADD PROPERTIES OR NEW COST CENTRES it is recommended that you copy the last row of the Matrix worksheet down as far as you require and then change the details to the left to correspond with the new properties. Delete all dates for the new properties on the Matrix tab under the elements where you copied down the last row. Insert the new installation dates for the relevant elements. Copy the last Cost Centre row down on the Cost Centre Data tab and edit for the new Cost Centre details. Type in the new Cost Centre Name in Matrix Column K and it will automatically assign the correct CC Code. Add the new Cost Centre details to the right hand box on the Front Sheet of the LCC spreadsheet.
- TO ADD ELEMENTS overwrite an "Unallocated" element in DB Common Data tab of the DB.xlsm workbook. Make sure you add the lifespan and associated rate(s). Space for an additional 2 Planned Elements (ELP) and 5 Cyclical Elements (ELC) have been included.



Currently the Unallocated Element columns are hidden on Matrix for ease of viewing and you will need to unhide the corresponding columns for any elements you add.

TROUBLESHOOTING AND ERROR MESSAGES

Points to note for the DB:

- Only amend the blue coloured cells with the actual replacement date of that element, not future replacement dates. The exception to this is if you want to insert a new element and make the first replacement in the future. In those cases, put the planned future replacement year in the blue cell and force the replacement in that year by inserting the same manual replacement date in the light green cell. When the element is replaced in the future year, remove the manual date and it will show the next planned replacement.
- 2 Remember Planned Elements have a suffix ELP and Cyclical have ELC. Spare ELPs and ELCs are noted as "Unallocated" and can be overwritten with new elements.
- Generally "Unallocated" columns are hidden on "Matrix" worksheet for convenience and you may have to unhide columns if adding Planned or Cyclical elements in order to see them.
- If there is an error in any cell on the Matrix, you will get an error message when trying to update the LCC and it will give you the co-ordinates of the cell with the error
- It is important that the DB and LCC workbooks are in the same folder. I recommend that you keep a master DB and LCC in a folder and copy the DB to a new folder with an LCC and update the DB in that new folder. When you are happy that the DB and LCC work as you expected them to, you can copy the new DB back into the Master Folder. This way you will always have a previous version of the DB that you can revert to.
- 6 Do NOT rename DB worksheet at any time. If you do, the LCC will not read it.
- 7 Cell G9 houses the date of the "Current Year". This will be Year 1 for the LCC. This year can be incremented annually to give a new 30 year LCC for future years. All elements that were programmed or manually adjusted to be replaced in any year earlier than the year in G9 will automatically be incremented to the date in cell G9 if they have not been replaced by entering a new date in the blue columns.
- 8 You can't have symbols such as / \ * [] : or ? in any of the Cost Centre names as they have to be able to produce tab names and Excel don't allow these symbols in tab names. For example, if you have a Cost Centre called "14/22 High Street" you can call it "14-22 High Street" and that will work. You will get an error message if you use a symbol. It is also recommended that Cost Centre names do not begin with a number.
- 9 Make sure there are no duplicate cost centre names and that the list of Cost Centre Names and Cost Centre Codes (CC001, CC002 etc) on the Front Sheet exactly matches the list of Cost Centre Names and Codes in the Cost Centre Data tab of the DB. This is especially true if you add or delete Cost Centres.

Points to note for the LCC:

- When updating the LCC you should click the "Delete All Sheets" button on the front sheet before clicking the "Update" button. All tabs will disappear and new tabs will be created with the new data from the DB.
- There will be a delay between clicking the Update button and the data completing updating. Depending on the amount of data that has changed in the DB, this can be up to 60 seconds. When updating, the LCC worksheet may display "Not responding" in the top bar but this is perfectly normal. You will know when it has stopped updating when the new tabs appear and you can click anywhere on the front page again

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- The start date of the 5 year plan cannot be less than the current year (Year 1) as shown in cell G9 of the Matrix worksheet in DB.
- 13 This version has the facility to show future costs based on an annual percentage multiplier that can be entered on the front sheet.
- This version also has the functionality to provide individual 30 year Life Cycle Costs by Property. Just click the LCC by Property button on the front sheet and it will provide all 30 year costs against each property and you can compare individual properties.
- You will automatically get an All Property Summary tab so you don't need to create that summary on the Front Page using the "x"s in the table. Use the "x"s to create bespoke summary sheets comprising any combination of Cost Centres.
- Before reporting any problems, please ensure that all User Input data is correct, particularly on the front sheet and that you don't have any dates in the LCC Report earlier that the Base Year date in cell G9 of the DB. You will not, for example, be able to produce a 30 year LCC from 2021 if the Base Year in the DB is set for 2022. You can, however, produce a 30 year LCC from previous years, say 2018, as long as the base year in the DB is set for 2015. Doing this will show you elements that were programmed to be replaced in 2018, 2019 and 2020 that would otherwise just be rolled up to 2021 if 2021 was selected as the base year. By this method, you will be able to identify elements that have exceeded their planned life and may be prioritized for replacement.

We are happy to provide a helpdesk for any issues pertaining to the LCCs which may become evident in use.

for any assistance.

To this end we will maintain a	"handover" copy	of the files for reference.	

on

Please contact