

Appendix 2 Elemental Costs

Catch/Up Repairs														
Element	1 To 5	Count	6 To 10	Count	11 To 15	Count	16 To 20	Count	21 To 25	Count	26 To 30	Count	Totals	Count
Kitchen	£25,950	60	£0	0	£0	0	£0	0	£0	0	£0	0	£25,950	60
Bathroom	£91,600	190	£0	0	£0	0	£0	0	£0	0	£0	0	£91,600	190
Central heating carcass	£2,800	9	£0	0	£0	0	£0	0	£0	0	£0	0	£2,800	9
Room heating	£2,650	11	£0	0	£0	0	£0	0	£0	0	£0	0	£2,650	11
Electrics CCU	£1,650	8	£0	0	£0	0	£0	0	£0	0	£0	0	£1,650	8
Electrics wiring	£9,000	20	£0	0	£0	0	£0	0	£0	0	£0	0	£9,000	20
Ext ent doors 01	£4,900	44	£0	0	£0	0	£0	0	£0	0	£0	0	£4,900	44
Ext ent doors 02	£6,650	63	£0	0	£0	0	£0	0	£0	0	£0	0	£6,650	63
Extract fan	£2,600	58	£0	0	£0	0	£0	0	£0	0	£0	0	£2,600	58
Smoke detectors	£16,250	425	£0	0	£0	0	£0	0	£0	0	£0	0	£16,250	425
Pitched roof	£60,133	62	£0	0	£0	0	£0	0	£0	0	£0	0	£60,133	62
Chimney	£5,856	26	£0	0	£0	0	£0	0	£0	0	£0	0	£5,856	26
Fascia/soffit/barge	£18,400	76	£0	0	£0	0	£0	0	£0	0	£0	0	£18,400	76
Rainwater goods	£33,681	148	£0	0	£0	0	£0	0	£0	0	£0	0	£33,681	148
Wall finish 1	£66,969	147	£0	0	£0	0	£0	0	£0	0	£0	0	£66,969	147
Wall finish 2	£2,450	5	£0	0	£0	0	£0	0	£0	0	£0	0	£2,450	5
Windows	£19,493	62	£0	0	£0	0	£0	0	£0	0	£0	0	£19,493	62
Porch	£6,928	26	£0	0	£0	0	£0	0	£0	0	£0	0	£6,928	26
Front fencing	£11,886	34	£0	0	£0	0	£0	0	£0	0	£0	0	£11,886	34
Rear fencing	£41,342	122	£0	0	£0	0	£0	0	£0	0	£0	0	£41,342	122
Boundary walls	£13,667	52	£0	0	£0	0	£0	0	£0	0	£0	0	£13,667	52
Gates	£35,338	104	£0	0	£0	0	£0	0	£0	0	£0	0	£35,338	104
Paths	£145,441	1,562	£0	0	£0	0	£0	0	£0	0	£0	0	£145,441	1,562
Ext store doors	£6,250	52	£0	0	£0	0	£0	0	£0	0	£0	0	£6,250	52
Ext store roof	£700	7	£0	0	£0	0	£0	0	£0	0	£0	0	£700	7
Ext store walls	£8,550	87	£0	0	£0	0	£0	0	£0	0	£0	0	£8,550	87
Ext com doors	£1,331	14	£0	0	£0	0	£0	0	£0	0	£0	0	£1,331	14
Balcony rail/guard	£653	7	£0	0	£0	0	£0	0	£0	0	£0	0	£653	7
Stairs finish	£38	0	£0	0	£0	0	£0	0	£0	0	£0	0	£38	0
Walkways finish	£58	1	£0	0	£0	0	£0	0	£0	0	£0	0	£58	1
Parking areas	£175	2	£0	0	£0	0	£0	0	£0	0	£0	0	£175	2
Total Future Major Works	£643,389		£0		£0		£0		£0		£0		£643,389	
Total per annum	£128,678		£0		£0		£0		£0		£0		£21,446	

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Appendix 2 Elemental Costs

Future Major Works														
Element	1 To 5	Count	6 To 10	Count	11 To 15	Count	16 To 20	Count	21 To 25	Count	26 To 30	Count	Totals	Count
Kitchen	£8,084,000	2,027	£4,204,000	1,051	£4,188,000	1,047	£5,120,000	1,280	£8,084,000	2,023	£4,204,000	1,052	£33,884,000	8,479
Bathroom	£2,384,800	1,314	£1,481,200	786	£2,011,200	1,068	£1,604,600	852	£1,329,200	706	£1,331,600	707	£10,142,600	5,432
Central heating boiler	£3,412,200	1,895	£2,945,000	1,636	£3,364,600	1,501	£2,274,000	1,895	£1,963,200	1,636	£1,801,200	1,501	£15,760,200	10,064
Central heating carcass	£2,797,000	1,400	£1,474,500	737	£1,535,500	768	£1,147,000	574	£2,575,500	1,288	£3,610,500	1,806	£13,400,000	6,573
Room heating	£426,700	1,229	£194,450	557	£145,250	416	£412,300	1,180	£181,250	519	£140,450	402	£1,500,400	4,303
Hot water	£73,350	120	£198,950	326	£165,700	272	£73,350	120	£198,950	326	£165,700	272	£876,000	1,436
Electrics wiring	£3,042,900	1,327	£1,543,300	671	£1,566,300	681	£1,837,700	799	£2,444,900	1,063	£1,982,600	862	£12,417,700	5,402
Ext ent doors 01	£47,000	104	£96,500	193	£223,000	447	£836,000	1,674	£2,152,500	4,310	£474,000	949	£3,829,000	7,677
Ext ent doors 02	£19,500	52	£34,000	68	£131,500	264	£308,000	618	£989,000	1,985	£359,000	721	£1,841,000	3,709
Entry phone	£3,000	6	£16,000	32	£36,000	72	£3,000	6	£16,000	32	£36,000	72	£110,000	220
Extract fan	£185,700	1,577	£324,750	2,720	£185,700	1,556	£324,750	2,720	£185,700	1,556	£324,750	2,720	£1,531,350	12,849
Smoke detectors	£19,120	527	£46,600	694	£107,960	1,607	£19,120	285	£46,600	694	£107,960	1,607	£347,360	5,413
Pitched roof	£1,080,810	279	£2,844,582	696	£4,002,868	979	£4,300,690	1,052	£2,350,044	575	£4,128,487	1,010	£18,707,441	4,592
Flat roof	£132,675	55	£130,600	54	£105,203	44	£123,045	51	£139,200	58	£111,378	46	£742,101	309
Chimney	£66,800	147	£119,755	242	£200,027	403	£152,635	308	£90,395	182	£97,950	198	£727,562	1,479
Fascia/soffit/barge	£560,159	1,659	£782,740	2,245	£1,365,598	3,916	£527,866	1,514	£769,837	2,208	£923,295	2,648	£4,929,495	14,189
Rainwater goods	£516,037	1,703	£965,146	2,989	£1,266,014	3,921	£1,088,600	3,372	£584,788	1,811	£991,756	3,072	£5,412,341	16,868
Wall finish 1	£215,705	114	£1,037,263	417	£2,831,120	1,139	£4,154,492	1,672	£1,838,862	740	£1,614,113	649	£11,691,555	4,731
Wall finish 2	£27,070	30	£49,343	50	£99,030	100	£46,170	47	£23,540	24	£41,685	42	£286,838	292
Windows	£52,560	28	£85,320	33	£436,704	171	£1,424,685	558	£4,299,159	1,684	£8,204,252	3,213	£14,502,680	5,687
Porch	£48,253	470	£63,775	543	£39,860	340	£50,923	434	£67,870	578	£36,608	312	£307,289	2,678
Front fencing	£436,731	1,505	£582,065	1,953	£292,404	981	£215,288	722	£436,731	1,465	£582,065	1,953	£2,545,284	8,578
Rear fencing	£1,504,902	1,514	£1,772,292	1,735	£1,336,959	1,309	£939,913	920	£1,509,852	1,478	£1,772,492	1,736	£8,836,410	8,693
Boundary walls	£18,554	43	£25,110	34	£60,003	80	£101,325	136	£77,590	104	£51,135	69	£333,717	466
Gates	£141,024	1,485	£157,723	1,328	£84,046	708	£96,330	811	£33,750	284	£141,024	1,187	£663,897	5,803
Paths	£703,014	875	£1,071,055	1,105	£1,283,894	1,324	£540,997	558	£420,470	434	£749,074	773	£4,768,504	5,068
Ext store doors	£59,400	331	£95,063	479	£84,753	427	£94,448	476	£237,413	1,197	£141,031	711	£712,108	3,622
Ext store roof	£174,520	585	£171,538	572	£82,748	276	£127,700	426	£196,980	657	£130,548	435	£884,034	2,951
Ext store walls	£23,970	41	£104,989	132	£170,612	215	£308,655	388	£298,049	375	£382,202	481	£1,288,477	1,632
Garage doors	£50,400	144	£29,400	84	£16,100	46	£4,828	14	£3,850	11	£50,400	144	£154,978	443
Garage roof	£125,960	252	£4,620	9	£17,130	34	£18,235	36	£114,905	230	£15,020	30	£295,870	592
Garage walls	£161,120	146	£57,030	52	£8,140	7	£19,700	18	£8,360	8	£181,435	165	£435,785	396
Ext com doors	£9,685	11	£4,354	4	£30,058	30	£38,421	39	£9,685	10	£4,354	4	£96,557	99
Balcony structure	£0	0	£0	0	£0	0	£4,889	5	£14,145	14	£0	0	£19,034	19
Balcony finish	£5,444	36	£1,260	8	£912	6	£7,114	47	£5,346	36	£99	1	£20,175	135
Balcony rail/guard	£600	2	£652	1	£5,245	9	£391	1	£0	0	£5,837	10	£12,725	23
Stairs finish	£4,704	12	£5,040	13	£5,301	13	£6,028	15	£4,051	10	£3,123	8	£28,247	71
Walkways finish	£4,798	12	£22,968	57	£7,654	19	£17,853	45	£3,972	10	£15,005	38	£72,250	181
Com doors	£0	0	£5,507	6	£3,010	3	£4,584	5	£12,600	13	£0	0	£25,701	26
Bin store doors	£0	0	£0	0	£88	1	£0	0	£240	2	£0	0	£328	3
Bin store roof	£0	0	£0	0	£0	0	£0	0	£0	0	£0	0	£0	0
Bin store walls	£0	0	£0	0	£200	0	£2,361	5	£0	0	£0	0	£2,561	5
Parking areas	£1,980	4	£2,250	5	£15,323	31	£26,493	53	£3,693	7	£21,590	43	£71,329	143
Total Future Major Works	£26,622,145		£22,750,690		£27,511,714		£28,404,479		£33,722,137		£34,933,718		£173,944,883	
Total per annum	£5,324,429		£4,550,138		£5,502,343		£5,680,896		£6,744,427		£6,986,744		£5,798,163	

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Appendix 2 Elemental Costs

Improvements

Element	1 To 5	Count	6 To 10	Count	11 To 15	Count	16 To 20	Count	21 To 25	Count	26 To 30	Count	Totals	Count
Install full heating	£378,400	89	£0	0	£0	0	£158,400	36	£0	0	£0	0	£536,800	125
Solid wall insulation	£0	0	£0	0	£0	0	£0	0	£0	0	£0	0	£0	0
Cavity wall insulation	£50,000	143	£0	0	£0	0	£0	0	£0	0	£0	0	£50,000	143
Kitchen layout alteration	£1,263,000	1,263	£0	0	£0	0	£0	0	£0	0	£0	0	£1,263,000	1,263
Bathroom layout alteration	£715,000	715	£0	0	£0	0	£0	0	£0	0	£0	0	£715,000	715
Entryphone	£31,500	49	£0	0	£0	0	£31,500	49	£0	0	£0	0	£63,000	98
Wired smoke detectors	£611,930	2,781	£0	0	£0	0	£125,000	2,781	£0	0	£0	0	£736,930	5,562
Mech extract fans	£831,200	3,850	£0	0	£831,200	3,850	£0	0	£831,200	3,850	£0	0	£2,493,600	11,550
Environmental Improvements	£1,000,000	5,676	£0	0	£0	0	£0	0	£0	0	£0	0	£1,000,000	5,676
Total Improvements	£4,881,030		£0		£831,200		£314,900		£831,200		£0		£6,858,330	
Total per annum	£976,206		£0		£166,240		£62,980		£166,240		£0		£228,611	

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Response and Void Property Maintenance

Element	1 To 5	Count	6 To 10	Count	11 To 15	Count	16 To 20	Count	21 To 25	Count	26 To 30	Count	Totals	Count
Responsive Maintenance	£7,901,190	n/a	£7,901,190	n/a	£7,901,190	n/a	£7,901,190	n/a	£7,901,190	n/a	£7,901,190	n/a	£47,407,140	n/a
Void Maintenance	£3,382,136	n/a	£3,382,136	n/a	£3,382,136	n/a	£3,382,136	n/a	£3,382,136	n/a	£3,382,136	n/a	£20,292,816	n/a
Total Response and Void	£11,283,326		£11,283,326		£11,283,326		£11,283,326		£11,283,326		£11,283,326		£67,699,956	
Total per annum	£2,256,665		£2,256,665		£2,256,665		£2,256,665		£2,256,665		£2,256,665		£2,256,665	

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Cyclical Maintenance

Element	1 To 5	Count	6 To 10	Count	11 To 15	Count	16 To 20	Count	21 To 25	Count	26 To 30	Count	Totals	Count
Cyclical: Ext Decs	£1,135,200	n/a	£1,135,200	n/a	£1,135,200	n/a	£1,135,200	n/a	£1,135,200	n/a	£1,135,200	n/a	£6,811,200	n/a
Cyclical: Int Decs	£50,000	n/a	£50,000	n/a	£50,000	n/a	£50,000	n/a	£50,000	n/a	£50,000	n/a	£300,000	n/a
Cyclical: Gas	£2,000,000	n/a	£2,000,000	n/a	£2,000,000	n/a	£2,000,000	n/a	£2,000,000	n/a	£2,000,000	n/a	£12,000,000	n/a
Cyclical: Other	£1,245,000	n/a	£1,245,000	n/a	£1,245,000	n/a	£1,245,000	n/a	£1,245,000	n/a	£1,245,000	n/a	£7,470,000	n/a
Total Cyclical	£4,430,200		£4,430,200		£4,430,200		£4,430,200		£4,430,200		£4,430,200		£26,581,200	
Total per annum	£886,040		£886,040		£886,040		£886,040		£886,040		£886,040		£886,040	

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Appendix 2 Elemental Costs

Exceptional Extensive Works

Element	1 To 5		6 To 10		11 To 15		16 To 20		21 To 25		26 To 30		Totals	
DDA Works	£100,000	200	£0	0	£0	0	£0	0	£0	0	£0	0	£100,000	200
Asbestos/other Surveys	£800,000	5,951	£375,000	5,951	£375,000	5,951	£375,000	5,951	£375,000	5,951	£375,000	5,951	£2,675,000	35,706
Aluminium Bungalow	£620,000	31	£0	0	£0	0	£0	0	£0	0	£0	0	£620,000	31
Industrial Bungalow	£75,000	2	£75,000	3	£0	0	£0	0	£0	0	£0	0	£150,000	5
Industrial Flat	£420,000	12	£420,000	12	£0	0	£0	0	£0	0	£0	0	£840,000	24
Industrial Houses	£1,580,000	39	£1,580,000	40	£0	0	£0	0	£0	0	£0	0	£3,160,000	79
Unity Houses	£0	0	£0	0	£0	0	£0	0	£410,000	21	£410,000	20	£820,000	41
Unity Flats	£0	0	£0	0	£0	0	£0	0	£90,000	6	£90,000	6	£180,000	12
Airey Houses	£0	0	£0	0	£580,000	14	£580,000	15	£0	0	£0	0	£1,160,000	29
Wimpey House	£1,467,000	81	£1,467,000	82	£0	0	£0	0	£0	0	£0	0	£2,934,000	163
Addison Houses	£0	0	£0	0	£0	0	£175,000	7	£175,000	7	£0	0	£350,000	14
Sweedish houses	£350,000	14	£0	0	£0	0	£0	0	£0	0	£0	0	£350,000	14
5 no Public Car parks	£10,000	n/a	£10,000	n/a	£10,000	n/a	£10,000	n/a	£10,000	n/a	£10,000	n/a	£60,000	n/a
Oitched Fibre Drainage (limited)	£50,000	25	£0	0	£0	0	£0	0	£0	0	£0	0	£50,000	25
Total Exceptional Extensive Works	£5,472,000		£3,927,000		£965,000		£1,140,000		£1,060,000		£885,000		£13,449,000	
Total per annum	£1,094,400		£785,400		£193,000		£228,000		£212,000		£177,000		£448,300	

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Related Assets

Element	1 To 5		6 To 10		11 To 15		16 To 20		21 To 25		26 To 30		Totals	
Walls structure garage	£215,264	n/a	£525,733	n/a	£175,759	n/a	£244,995	n/a	£0	n/a	£0	n/a	£1,161,751	n/a
Walls finish garage	£0	n/a	£7,807	n/a	£23,377	n/a	£60,066	n/a	£0	n/a	£0	n/a	£91,250	n/a
Roof garage	£742,398	n/a	£7,120	n/a	£0	n/a	£13,300	n/a	£743,257	n/a	£11,733	n/a	£1,517,808	n/a
Fascia/soffit/berge garage	£15,768	n/a	£9,730	n/a	£0	n/a	£903	n/a	£1,805	n/a	£5,145	n/a	£33,351	n/a
Rainwater goods garage	£116,216	n/a	£5,217	n/a	£3,331	n/a	£1,435	n/a	£12,049	n/a	£88,615	n/a	£226,863	n/a
Doors garage	£174,378	n/a	£190,083	n/a	£114,537	n/a	£8,936	n/a	£17,871	n/a	£173,836	n/a	£679,641	n/a
Hardstanding garage	£503,584	n/a	£393,496	n/a	£332,906	n/a	£69,029	n/a	£0	n/a	£503,584	n/a	£1,802,599	n/a
Other Related Assets	£100,000	n/a	£100,000	n/a	£100,000	n/a	£100,000	n/a	£100,000	n/a	£100,000	n/a	£600,000	n/a
Total Related Assets	£1,867,608		£1,239,186		£749,910		£498,664		£874,982		£882,913		£6,113,263	
Total per annum	£373,522		£247,837		£149,982		£99,733		£174,996		£176,583		£203,775	

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Contingent Major Repairs

Element	1 To 5		6 To 10		11 To 15		16 To 20		21 To 25		26 To 30		Totals	
Asbestos	£984,368		£984,368		£656,245		£328,123		£328,123		£0		£3,281,225	n/a
Unadopted Drainage	£116,500		£116,500		£174,750		£174,750		£291,251		£291,251		£1,165,003	n/a
Subsidence	£925,943		£1,049,402		£1,049,402		£1,049,402		£1,049,402		£1,049,402		£6,172,950	n/a
Wall Tie Failure	£73,488		£146,975		£220,463		£293,950		£367,438		£367,438		£1,469,750	n/a
Lintel/Roof/Other Structural Works	£141,519		£160,388		£160,388		£160,388		£160,388		£160,388		£943,460	n/a
Total Contingent Major Repairs	£2,241,817		£2,457,632		£2,261,248		£2,006,613		£2,196,600		£1,868,478		£13,032,388	
Total per annum	£448,363		£491,526		£452,250		£401,323		£439,320		£373,696		£434,413	

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