

Appendix 3 Schedule Of Rates And Life Cycles

element	subelement	cost	unit	life	house	bungalow	flat	2nd Replacement Cost if different to 1st
Kitchen	Fitted	4000	PP	20	4000	4000	4000	
Sanitary ware	Bath/ Basin/ 1WC	1800	PP	30	1800	1800	1800	
Sanitary ware	Bath/ Basin/ 2WC	2200	PP	30	2200	2200	2200	
Central heating extent	None	0	IO	0	0	0	0	
Central heating extent	Partial	0	IO	0	0	0	0	
Central heating extent	Full	0	IO	0	0	0	0	
Central heating boiler	None	0	PP	0	0	0	0	
Central heating boiler	Gas wall boiler	1800	PP	15	1800	1800	1800	1200
Central heating boiler	Gas back boiler	1800	PP	15	1800	1800	1800	
Central heating boiler	Storage	1800	PP	15	1800	1800	1800	
Central heating boiler	Gas warm air	1800	PP	15	1800	1800	1800	
Central heating boiler	Elec warm air	1800	PP	15	1800	1800	1800	
Central heating boiler	Solid fuel	1800	PP	15	1800	1800	1800	
Central heating boiler	Communal	1800	PP	15	1800	1800	1800	
Central heating boiler	Other	2000	PP	15	2000	2000	2000	
Central heating carcass	None	0	PP	0	0	0	0	
Central heating carcass	Radiators	2500	PP	30	1900	1900	1900	
Central heating carcass	Storage	2500	PP	30	1900	1900	1900	
Central heating carcass	Gas warm air	2500	PP	30	1900	1900	1900	
Central heating carcass	Elec warm air	2500	PP	30	1900	1900	1900	
Central heating carcass	Solid fuel	2500	PP	30	1900	1900	1900	
Central heating carcass	Communal	2500	PP	30	1900	1900	1900	
Central heating carcass	Other	2500	PP	30	1900	1900	1900	
Room heating	None	0	No	0	0	0	0	
Room heating	Gas fires	350	No	15	350	350	350	
Room heating	Elec fires	250	No	15	250	250	250	
Room heating	Solid fuel	400	No	60	400	400	400	
Hot water	Gas	0	PP	15	0	0	0	
Hot water	Combi boiler	0	PP	15	0	0	0	
Hot water	Electric	0	PP	15	0	0	0	
Hot water	Instant	650	PP	15	650	650	650	
Hot water	Solid fuel	600	PP	15	600	600	600	
Hot water	Communal	0	PP	15	0	0	0	
Hot water	Other	650	PP	15	650	650	650	
Electrics wiring	PVC	2300	PP	30	2300	2300	2300	
Electrics wiring	Rubber	2300	PP	30	2300	2300	2300	
Electrics wiring	MICC	2300	PP	30	2300	2300	2300	
Ext ent doors 01	Timber	500	No	30	500	500	500	
Ext ent doors 01	PVC	500	No	30	500	500	500	
Ext ent doors 01	GRP	500	No	30	500	500	500	
Ext ent doors 01	Composite	500	No	30	500	500	500	
Ext ent doors 01	Aluminium	500	No	30	500	500	500	
Ext ent doors 01	Other	500	No	30	500	500	500	
Ext ent doors 02	None	0	No	0	0	0	0	
Ext ent doors 02	Timber	500	No	30	500	500	500	
Ext ent doors 02	PVC	500	No	30	500	500	500	
Ext ent doors 02	GRP	500	No	30	500	500	500	
Ext ent doors 02	Composite	500	No	30	500	500	500	
Ext ent doors 02	Aluminium	500	No	30	500	500	500	
Ext ent doors 02	Other	500	No	30	500	500	500	
Entry phone	None	0	PP	0	0	0	0	
Entry phone	Yes	500	PP	15	500	500	500	
Extract fan	None	0	No	0	0	0	0	
Extract fan	Yes	150	No	10	60	60	60	
Smoke detectors	None	0	No	0	0	0	0	
Smoke detectors	Battery	0	No	15	0	0	0	
Smoke detectors	Mains wired	40	No	15	40	40	40	
Imp install full heating	No	0	PP	0	0	0	0	
Imp install full heating	Yes	4300	PP	15	4300	4300	4000	
Imp solid wall insulation	No	0	PP	0	0	0	0	
Imp solid wall insulation	Yes	0	PP	50	0	0	0	
Imp cavity wall insulation	No	0	PP	0	0	0	0	
Imp cavity wall insulation	Yes	0	PP	50	0	0	0	
Imp kitchen layout alteration	No	0	PP	0	0	0	0	
Imp kitchen layout alteration	Yes	2000	PP	50	1000	1000	1000	
Imp bathroom layout alteration	No	0	PP	0	0	0	0	
Imp bathroom layout alteration	Yes	4000	PP	50	1000	1000	1000	
Imp entryphone	No	0	PP	0	0	0	0	
Imp entryphone	Yes	500	PP	15	500	500	500	
Imp wired smoke detectors	No	0	PP	0	0	0	0	
Imp wired smoke detectors	Yes	350	PP	15	350	170	170	75
Imp mech extract fans	No	0	PP	0	0	0	0	
Imp mech extract fans	Yes	200	PP	10	150	150	150	100
Imp extra elec sockets	No	0	PP	0	0	0	0	
Imp extra elec sockets	Yes	300	PP	30	300	300	300	
Access gained flat roof	Yes	0	IO	0	0	0	0	
Access gained flat roof	No	0	IO	0	0	0	0	
Access gained flat roof	Not applicable	0	IO	0	0	0	0	
Pitched roof	None	0	M2	0	0	0	0	
Pitched roof	Clay	65	M2	60	65	65	65	
Pitched roof	Concrete	70	M2	40	70	70	70	
Pitched roof	Slate	70	M2	60	70	70	70	

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Pitched roof	Synthetic	65	M2	20	65	65	65	
Pitched roof	Other	80	M2	50	80	80	80	
Flat roof	None	0	M2	0	0	0	0	
Flat roof	Felt	60	M2	15	60	60	60	
Flat roof	Asphalt	65	M2	20	65	65	65	
Flat roof	Other	60	M2	50	60	60	60	
Chimney	None	0	No	0	0	0	0	
Chimney	Brick	500	No	50	500	500	500	
Chimney	Rendered	500	No	30	500	500	500	
Chimney	Other	500	No	50	500	500	500	
Fascia/soffit/barge	None	0	LM	0	0	0	0	
Fascia/soffit/barge	Wood	25	LM	30	25	25	25	
Fascia/soffit/barge	PVC	25	LM	30	25	25	25	
Fascia/soffit/barge	Asbestos	30	LM	30	30	30	30	
Fascia/soffit/barge	Other	25	LM	30	25	25	25	
Rainwater goods	None	0	LM	0	0	0	0	
Rainwater goods	PVC	30	LM	20	30	30	30	
Rainwater goods	Cast iron	30	LM	40	30	30	30	
Rainwater goods	Aluminium	30	LM	40	30	30	30	
Rainwater goods	Concrete	40	LM	25	40	40	40	
Rainwater goods	Asbestos	30	LM	20	30	30	30	
Rainwater goods	Other	35	LM	30	35	35	35	
Wall finish 1	Pointed	35	M2	30	35	35	35	
Wall finish 1	Rendered	35	M2	25	35	35	35	
Wall finish 1	Tile hung	45	M2	30	45	45	45	
Wall finish 1	Timber shiplap	35	M2	25	35	35	35	
Wall finish 1	PVC shiplap	40	M2	30	40	40	40	
Wall finish 1	Metal panel	70	M2	25	70	70	70	
Wall finish 1	Concrete panel	60	M2	25	60	60	60	
Wall finish 1	Other	60	M2	25	60	60	60	
Wall finish 2	None	0	M2	0	0	0	0	
Wall finish 2	Pointed	30	M2	30	30	30	30	
Wall finish 2	Rendered	30	M2	25	30	30	30	
Wall finish 2	Tile hung	35	M2	30	35	35	35	
Wall finish 2	Timber shiplap	30	M2	25	30	30	30	
Wall finish 2	PVC shiplap	20	M2	25	20	20	20	
Wall finish 2	Metal panel	30	M2	25	30	30	30	
Wall finish 2	Concrete panel	35	M2	25	35	35	35	
Wall finish 2	Other	60	M2	25	60	60	60	
Windows - Single glazed	Single glazed softwood	360	No	40	360	360	360	
Windows - Single glazed	Single glazed steel	360	No	40	360	360	360	
Windows - Single glazed	Single glazed PVC	360	No	40	360	360	360	
Windows - Single glazed	Single glazed aluminium	360	No	40	360	360	360	
Windows - Double glazed	Double glazed softwood	360	No	40	360	360	360	
Windows - Double glazed	Double glazed steel	360	No	40	360	360	360	
Windows - Double glazed	Double glazed PVC	360	No	40	360	360	360	
Windows - Double glazed	Double glazed aluminium	360	No	40	360	360	360	
Porch	None	0	M2	0	0	0	0	
Porch	Felt	60	M2	15	60	60	60	
Porch	Asphalt	70	M2	20	70	70	70	
Porch	Clay	80	M2	50	80	80	80	
Porch	Slate	90	M2	70	90	90	90	
Porch	Steel	120	M2	50	120	120	120	
Porch	GRP	120	M2	50	120	120	120	
Porch	Lead	140	M2	50	140	140	140	
Porch	Other	75	M2	45	75	75	75	
Front fencing	None	0	M2	0	0	0	0	
Front fencing	Chain link	50	M2	20	35	35	35	
Front fencing	Post & wire	50	M2	20	35	35	35	
Front fencing	Timber panel	50	M2	20	35	35	35	
Front fencing	Other	50	M2	20	35	35	35	
Rear fencing	None	0	M2	0	35	35	35	
Rear fencing	Chain link	50	M2	20	35	35	35	
Rear fencing	Post & wire	50	M2	20	35	35	35	
Rear fencing	Timber panel	50	M2	20	35	35	35	
Rear fencing	Other	50	M2	20	35	35	35	
Boundary walls	None	0	M2	0	0	0	0	
Boundary walls	Brick	90	M2	50	90	90	90	
Boundary walls	Block	60	M2	50	60	60	60	
Boundary walls	Other	75	M2	50	75	75	75	
Gates	None	0	No	0	0	0	0	
Gates	Metal	75	No	25	75	75	75	
Gates	Timber	75	No	25	75	75	75	
Gates	Other	75	No	25	75	75	75	
Paths	None	0	M2	0	0	0	0	
Paths	Concrete	30	M2	25	30	30	30	
Paths	Tarmac	50	M2	25	50	50	50	
Paths	Brick	30	M2	25	30	30	30	
Paths	Other	60	M2	25	60	60	60	
Ext store doors	None	0	No	0	0	0	0	
Ext store doors	Timber	200	No	30	200	200	200	
Ext store doors	PVC	200	No	30	200	200	200	

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Ext store doors	Composite	200	No	30	200	200	200	
Ext store roof	None	0	M2	0	0	0	0	
Ext store roof	Clay	30	M2	50	30	30	30	
Ext store roof	Concrete	40	M2	40	40	40	40	
Ext store roof	Slate	40	M2	70	40	40	40	
Ext store roof	Felt	40	M2	15	40	40	40	
Ext store roof	Asphalt	40	M2	20	40	40	40	
Ext store roof	Asbestos	40	M2	20	40	40	40	
Ext store roof	Other	50	M2	50	50	50	50	
Ext store walls	None	0	M2	0	0	0	0	
Ext store walls	Brick	70	M2	50	70	70	70	
Ext store walls	Block	35	M2	50	35	35	35	
Ext store walls	Concrete	100	M2	50	100	100	100	
Ext store walls	Render	30	M2	25	30	30	30	
Ext store walls	Timber	60	M2	30	60	60	60	
Ext store walls	Metal	85	M2	30	85	85	85	
Garage doors	None	0	No	0	0	0	0	
Garage doors	Wood	350	No	25	350	350	350	
Garage doors	Metal	350	No	25	350	350	350	
Garage doors	Other	350	No	25	350	350	350	
Garage roof	None	0	M2	0	0	0	0	
Garage roof	Concrete	40	M2	40	40	40	40	
Garage roof	Clay	45	M2	60	45	45	45	
Garage roof	Slate	58	M2	60	58	58	58	
Garage roof	Asbestos	45	M2	20	45	45	45	
Garage roof	Non asbestos	45	M2	20	45	45	45	
Garage roof	Steel	40	M2	20	40	40	40	
Garage roof	Copper	70	M2	40	70	70	70	
Garage roof	Felt	55	M2	15	55	55	55	
Garage roof	Asphalt	60	M2	20	60	60	60	
Garage walls	None	0	M2	0	0	0	0	
Garage walls	Brick	75	M2	50	75	75	75	
Garage walls	Block	45	M2	50	45	45	45	
Garage walls	Concrete	60	M2	50	60	60	60	
Garage walls	Render	35	M2	25	35	35	35	
Garage walls	Timber	70	M2	25	70	70	70	
Garage walls	Metal	70	M2	30	70	70	70	
Vandalism/neglect	None	0	IO	0	0	0	0	
Vandalism/neglect	Yes	0	IO	0	0	0	0	
Ext com doors	None	0	No	0	0	0	0	
Ext com doors	Softwood	700	No	20	700	700	700	
Ext com doors	Hardwood	900	No	20	900	900	900	
Ext com doors	PVC	900	No	20	900	900	900	
Ext com doors	Steel	1375	No	20	1375	1375	1375	
Ext com doors	Aluminium	1375	No	20	1375	1375	1375	
Balcony structure	None	0	M2	0	0	0	0	
Balcony structure	Concrete	90	M2	60	90	90	90	
Balcony structure	Timber	100	M2	60	100	100	100	
Balcony structure	Metal	100	M2	60	100	100	100	
Balcony structure	Other	110	M2	60	110	110	110	
Balcony finish	None	0	M2	0	0	0	0	
Balcony finish	Non slip	40	M2	25	40	40	40	
Balcony finish	Vinyl	30	M2	20	30	30	30	
Balcony finish	Tile	40	M2	30	40	40	40	
Balcony finish	Timber	40	M2	30	40	40	40	
Balcony finish	Asphalt	70	M2	20	70	70	70	
Balcony finish	Other	45	M2	25	45	45	45	
Balcony rail/guard	None	0	M2	0	0	0	0	
Balcony rail/guard	Timber	40	M2	40	40	40	40	
Balcony rail/guard	Glass	120	M2	40	120	120	120	
Balcony rail/guard	Brick	120	M2	40	120	120	120	
Balcony rail/guard	Metal	60	M2	40	60	60	60	
Balcony rail/guard	Other	40	M2	40	40	40	40	
Stairs finish	None	0	M2	0	0	0	0	
Stairs finish	Vinyl	40	M2	10	40	40	40	
Stairs finish	Non slip	45	M2	25	45	45	45	
Stairs finish	Concrete	35	M2	30	35	35	35	
Stairs finish	Tile	40	M2	25	40	40	40	
Stairs finish	Carpet	30	M2	10	30	30	30	
Stairs finish	Other	40	M2	30	40	40	40	
Walkways finish	None	0	M2	0	0	0	0	
Walkways finish	Vinyl	25	M2	10	25	25	25	
Walkways finish	Non slip	60	M2	25	60	60	60	
Walkways finish	Concrete	35	M2	30	35	35	35	
Walkways finish	Tile	40	M2	25	40	40	40	
Walkways finish	Carpet	30	M2	10	30	30	30	
Walkways finish	Asphalt	40	M2	20	40	40	40	
Walkways finish	Other	40	M2	30	40	40	40	
Com doors	None	0	No	0	0	0	0	
Com doors	Softwood	700	No	30	700	700	700	
Com doors	Hardwood	900	No	30	900	900	900	
Com doors	PVC	900	No	30	900	900	900	

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element	subelement	cost	unit	life	house	bungalow	flat	2nd Replacement Cost if different to 1st
Com doors	Steel	1375	No	30	1375	1375	1375	
Com doors	Aluminium	1375	No	30	1375	1375	1375	
Bin store doors	None	0	No	0	0	0	0	
Bin store doors	Yes	120	No	30	120	120	120	
Bin store roof	None	0	M2	0	0	0	0	
Bin store roof	Yes	45	M2	50	45	45	45	
Bin store walls	None	0	M2	0	0	0	0	
Bin store walls	Brick	80	M2	50	80	80	80	
Bin store walls	Block	45	M2	50	45	45	45	
Bin store walls	Metal	85	M2	30	85	85	85	
Bin store walls	Timber	65	M2	30	65	35	35	
Bin store walls	Other	105	M2	30	105	105	105	
Parking areas	None	0	M2	0	0	0	0	
Parking areas	Concrete	35	M2	30	35	35	35	
Parking areas	Tarmac	45	M2	30	45	45	45	
Parking areas	Other	60	M2	30	60	60	60	
Vandalism/neglect communal	None	0	IO	0	0	0	0	
Vandalism/neglect communal	Yes	0	IO	0	0	0	0	
Walls structure garage	None	0	M2	0	0	0	0	
Walls structure garage	Brick	75	M2	60	75	75	75	
Walls structure garage	Block	35	M2	60	35	35	35	
Walls structure garage	Concrete	90	M2	60	90	90	90	
Walls structure garage	Steel	100	M2	60	100	100	100	
Walls structure garage	Timber	105	M2	50	105	105	105	
Walls structure garage	Other	105	M2	60	105	105	105	
Walls finish garage	None	0	M2	0	0	0	0	
Walls finish garage	Pointed	25	M2	30	25	25	25	
Walls finish garage	Rendered	30	M2	25	30	30	30	
Walls finish garage	Tile hung	34	M2	30	34	34	34	
Walls finish garage	Timber shiplap	30	M2	25	30	30	30	
Walls finish garage	PVC shiplap	25	M2	30	25	25	25	
Walls finish garage	Metal panel	28	M2	25	28	28	28	
Walls finish garage	Concrete panel	32	M2	25	32	32	32	
Walls finish garage	Other	40	M2	25	40	40	40	
Roof garage	None	0	M2	0	0	0	0	
Roof garage	Clay	29	M2	60	29	29	29	
Roof garage	Concrete	34	M2	60	34	34	34	
Roof garage	Slate	34	M2	60	34	34	34	
Roof garage	Felt	34	M2	15	34	34	34	
Roof garage	Asphalt	34	M2	20	34	34	34	
Roof garage	Asbestos	58	M2	20	58	58	58	
Roof garage	Non asbestos	52	M2	50	52	52	52	
Roof garage	Steel	52	M2	50	52	52	52	
Roof garage	Copper	63	M2	40	63	63	63	
Roof garage	Other	75	M2	50	75	74	74	
Fascia/soffit/barge garage	None	0	LM	0	0	0	0	
Fascia/soffit/barge garage	Wood	20	LM	30	20	11	11	
Fascia/soffit/barge garage	PVC	25	LM	30	25	20	20	
Fascia/soffit/barge garage	Asbestos	25	LM	30	25	22	22	
Fascia/soffit/barge garage	Non asbestos	25	LM	30	25	20	20	
Fascia/soffit/barge garage	Other	25	LM	30	25	25	25	
Rainwater goods garage	None	0	LM	0	0	0	0	
Rainwater goods garage	PVC	15	LM	20	15	10	10	
Rainwater goods garage	Cast iron	40	LM	40	40	41	41	
Rainwater goods garage	Aluminium	25	LM	40	25	21	21	
Rainwater goods garage	Asbestos	30	LM	30	30	28	28	
Rainwater goods garage	Concrete	40	LM	25	40	40	40	
Rainwater goods garage	Other	45	LM	40	45	43	43	
Doors garage	None	0	No	0	0	0	0	
Doors garage	Wood	450	No	25	450	446	446	
Doors garage	Metal	450	No	25	450	446	446	
Doors garage	Other	450	No	25	450	457	457	
Hardstanding garage	None	0	M2	0	0	0	0	
Hardstanding garage	Concrete	65	M2	25	65	66	66	
Hardstanding garage	Tarmac	70	M2	25	70	69	69	
Hardstanding garage	Brick	80	M2	25	80	80	80	
Hardstanding garage	Other	60	M2	25	60	58	58	