

Life Cycle Replacement Costs (Expected)

Element	Backlog	Year 1	Year 2	Year 3	Year 4	Year 5	Yrs 6 to 10	Yrs 11 to 15	Yrs 16 to 20	Yrs 21 to 25	Yrs 26 to 30	Totals
Front Door												0
Kitchen	101200		39100	46000	29900	80500	979800	273700	326600	779700	1646800	4303300
Bathroom	784500		1500	51000	256500		354000	156000	178500	603000	435000	2820000
Additional WC/WHB												0
Boiler	53200	5600	2800	8400	36400	184800	2522800	997600	372000	3434800	997600	8616000
Heating Distribution												0
Smoke Detector												0
Electrics	550000	230000	170000	162500	632500	82500	695000	192500	42500	1015000	927500	4700000
Cold Water Storage Tank												0
Kitchen Space and Layout												0
Bathroom Space and Layout												0
External Noise Insulation												0
Loft Insulation Improvement												0
Pitched roof - dwelling	336114	75366	10188	18216	33012	24156	66024	38610	96588	131544	217674	1047492
Flat Roof - dwelling							22400					22400
Roof structure - dwelling												0
Chimney												0
Fascia/soffit	322520	99040	8320	1720	9520	53760	80000	80160	127800	206120	366320	1355280
Bargeboards												0
Gutters	999230	43400		7700	66570	22610	158490	215540	369710	102140	247060	2232450
Downpipes	338800	102410	12600	38990	9030	57960	82810	101150	158200	26880	109480	1038310
Soil & Vent pipes	308700	35280	4200	24780	2940	17640	106260	216300	62580	246960	81900	1107540
Porch/Canopy												0
Wall				300			450	900	7650	33450	25500	68250
Windows			18400		21600	47200	157200	178400	624400	2974800	986800	5008800
Secondary Doors												0
Patio Doors												0
Private Balcony												0
Det. Garage Wall												0
Det. Store Wall												0
Detached Garage Door												0
Det. Garage/Store Side Door												0
Det Garage/Store Window												0
Det Garage/Store Roof												0
Front Fence												0
Rear Fence												0
Boundary Wall (1)												0
Boundary Wall (2)												0
Gates												0
Front Path												0
Rear Path												0
Side Path												0
Wall Insulation Improvement												0
Primary External Door (Main Entrance - Block Only)							50400	27000	39600	1800		118800
Secondary Entrance	1200						10800	1200	10800	1200		25200
Communal Areas - Glazed Screens	3000						54000	2000	29000	2500		90500
Internal Common Doors	14400						3200	4800			4800	27200
Common Floor Finish 1												0
Common Floor Finish 2												0
Common Ceilings												0
Common Heating Distribution							3000	3000	6000	3000	3000	18000
Common Boiler							6000	4000				10000
Common Kitchens	3000					3000	6000	3000				15000
Common Bathrooms				8000				8000		4000		20000
Common WC				2000			2000	3000	4000	2000		13000
Common Showers				1600				3200		1600		6400
Common Distribution Board												0
Common Electrics												0
Common Door Entry System												0
Common Warden Call System												0
Common Lighting												0
Common Emergency Lighting												0
Common Fire Alarm												0
Common Aerial												0
Common Balcony/Walkway												0
Common Water Tank												0
Common Car Lift												0
Common Stair Lift												0
Common Bin Stores												0
Common Area												0
Hazard : Damp and Mould Growth												0
Hazard : Excess Cold												0
Hazard : Excess Heat												0
Hazard : Asbestos (and MMF)												0
Hazard : Biocides												0
Hazard : Carbon monoxide												0
Hazard : Nitrogen dioxide												0
Hazard : Sulphur dioxide and smoke												0
Hazard : Lead												0
Hazard : Radiation												0
Hazard : Uncombusted Fuel Gas												0
Hazard : Volatile Organic Compounds												0
Hazard : Crowding and Space												0
Hazard : Entry by Intruders												0
Hazard : Lighting												0
Hazard : Noise												0
Hazard : Domestic Hygiene Pests and Refuse												0
Hazard : Food Safety												0
Hazard : Personal Hygiene Sanitation and Drainage												0
Hazard : Water supply												0
Hazard : Falls associated with baths etc.												0
Hazard : Falling on level surfaces etc												0
Hazard : Falling on stairs etc												0
Hazard : Falling between levels												0
Hazard : Electrical Hazards												0
Hazard : Fire												0
Hazard : Flames hot surfaces etc												0
Hazard : Collision and entrapment												0
Hazard : Collision Hazards from Low Headroom												0
Hazard : Explosions												0
Hazard : Position and operability of amenities etc												0
Hazard : Structural Collapse and falling elements												0
Grand Total	3815864	591096	267108	371206	1097972	574126	5360634	2510060	2455928	9570494	6049434	32663922
Total Properties (no cycle repetition)	1298	234	139	330	397	236	1446	1235	1291	1623	1353	1946