

Appendix 2 - Crescent House & Cullum Welch House Whole Life Costing Matrix

Option	Description	Costs	Initial Outlay	Ongoing maintenance Cost		Estimated Gas/Electric Consumption Costs		Whole Life Cost (inc Year 0 fees & staff costs) 35 Years	Whole Life Cost (excl fees & staff costs) 35 years
			Year 0 (Y0)	Year 1-15	Year 15-35	Year 1-15	Year 15-35		
Option A	New individual systems to all properties in Yr1 with only replacement works to tenanted properties in following years includes full fuel & electric costs to all properties in all years (estimated). Maintenance based on 3 star gas service maintenance costs. Maintenance and services costs based on 2.7% inflation. Fuel costs on 5% inflation per annum.	Works Fees @ 10% Staff Costs @ 2.5% Exp to date Total	£1,818,613 £181,861 £45,465 £18,207 £2,064,146	£702,937	£2,143,370	£3,758,833	£11,974,324	£20,643,609	£20,398,076
Option B	Communal system to all properties, with replacement and maintenance cost shared with all properties in all years includes fuel and electric costs to plantroom area. Maintenance based on a contract shared equally among all. Maintenance, service and replacement costs based on 2.7% inflation. Fuel costs on 5% inflation per annum.	Works Fees @ 10% Staff Costs @ 2.5% Exp to date Total	£2,780,546 £278,055 £69,514 £18,207 £3,146,321	£1,189,883	£3,540,912	£1,646,285	£5,774,307	£15,297,706	£14,931,931
Option B1	Communal system to all properties with Ground Source Heat Pumps as main heat source, with replacement and maintenance cost shared with all properties in all years. Includes fuel & electric costs. Maintenance based on contract to GSHP shared between all properties. Maintenance, service and replacement costs based on 2.7% inflation. Fuel costs on 5% inflation per annum.	Works Fees @ 10% Staff Costs @ 2.5% Total	£3,527,033 £352,703 £88,176 £3,967,913	£1,189,883	£3,540,912	£4,889,940	£15,577,635	£29,166,282	£28,725,403
Option B2	Communal system to all properties with CHP unit as lead with Gold star service to CHP to maintain operation. Replacement and maintenance cost shared between all properties in all years. Maintenance service and replacement costs based on 2.7% inflation. Fuel costs on 5% inflation per annum.	Works Fees @ 10% Staff Costs @ 2.5% Total	£2,930,546 £293,055 £73,264 £3,296,864	£1,546,795	£4,358,770	£3,187,773	£10,155,128	£22,545,330	£22,179,012
Option C	Communal system using connection to Citigen system. Have included a provisional sum of £500,000.00 toward cost of bringing Citigen mains onto estate. Maintenance, Service and replacement costs based costs based on 2.7% inflation. Fuel costs part of heat metering from Citigen (assumed rate 6.9 p/kWh) which also includes plant maintenance costs.	Works Fees @ 10% Staff Costs @ 2.5% Total	£3,105,546 £310,555 £77,639 £3,493,739	£407,366	£814,864	£4,412,800	£14,057,636	£23,186,405	£22,798,212