

Northern Ireland Housing Executive

Stock Condition Validation – FINAL REPORT

September 2021

Prepared For:



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Northern Ireland Housing Executive

Stock Condition Validation

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APPENDICES

Appendix 1 – Summary of all Costs – Commonly Adopted Standard

Appendix 2 – Summary of all Costs – Commonly Adopted Standard including Carbon Reduction

Appendix 3 – Elemental Breakdown

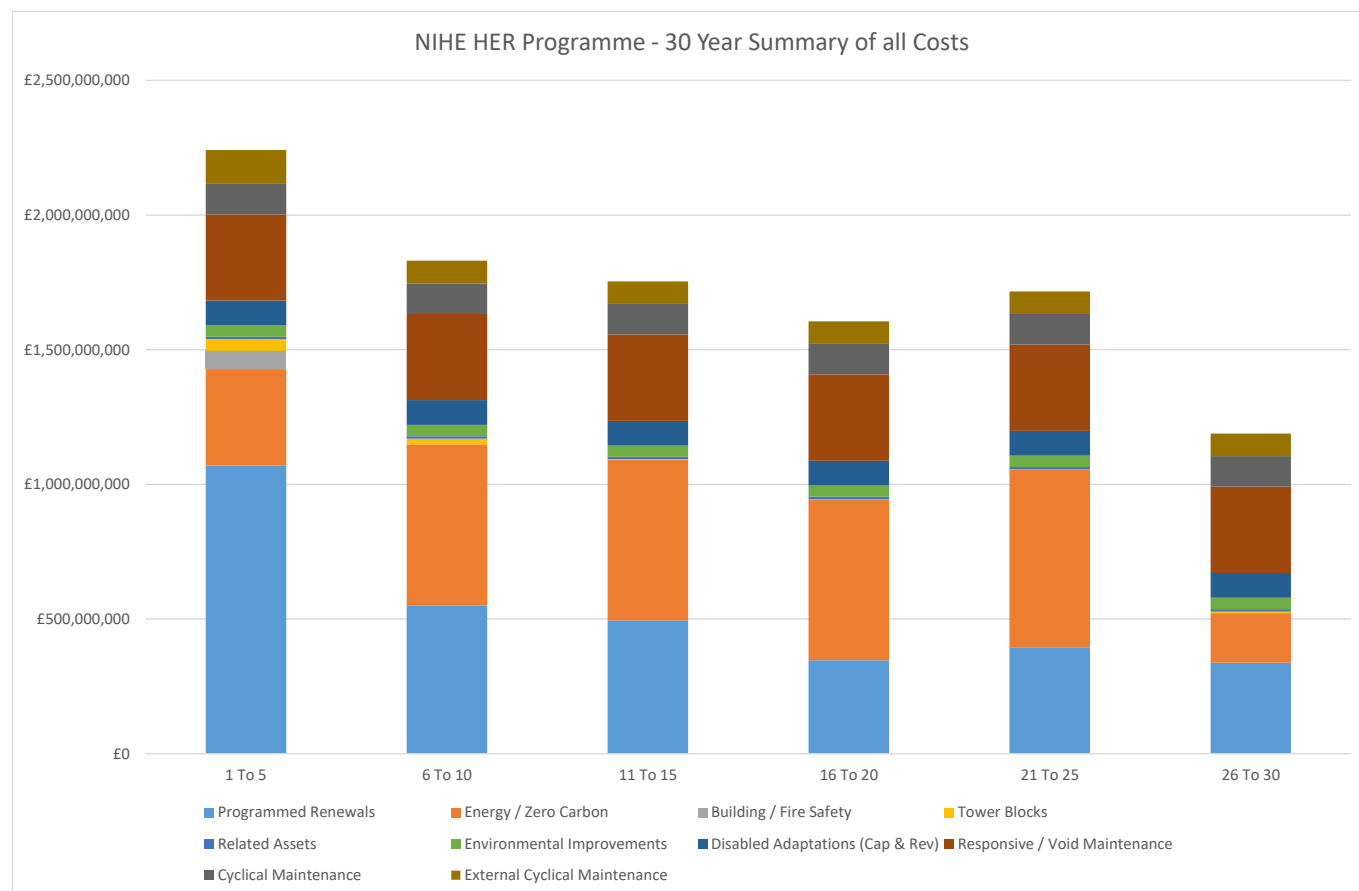
Appendix 4 – Schedule of Rates and Life Cycles

1.0 EXECUTIVE SUMMARY

- 1.1 Northern Ireland Housing Executive (NIHE) is responsible for the management, maintenance and improvement of 84,400 properties located throughout Northern Ireland.
- 1.2 Savills were invited to provide a quotation based on NIHE's Statement of Requirements under the title of 'Housing Executive Revitalisation Project' (HER Project) on 26th May 2021. We submitted an initial proposal dated 28th May and were subsequently instructed to undertake the work via the Procurement Hub's Professional Services Framework. We completed and signed a call off agreement in this regard.
- 1.3 The HER project commenced following the Minister for Communities' announcement on 3rd November 2020 to the NI Assembly on the future of the Housing Executive. Stage 1 of the project involves the Department for Communities undertaking an Outline Business Case to recommend a future landlord option for NIHE.
- 1.4 This report informs Stage 1 by providing a repair, maintenance and improvement investment forecast over both 30 and 45 years, to inform NIHE's Landlord Business Plan that in turn will inform the Department's Outline Business Case. This is specified under 'Requirement A: Investment Projections' of the Statement of Requirements
- 1.5 Savills has also been instructed to prepare the Landlord Business Plan under 'Requirement B: Landlord Business Plan' and this report is provided under separate cover.
- 1.6 In 2014/15 Savills provided Investment Projections and, working with the Department, the NIHE and PWC, prepared landlord business plan cash flow projections and an indicative tenanted market value (TMV) calculation. We also undertook a review of revised Investment Projections prepared by NIHE in 2017/18
- 1.7 The key objective of Requirement A is to produce a 'reasonable estimate of future investment need' that can be provided with a level of Assurance. The key source of information would conventionally be data collected on site via a stock condition survey, but due to time constraints on the overall project NIHE deemed that this would not be possible. As such, it was made clear and accepted that Savills would be unable to provide a warranty for this instruction, however, we are able to provide assurance that our review has gone through all

the processes outside of collecting data to ensure the investment forecasts have been produced in a thorough and robust manner. Should the option appraisal process move to a position where warranties are required then a new stock condition survey of the housing stock and related assets would be required.

- 1.8 The total forecast expenditure to maintain the stock and related assets over 30-years at the Commonly Adopted Standard equals £8.097 billion. This equates to £96,489 per dwelling or £3,216 per dwelling per annum. This provides a comparative back to the previous two instructions referred to at paragraph 1.6. The overall summary of these costs can be found at **Appendix 1**.
- 1.9 During the intervening period there is now a requirement for landlords in the UK to assess the costs associated with reducing the carbon footprint of their housing stock. This is a significant cost in its own right and totals £2.991 billion, of which £1.995 billion is for new investment, between now and 2050. As such and with this addition, the total forecast expenditure to maintain the stock and related assets over 30-years equals £10.337 billion. This equates to £123,192 per dwelling or £4,106 per dwelling per annum. The overall summary of these costs can be found at **Appendix 2**, with further background detail at **Appendix 3**.
- 1.10 With the Fire Safety Act 2021 and the Building Safety Bill currently passing through Parliament, it will create additional costs to capital, revenue and management budgets. The costs in this report have predicted the capital and revenue costs through detailed assessments of NIHE's Tower Block Action Plan and a further allowance of £4,012 per dwelling in medium and low rise multi-occupied blocks. No allowance has been made for additional management costs and this will be covered in the Landlord's Business Plan.
- 1.11 The costs referred to are at a base date of April 2022 and comprise items of capital and revenue maintenance expenditure; they include contract preliminaries, but exclude professional fees, management costs, inflation and VAT.
- 1.12 The breakdown of expenditure is illustrated in the graph below:



- 1.13** The housing stock is in need of significant investment and this is reflected in the high costs of programmed renewals in years 1-5. This includes a backlog of works calculated at £619.8m relating to all major components. Through under investment the condition of the housing stock has deteriorated over time.
- 1.14** An inflation allowance of 2% has been applied to the current cost base in order to provide a position as at April 2022. There have been many discussions between Savills and NIHE regarding the current issues of high Building Cost Inflation due to labour / material shortages generally and the specific issues faced within Northern Ireland due to Brexit and if they will return to pre-pandemic / Brexit levels. It was agreed that such forecasting would require a great deal of speculation due to the unique nature of the situation and as such this requires its own in-depth study that sits outside of this commission.
- 1.15** Savills are satisfied that within the time available and information provided that the outputs are of sufficient quality to support the development of the Outline Business Case and the draft Landlord Business Plan to meet the obligations set out in Requirement A of NIHE's Schedule of Requirements.

2.0 INTRODUCTION AND OBJECTIVES

- 2.1 Requirement A of the Schedule of Requirements sets out the investment projections required for the project across the following assets:
- Housing stock
 - Commercial properties
 - Hostels
 - Leasehold properties
 - Garages
 - Septic tanks
 - Offices, stores and depots
- 2.2 The information from the survey was derived from various sources that involved a validation of NIHE's Keystone database, reviews of the NIHE's Tower Block and Carbon Reduction strategies and current budgets relating to responsive, void, cyclical maintenance and disabled adaptations.
- 2.3 Achieving a clear statement as to the 30/45 year financial liabilities associated with the NIHE's housing stock was the main objective of this validation process and the ability to satisfy future landlord responsibilities.
- 2.4 In summary, this will be achieved by applying the Commonly Adopted Standard with the added investment implications for Building/Fire Safety and carbon reduction forecasts.
- 2.5 The work was completed and co-ordinated by Peter Oliver FRICS with specialist assistance from professionals within our IT, Procurement and Energy departments. Information was provided by NIHE in a timely manner that allowed a full review followed by a series of virtual and in person meetings to provide the cost forecasts. All work was completed during June and July 2021.

2.6 It is worth pointing out that it was not the intention of this project to discover minor errors and draw attention to any negative issues, but to work towards providing a set of costs that can ultimately be taken forward with confidence.

2.7 Specific reference in the Statement of Requirements was for the due diligence review of:

- An examination of the housing stock's property condition data held on the Housing Executive's Keystone Asset Management System.
- An assessment of the robustness of the various processes that update that data.
- A 'due diligence' review of the underlying assumptions with regard to component Schedule of Rates (i.e. lifecycles and unit rates) used on the system for projection purposes.
- An examination of the other data that the Housing Executive will use to prepare the Projections (i.e. historical spend patterns and assumptions with respect to future spend on, for example, Response Maintenance, Cyclical Maintenance and other maintenance work streams).

2.8 We are satisfied that these requirements of the brief have been met in full.

3.0 VALIDATION OF THE STOCK CONDITION SURVEY DATABASE

3.1 Stock Profile, Sampling and Database Updating Procedures

3.1.1 While NIHE is responsible for some 84,400 dwellings a number of these are already approved for demolition or disposal and have, therefore, been excluded from this exercise. Consequently the projection is based on a stock of 83,913 broken down as follows:

Asset Type	Total
Bedsit	126
Bungalow	17,977
Cottage	712
Flat	16,747
House	47,147
Maisonette	1,204
Grand Total	83,913

3.1.2 The housing stock has surveys to 35,836 (43%) of all dwellings and our analysis has been made upon this subset of data.

Asset Type	Copied	%	Surveyed	%	Unsurveyed	%	Total
Bedsit	58	46.03%	52	41.27%	16	13%	126
Bungalow	9,109	50.67%	8,863	49.30%	5	0.03%	17,977
Cottage	425	59.69%	286	40.17%	1	0.14%	712
Flat	12,119	72.37%	4,602	27.48%	26	0.16%	16,747
House	25,570	54.23%	21,528	45.66%	49	0.10%	47,147
Maisonette	694	57.64%	505	41.94%	5	0.42%	1,204
Grand Total	47,975	57.17%	35,836	42.71%	102	0.12%	83,913

3.1.3 A database with 43% of surveyed dwellings more than exceeds minimum requirements and can confidently be used for both strategic and operational purposes.

3.1.4 It is considered best practice to have the stock surveyed once every five years and currently 61% of inspections sit outside of this timeframe. NIHE's survey programme has been disrupted by the pandemic that has prevented internal dwelling surveys and explains the drop off in progress through years 2020 and 2021.

Survey Year	Count	%
2014	17,604	49.12%
2015	4,201	11.72%
2017	208	0.58%
2018	5,816	16.23%
2019	6,086	16.98%
2020	1,920	5.36%
2021	1	0.003%
Grand Total	35,836	

3.1.5 NIHE will require an updated stock condition survey refreshed with new survey data should any form of transfer be considered for the housing stock that will require the new organisation to borrow money to fund works from the private sector.

3.1.6 The Keystone database is not just updated by new surveys, but also upon the completion of whole component renewals.

3.1.7 NIHE has significant and robust updating procedures and uses the Keystone Generic Interface (KGI) procedure to update the database. Keystone is updated from the Housing Management System (HMS) or Schemes & Asset Management System (SAMS) at the following frequency:

Source	Name	Frequency
HMS Common	Tenant Contact Details	Monthly
HMS Common	Tenant Visit UDC (User Defined Characteristics)	Monthly
HMS Common	Attributes	Monthly
HMS Common	Geography	Monthly
HMS Repairs	Doors	Monthly
HMS Repairs	Boilers	Bi-Monthly

SAMS	Completed Works (Scheme Notice of Completions)	Weekly
SAMS	Last ECM Date	Weekly

3.1.8 We are satisfied that NIHE evaluate and update the Keystone data to reflect capital renewals.

3.2 Survey Form Design

3.2.1 The survey form design is comprehensive and covers all of the areas expected from a stock condition survey.

3.2.2 We do recommend that the survey form design is reviewed, as we believe that the extent of questions can be removed both by deleting certain questions altogether and reducing the number of choices within others without affecting the integrity of the survey.

3.3 Schedule of Rates and Life Cycles

3.3.1 The key drivers influencing the survey results and levels of costings are the schedule of life cycles and schedule of rates that are applied to the survey data. In accordance with normal practice, the NIHE has developed prices based upon its own experience of letting similar contracts.

3.3.2 Rates are based on procuring the work by means of letting reasonably large contracts rather than works to individual properties. Rates paid by an organisation of this size and location are very much dependant on the local market. We have not undertaken a detailed review of the market conditions or the prevailing rates in the area, but it has been confirmed that the rates in the database are reflective of the cost of delivering major works.

3.3.3 With the current market conditions creating inflationary pressures and because NIHE are so dominant in terms of their size in Northern Ireland, it is not possible to provide any form of benchmark of rates on a local basis. We have benchmarked the rates to those typically found in England and provided this feedback to NIHE.

3.3.4 All building elements have a natural life expectancy at the end of which they have to be replaced. The database contains a schedule of life expectancies for the elements contained within the stock condition survey.

3.3.5 Following our review with NIHE, it was agreed that certain rates and life cycles should be changed and this has been applied to the cost forecast in this report.

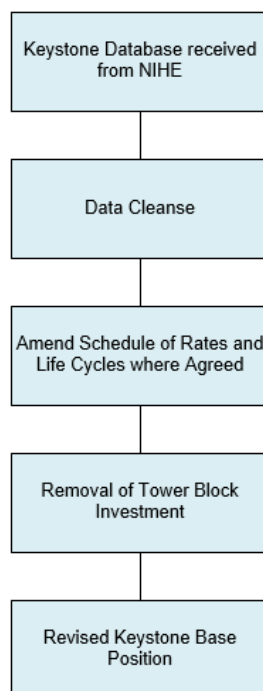
3.3.6 A copy of the Schedule of Rates and Life Cycles used with the database is attached **at Appendix 4.**

3.4 On-Site Checks

3.4.1 Savills did not undertake any on site validation checks to determine the accuracy of the data in the asset management system.

3.5 Keystone Database Investment Forecasts

3.5.1 The investment forecasts produced by the Keystone system informs NIHE of their projected Programmed Renewal works by component. Savills received the database and then undertook a data cleanse before recalculating the costs based on agreed schedule of rate / life cycle changes. Further adjustments were then made to remove any costs relating to Tower Blocks.

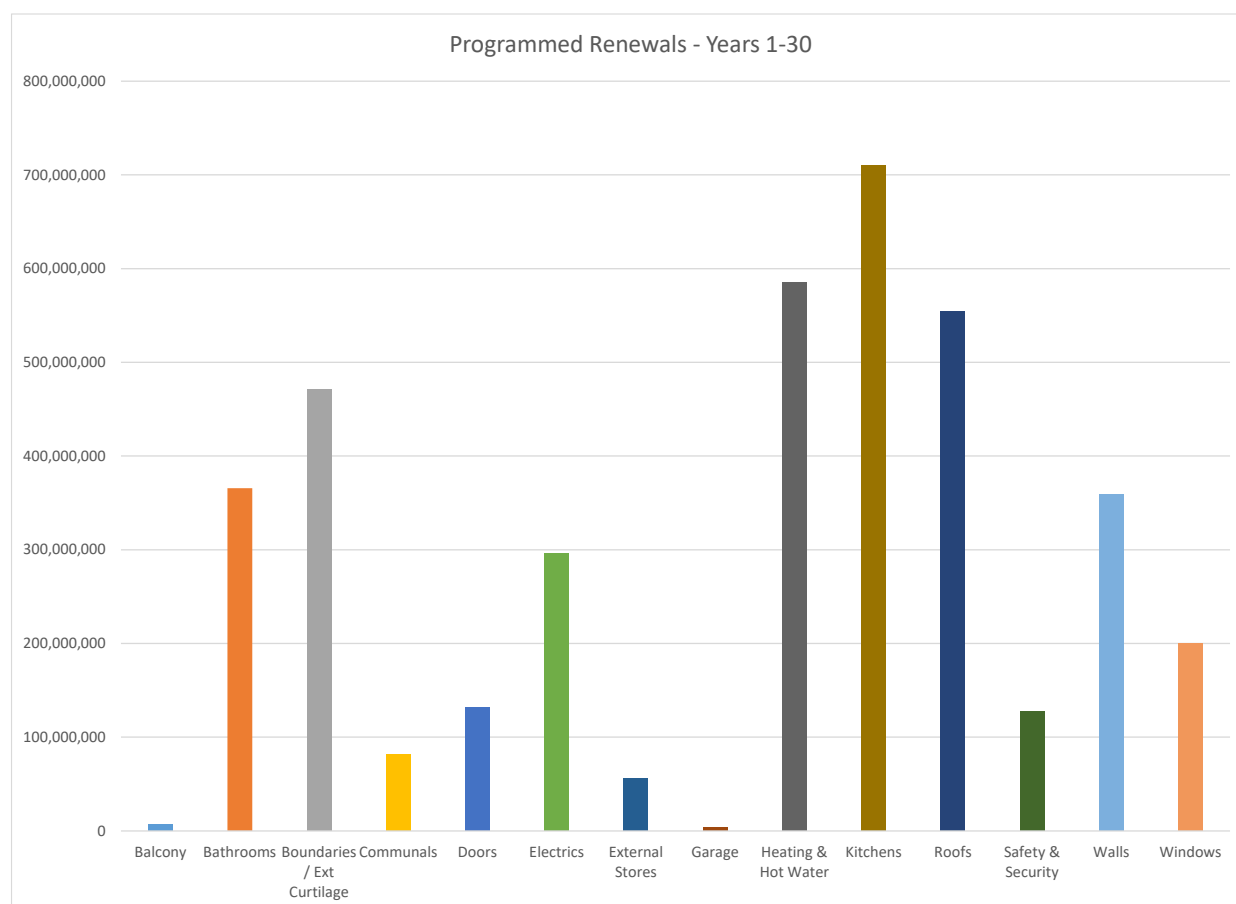


3.5.2 For reporting purposes in this section, the following component analysis of Keystone data is made on the overall costs **excluding the Tower Block Investment, but before the removal of any costs relating to Carbon Reduction duplication**. This is because the Tower Block Action Plan has been confirmed and therefore supersedes any investment relating to these assets in Keystone. The Carbon Reduction costs are not as far advanced and until such time the duplicated components of windows, walls and boilers will be represented by their life cycle renewals.

	Cost
Keystone 30 Year Costs	£3,923,117,958
Less Keystone Tower Block Investment Cost Duplication	£53,129,036
Revised 30 Year Cost	£3,869,988,922
<i>nb 2% inflationary increase not yet applied in Keystone</i>	<i>£3,947,388,700</i>

3.5.3 A full breakdown by individual element is included at **Appendix 3**. The overall component renewal costs over 30 years are as follows:

Future Major Works Years 1-30		
Balcony	7,282,495	0.2%
Bathrooms	365,686,881	9.3%
Boundaries / Ext Curtilage	470,763,356	11.9%
Communals	81,205,293	2.1%
Doors	131,762,526	3.3%
Electrics	296,317,954	7.5%
External Stores	55,731,562	1.4%
Garage	4,027,222	0.1%
Heating & Hot Water	585,375,649	14.8%
Kitchens	709,738,616	18.0%
Roofs	553,818,761	14.0%
Safety & Security	126,950,118	3.2%
Walls	358,759,067	9.1%
Windows	199,969,201	5.1%
Total	£3,947,388,700	



3.5.4 As can be seen from the table and graph above, continual investment is required for most groupings over the next 30 years with heating, kitchens and roofing being the most prominent.

3.5.5 The spread of costs across the 30 year forecast period varies on each component. The factors that will determine the requirement for a replacement will include its age, condition, time since last repair/replacement, exposure, damage etc. The two tables below are intended to demonstrate firstly, the amount of expenditure required for every component in each ten year period and secondly, where the greatest proportions of spend is for each component.

	Years 1-10	Years 11-20	Years 21-30	TOTAL
Balcony	£5,045,977	£1,682,989	£553,530	£7,282,495
Bathrooms	£234,462,441	£53,708,099	£77,516,341	£365,686,881
Boundaries / Ext Curtilage	£352,729,173	£93,552,107	£24,482,076	£470,763,356
Communals	£41,811,413	£15,645,257	£23,748,623	£81,205,293
Doors	£19,812,798	£38,442,215	£73,507,513	£131,762,526
Electrics	£82,986,392	£113,348,416	£99,983,146	£296,317,954
External Stores	£38,743,923	£10,873,366	£6,114,273	£55,731,562
Garage	£2,476,500	£724,583	£826,140	£4,027,222
Heating & Hot Water	£207,501,419	£228,384,078	£149,490,151	£585,375,649
Kitchens	£273,877,346	£161,686,922	£274,174,349	£709,738,616
Roofs	£317,624,264	£173,417,933	£62,776,565	£553,818,761
Safety & Security	£44,229,362	£38,776,726	£43,944,030	£126,950,118
Walls	£269,629,417	£80,047,241	£9,082,408	£358,759,067
Windows	£44,065,444	£80,867,342	£75,036,414	£199,969,201
Total	£1,934,995,869	£1,091,157,273	£921,235,558	£3,947,388,700

	Years 1-10	Years 11-20	Years 21-30	TOTAL
Balcony	69%	23%	8%	£7,282,495
Bathrooms	64%	15%	21%	£365,686,881
Boundaries / Ext Curtilage	75%	20%	5%	£470,763,356
Communals	51%	19%	29%	£81,205,293
Doors	15%	29%	56%	£131,762,526
Electrics	28%	38%	34%	£296,317,954

	Years 1-10	Years 11-20	Years 21-30	TOTAL
External Stores	70%	20%	11%	£55,731,562
Garage	61%	18%	21%	£4,027,222
Heating & Hot Water	35%	39%	26%	£585,375,649
Kitchens	39%	23%	39%	£709,738,616
Roofs	57%	31%	11%	£553,818,761
Safety & Security	35%	31%	35%	£126,950,118
Walls	75%	22%	3%	£358,759,067
Windows	22%	40%	38%	£199,969,201
Total	49%	28%	23%	£3,947,388,700

3.5.6 The striking points from the coloured table are as follows:

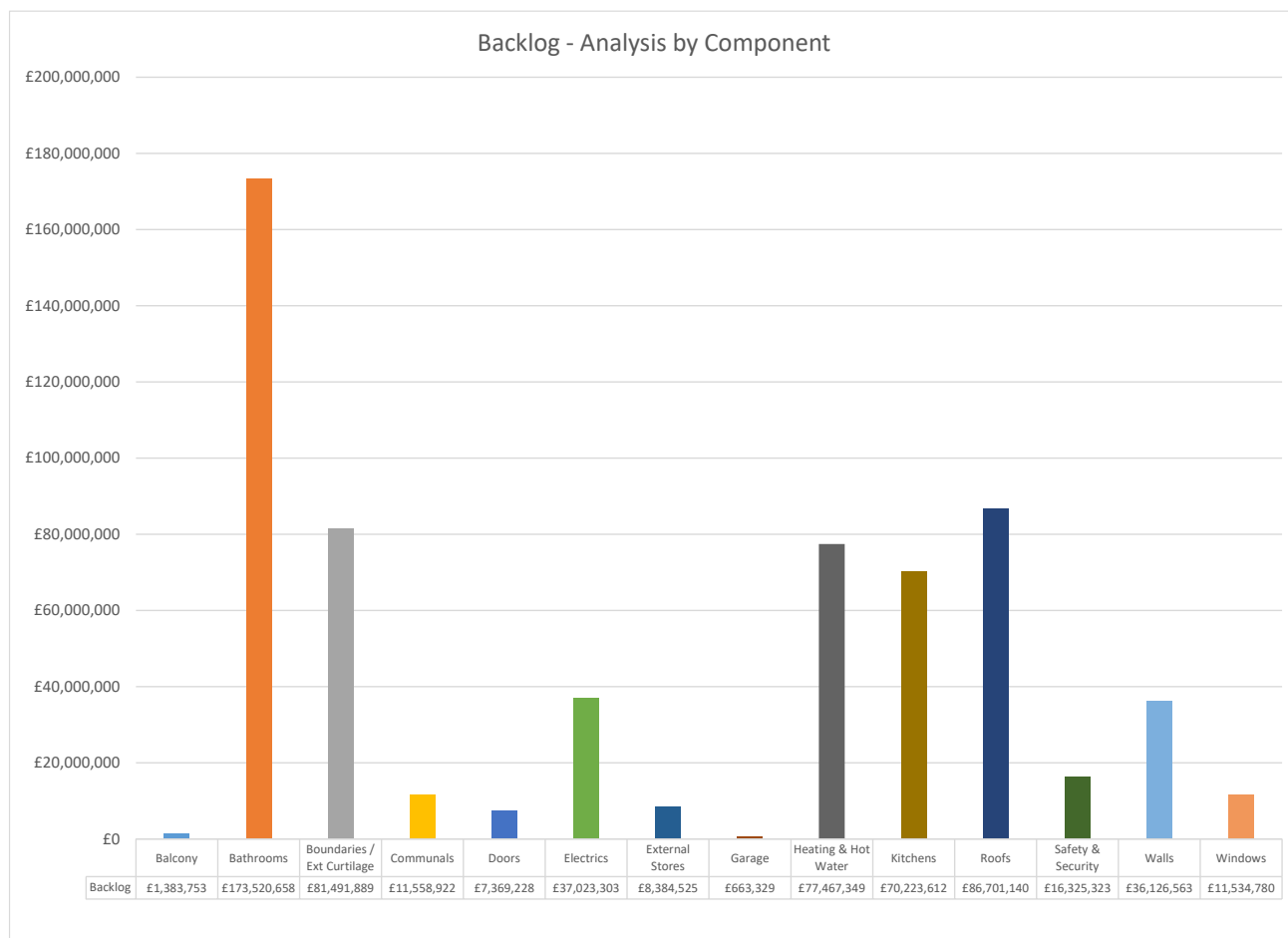
- In overall terms 49% of all investment is required in the first ten years of the forecast and confirms with the requirement for significant short term investment to achieve and maintain the housing stock to the Commonly Adopted Standard.
- Nine of the fourteen headings have the highest proportion of costs in the first ten years. Notable exceptions are electrics, heating, kitchens, windows and doors, which reflect areas of recent and on-going investment by NIHE. This reflects a 'Decent Homes' style approach to investment made by Registered Providers of Social Housing in England.
- Certain components with the highest relative costs in years 1-10 are balconies, external works, roofing and wall finishes. This is very similar in profile to many ex-Local Authority housing stocks in England primarily built during the 1950's and 60's. Quite simply many of the elements are forecast to reach the end of their life cycles, as was the case 10/20 years ago with the internal elements.
- With correct investment planning costs can be smoothed into the earlier and later year bands to help with budgets and procurement processes.

3.5.7 With the costs being weighted so heavily in the first ten years, it is important to understand what is driving those costs and why. The table below demonstrates that approximately a third of the total ten year cost of

£1.935 billion is a result of a backlog of investment, that is, in simple terms, work that should have been completed but has not yet been.

	Backlog	Years 1-5	Year 6-10	Total
Balcony	£1,383,753	£2,500,806	£1,161,417	£5,045,977
Bathrooms	£173,520,658	£35,532,543	£25,409,240	£234,462,441
Boundaries / Ext Curtilage	£81,491,889	£147,520,060	£123,717,224	£352,729,173
Communals	£11,558,922	£18,017,912	£12,234,579	£41,811,413
Doors	£7,369,228	£4,848,538	£7,595,033	£19,812,798
Electrics	£37,023,303	£21,388,458	£24,574,632	£82,986,392
External Stores	£8,384,525	£15,917,763	£14,441,634	£38,743,923
Garage	£663,329	£804,486	£1,008,684	£2,476,500
Heating & Hot Water	£77,467,349	£53,675,739	£76,358,331	£207,501,419
Kitchens	£70,223,612	£72,848,030	£130,805,705	£273,877,346
Roofs	£86,701,140	£115,768,937	£115,154,186	£317,624,264
Safety & Security	£16,325,323	£9,309,133	£18,594,906	£44,229,362
Walls	£36,126,563	£107,316,257	£126,186,597	£269,629,417
Windows	£11,534,780	£11,997,293	£20,533,371	£44,065,444
Total	£619,774,375	£617,445,956	£697,775,539	£1,934,995,869
	32%	32%	36%	

3.5.8 Out of all the components it is bathrooms that have the highest proportion of backlog costs followed by roofing, external curtilage works, heating and kitchens.

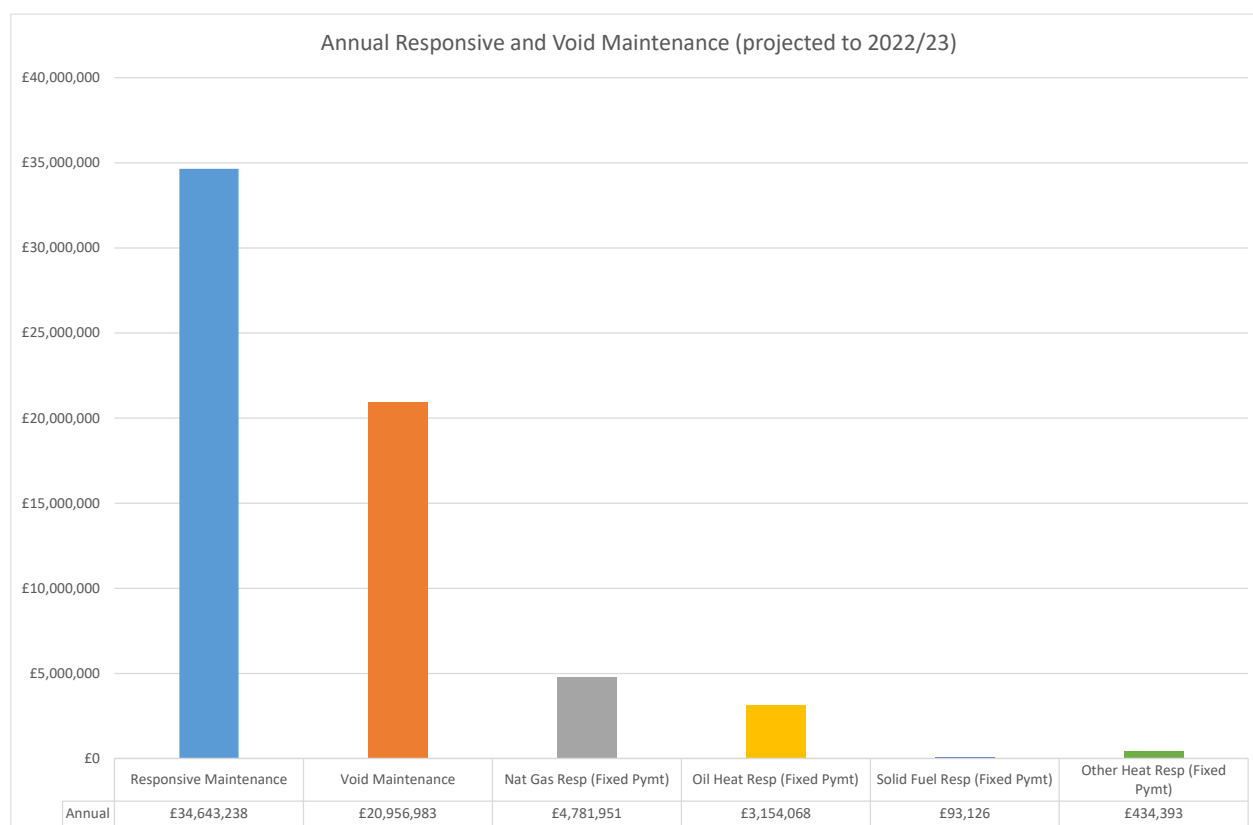


4.0 VALIDATION OF NON-DATABASE COSTS

4.1 Responsive / Void Maintenance

4.1.1 Responsive and Void property maintenance is defined as “maintenance arising from the landlord's obligation to carry out repairs to a property, either upon a tenant's request or arising from staff inspection or in connection with the re-letting of a property”.

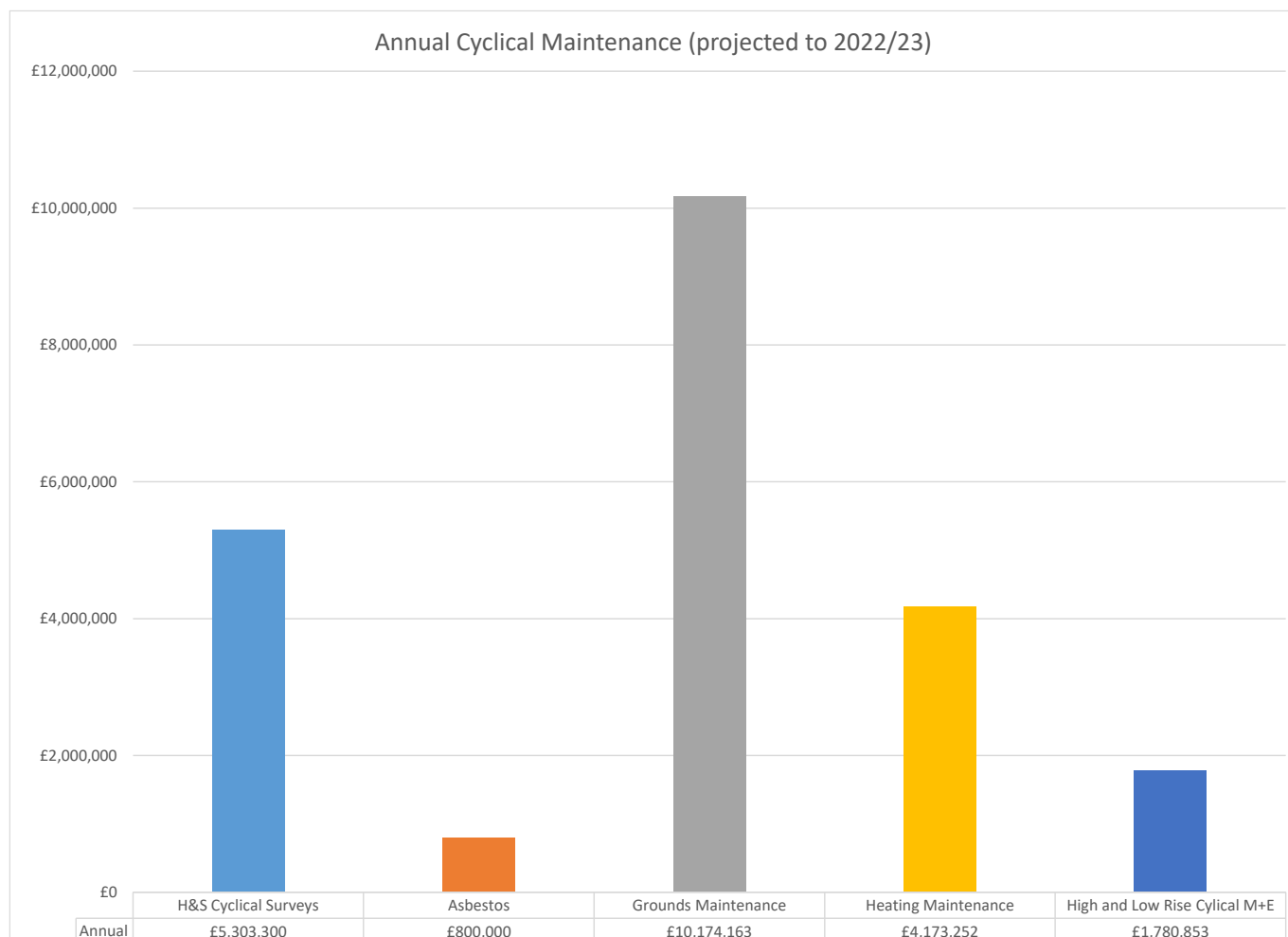
4.1.2 NIHE provided Savills with information of the levels of expenditure currently being projected for both responsive and void property maintenance. This currently equates to a total of £64.1m per annum or £763 per unit per annum. This is high and typical benchmarks range from £450-£650 per unit per annum with English Registered providers. NIHE has confirmed that the higher spend on voids compared to benchmarks can largely be attributed to a range of factors including: the age of much of the stock and the backlog in planned maintenance; incoming tenants' expectations; and promoting the lettability of dwellings in some areas or of particular construction types.



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- 4.1.3 This figure was arrived at following a meeting with NIHE Asset / Finance colleagues and various follow up correspondence. It was agreed that there were responsive costs within the cyclical budgets for heating systems of all fuel types and hence, they have been moved into this heading for the purpose of this report.
- 4.1.4 We have further reviewed this information with the NIHE to ensure that there are no 'capital' costs contained within them, as this would represent double counting with the programmed renewal and improvement categories.

4.2 Cyclical Maintenance

- 4.2.1 The definition of cyclical maintenance and servicing is generally similar to that stated for future major repairs. However, it is more specifically identified as the regular servicing and inspection of mechanical and electrical equipment and redecorations with associated repairs.
- 4.2.2 The cyclical investment forecasts were produced by assessing the NIHE's historic records on the cost and extent of work in this area. Each specific area was then reviewed in more detail to assess whether projections from this base position were acceptable for future projections. This took into account the previous level of service provision and the impact of the future major works forecasts.
- 4.2.3 If the future major works and improvement recommendations are not adhered to then this will impact on the cyclical maintenance forecasts.
- 4.2.4 For cyclical property maintenance we have allowed an average provision of £22.7m per annum, or £270 per unit per annum and this is comparable to Registered Providers in England.

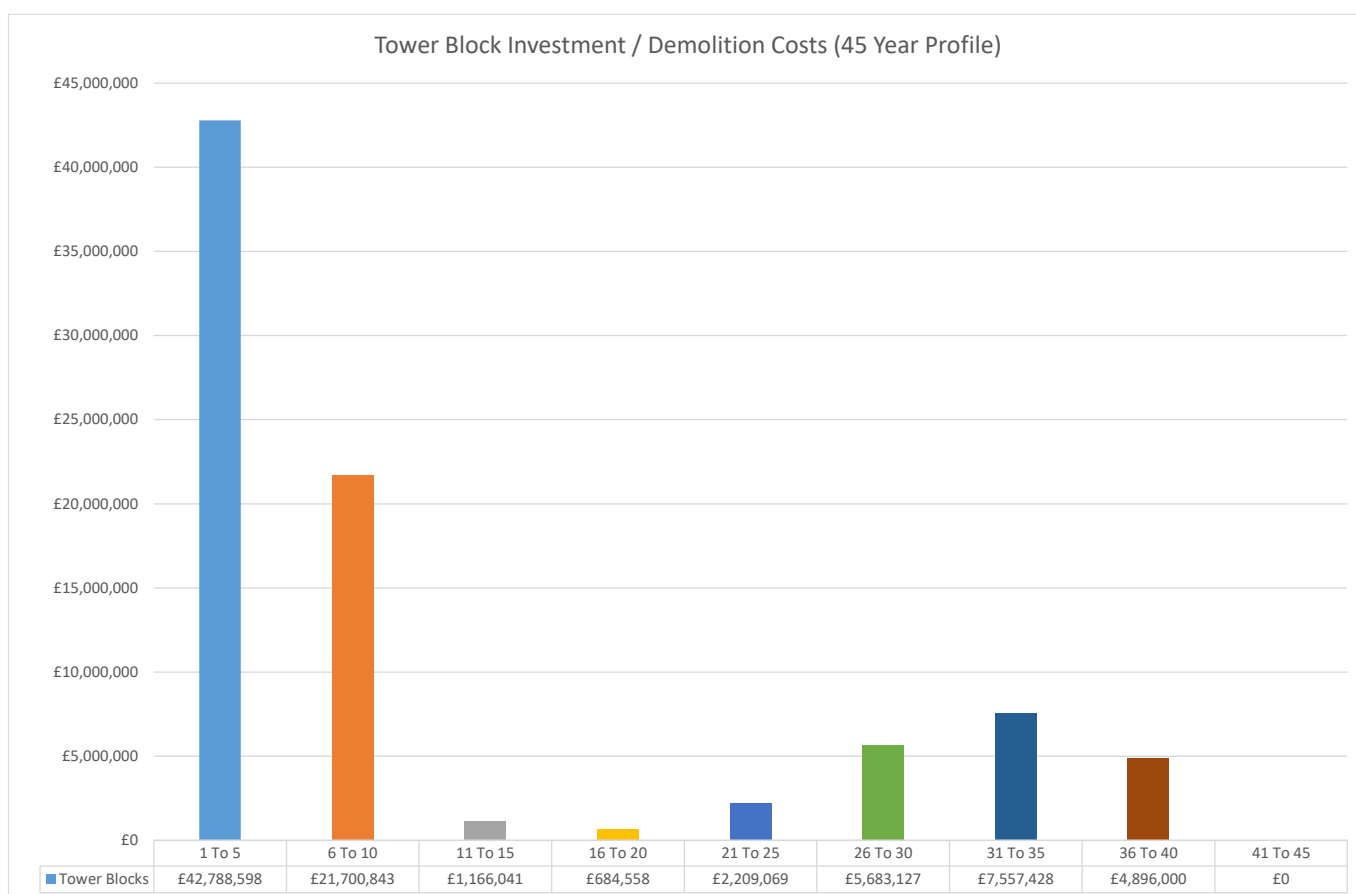


4.3 External Cyclical Maintenance

4.3.1 External Cyclical Maintenance is a combination of the external decoration programme and the pre-paint repairs that precede them. Following a review of existing budgets and acknowledgement of a backlog of repairs, it was agreed that the first five years will have an overall allowance of £1,530 per unit over a five year cycle, reducing to £1,020 per unit thereafter.

4.4 Tower Blocks

- 4.4.1 NIHE have 33 Tower Blocks containing 1,931 flats in total of both social and leaseholder tenures. Following various consultations the NIHE produced an Action Plan dated March 2019 that sets out the action to be applied to each block.
- 4.4.2 Detailed investment costs have also been produced for each block up until the point of demolition, that includes, where applicable, cladding, windows, kitchen, bathroom rewiring, heating sprinklers, holding investment, Health and Safety Works and the cost to demolish.
- 4.4.3 We have ensured that all costs are accounted for and that there is no double counting with other associated demolition costs in the Landlord Business Plan such as management, home loss and disturbance etc.

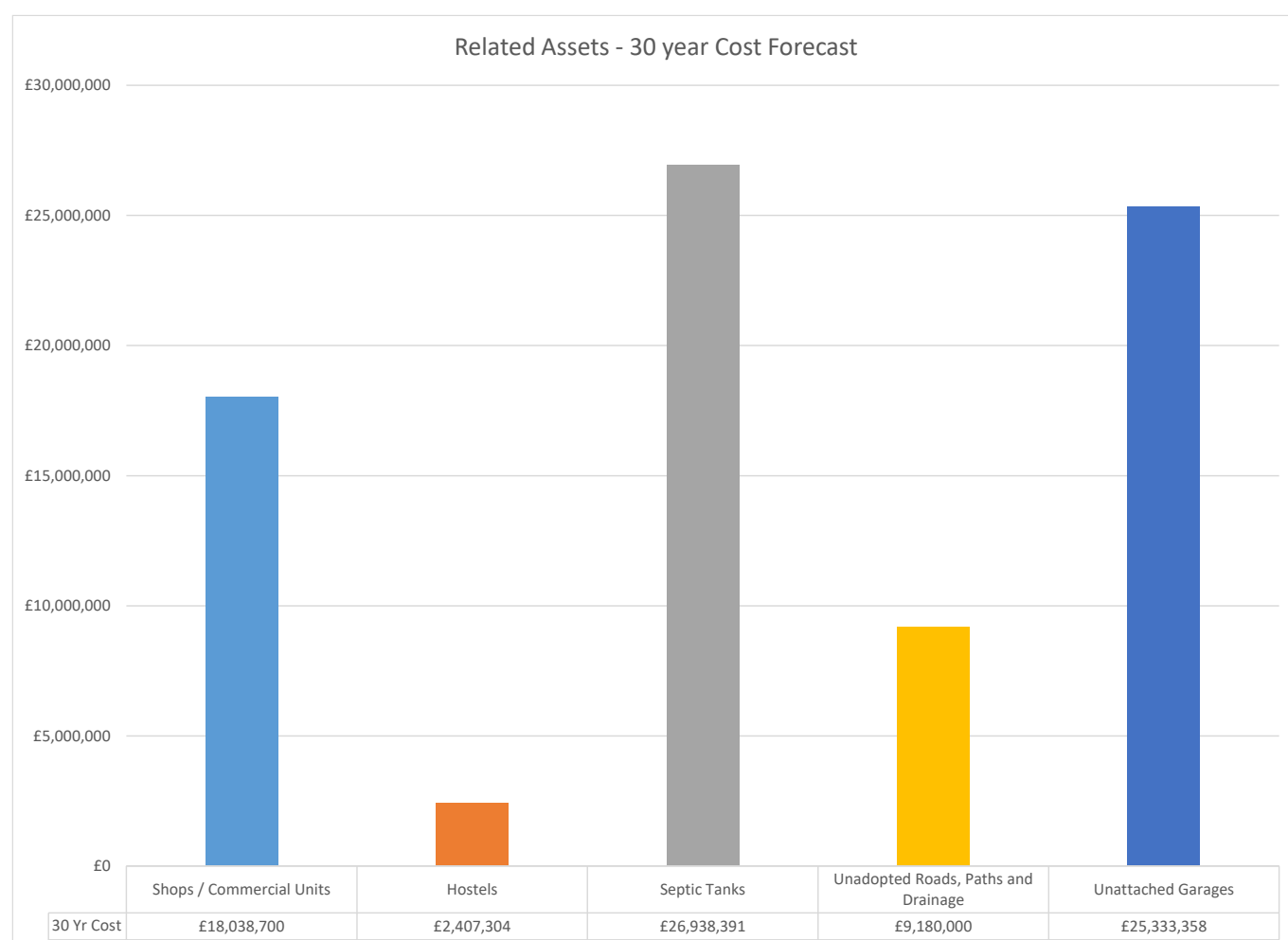


4.5 Related Assets

4.5.1 Related assets are defined as those assets that the Landlord has an obligation to repair, but do not constitute part of the core housing stock.

4.5.2 Generally costs had to be derived from benchmark assumptions and it is recommended that surveys are undertaken by the relevant specialists to more accurately determine future liabilities in this regard.

4.5.3 The costs total £54.5m over 30 years are broken down as follows:



4.5.4 Investment costs for DLO depots and office accommodation are contained within the Landlord Business Plan and therefore excluded from this report.

4.6 Environmental Improvements

- 4.6.1 This is a provision for general improvements to the environment adjacent to the properties and in the areas around them. We have made an overall provision of £3,060 per property over the 30 years which is comparable with allowances made in other jurisdictions for similar purposes.

4.7 Disabled Adaptations

- 4.7.1 Housing adaptations play an important role to help disabled people remain in the comfort and safety of their own homes, rather than having to go into residential care.
- 4.7.2 We have allowed a provision of £18.36m per annum that is a continuation of existing capital and revenue budgets.

4.8 Building and Fire Safety

- 4.8.1 The Building Safety Bill is expected to receive Royal Assent around April 2022, with the provisions of the Bill and regulatory regime to be implemented by October 2023. The primary focus of the Bill is to ensure the safety of residents in residential buildings, with specific focus to 'higher risk buildings' that have at least seven storeys, or exceed 18 metres in height and contain at least two residential units.
- 4.8.2 The Fire Safety Act 2021 received Royal Assent on 29th April 2021, but has not yet come into force in its entirety as the accompanying regulatory guidance is still going through a consultation process. The Act amends the Regulatory Reform (Fire Safety) Order 2005 (FSO) and is intended to compliment the Building Safety Act once it passes through Parliament. There are no height restrictions stated within this Act and therefore applies to all multi-occupied residential buildings. Further new regulations are expected through the FSO to implement the Grenfell Tower Enquiry Phase 1 Report.

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- 4.8.3 It is assumed in Northern Ireland these will be termed the same and will require the NI Assembly Executive Office making the necessary legislative additions and/or changes to corresponding Building, Housing and Fire Acts / Regulations.
- 4.8.4 At this stage there is much debate about how much the provisions of both pieces of legislation will affect social housing landlords, especially as many recommendations will derive from risk based assessments, but we can be confident that it will affect capital, revenue and management costs within any organisation.
- 4.8.5 A key focus for landlords with existing multi-occupied dwellings (excluding requirements for new construction) relates to management costs such as:
- More in-depth Fire Risk Assessments
 - Appointment of a 'Responsible Person' for fire safety
 - Regular inspections of fire doors and buildings generally
 - Appointment / Designation of an Accountable Person(s)
 - Appointment of a Building Safety Manager(s) and possibly new supervisory / inspection positions below this position
 - Changes to resident engagement, evacuation planning and the service charge regime
 - Improved methods of recording, monitoring, updating and informing building safety information throughout the life of the building, commonly referred to as the 'Golden Thread'
- 4.8.6 The stock condition survey does not account for management costs and therefore no costs are included in this regard, however, we recommend that the Landlord Business Plan should make some form of provision.
- 4.8.7 There will be undoubtedly be capital costs incurred by NIHE and primarily this is expected to be related more to fire safety than building safety. Confirmation will ultimately require detailed inspections and recommendations by competent Fire Risk Assessor and could include for works such as:
- The building's structure and external walls (including cladding, doors, windows and balconies)
 - Flat entrance doors to dwellings
 - Installation of sprinkler systems
 - Renewal of lifts
 - Works to remediate breaches of compartmentation
-

-
- etc

4.8.8 General building safety outside of those risks presented by fire, will typically be revenue costs to ensure that all potential areas of harm are inspected / serviced as per their respective specific guidance to ensure that dwellings and common areas are compliant. Typical examples are:

- Landlord gas / oil / solid fuel safety certificates
- Electrical testing
- Water safety
- Asbestos management
- Lift servicing
- Servicing / testing of fire alarms, smoke extraction systems, automatic doors,
- Smoke, heat and carbon monoxide detector testing
- Mansafe system inspections
- Structural assessments
- etc

4.8.9 That is not to say that capital works will not be required for building safety, however, typically such works are already accounted for under programmed renewals.

4.8.10 The Tower Block costs incorporate all of the necessary investment to achieve the expected requirements of the Acts, including works such as the installation of sprinkler systems to blocks with a limited life.

4.8.11 Whilst much focus is placed upon 'Higher Risk Buildings', there will still be fire safety requirements for other multi-occupied buildings and landlords will be expected to make provision in their Business Plans. Again this is an area that will require further investigation following detailed Fire Risk Assessments and until such time we have agreed with the NIHE that a provision of £4,012 per dwelling in medium and low rise multi-occupied blocks.

5.0 CARBON REDUCTION / ENERGY EFFICIENCY

- 5.1 We have reviewed the energy data and assessments undertaken by NIHE and held numerous virtual meetings to gain an understanding of the approach and methodology adopted in order to assess the financial implications of improving the energy performance of the housing stock.
- 5.2 NIHE has adopted an approach that incrementally aims at improving dwellings through the EPC bands to ultimately meet EPC B and to move towards A where feasible. The move from the lower bands of EPC D/E/F etc through to EPC C is generally achieved through a fabric first approach of increasing external wall performance by either cavity wall insulation or external wall insulation plus new windows and doors etc, but keeping or even replacing existing gas and oil fired boilers. The next step tends to involve replacement of the heating with a new air or ground source heat pump. The final step to achieve EPC B and A is installation of solar PV to roofs.
- 5.3 We concur with this fabric first approach which is consistent with best practice and will reduce energy demand which is fundamental to ensure the electricity grid is not overwhelmed when all dwellings are converted to electricity. However, aiming for a high EPC band can result in expenditure that is not really necessary in order to achieve a high reduction in carbon emissions and the cost estimate prepared by NIHE suggests costs in excess of £3bn over the next 29 years. In zero carbon studies undertaken for c50 social landlords in England and Wales Savills has tended to aim for an approximate 80% reduction in CO2 emissions through fabric and electric heating measures but without PV. When the grid is fully decarbonised this will mean the housing stock is at net zero. Knowing that these measures will not be suitable for all properties, or in some cases will not be sufficient to meet this target, then PV is applied as a third stage where needed.
- 5.4 In addition to carbon reduction, reducing fuel poverty is a key driver and electricity tariffs are currently considerably higher than gas, so when switching to electric heating NIHE needs to ensure that tenants' fuel bills do not increase. The strategy adopted in our approach is to ensure that sufficient fabric measures have been adopted to a dwelling that reduce energy demand sufficiently so that a new heat pump system will produce lower bills for tenants. Where such measures are not adequate then solar PV can be applied as a top up.

- 5.5 The external wall standard proposed in the NIHE modelling is similar to that for new builds in NI and is likely to be expensive and also very difficult to achieve across many archetypes due to the increased wall thickness that will ensue. We suggest a lower standard with a U value of 0.3 is adopted for internally applied insulation and 0.2 for external insulation when this can be applied without extra alterations that will be more readily achievable and less costly.
- 5.6 We have undertaken a very high level cost assessment of achieving a carbon reduction target of approx. 75% which would rely on the grid decarbonising by 2050 to achieve net zero. This follows a 2 stage fabric first and subsequent heat pump approach. We have used benchmark performance standards and costs attributable to common house and flat archetypes from some of our studies involving over 370,000 dwellings in England and Wales. This is likely to achieve an average EPC C rating although some dwellings will be EPC B.
- 5.7 However, acknowledging that not all dwellings will be suitable for all fabric measures and that fuel poverty issues will need to be reviewed further, we have then also applied the cost of solar PV to houses only resulting in a total budget requirement to approx. £2.991bn, of which £1.995 billion is for new investment. This will also result in higher EPC bands for houses with some potentially achieving EPC A although the majority are still likely to be EPC B.

Work Type	Cost (£m)
New Investment	£1,995
Existing Works	£751
Life Cycle Renewal of Early M+E Installations	£245
Total	£2,991

- 5.8 Adjustments to the stock condition costs have then been made to reflect the duplication of some costs such as replacement of windows, doors, heating etc.
- 5.9 The unit rates used in this assessment are those commonly prevailing in England and although these are similar to rates proposed by NIHE we recommend further research is carried out to determine rates applicable to the scale of work required in Northern Ireland and the capacity of the market to deliver such volume.

5.10 NIHE needs to determine the standard required and we suggest that it takes into consideration the fact that there is no 'one size fits all' approach that will be appropriate, different solutions will be appropriate for different dwelling types.

6.0 OVERALL RESULTS

6.1 The results have been presented in standardised categories that will be recognisable to NIHE, enable population of the Landlord Business Plan and provide a comparison back to the previous study in 2018.

6.2 The cost by investment category over 30 and 45 years based on the Commonly Adopted Standard with Carbon Reduction measures is as follows:

Element	Total 30 Year Cost	Total 45 Year Cost
Programmed Renewals	£3,196,513,479	£4,522,821,784
Energy / Zero Carbon	£2,991,608,382	£4,073,893,979
Building / Fire Safety	£68,021,760	£68,021,760
Tower Blocks	£74,232,237	£86,685,665
Related Assets	£54,548,301	£81,897,753
Environmental Improvements	£252,474,480	£378,711,720
Disabled Adaptations (Cap & Rev)	£550,800,000	£826,200,000
Responsive / Void Maintenance	£1,921,912,779	£2,882,869,169
Cyclical Maintenance	£680,285,981	£1,020,428,971
External Cyclical Maintenance	£547,028,040	£799,502,520
Grand Total	£10,337,425,439	£14,741,033,322

6.3 The biggest cost increase since 2018 has been the introduction of Carbon Measures at £2.991 billion, of which £1.995 billion is for new works. In order to provide a comparison back to the 2018 report then the figures at **Appendix 1** based on only the Commonly Adopted Standard are appropriate.

Element	Total 30 Year Cost	Total 45 Year Cost
Programmed Renewals	£3,947,388,700	£5,853,005,613
Building / Fire Safety	£68,021,760	£68,021,760
Tower Blocks	£74,232,237	£86,685,665
Related Assets	£54,548,301	£81,897,753
Environmental Improvements	£252,474,480	£378,711,720
Disabled Adaptations (Cap & Rev)	£550,800,000	£826,200,000
Responsive / Void Maintenance	£1,921,912,779	£2,882,869,169
Cyclical Maintenance	£680,285,981	£1,020,428,971
External Cyclical Maintenance	£547,028,040	£799,502,520
Grand Total	£8,096,692,278	£11,997,323,172

6.4 The 2018 study only reported on a 30 year forecast period, therefore a like-for like comparison is in the table below:

Element	2021 Report	2018 Report	Difference	%
Programmed Renewals	£3,947,388,700	£3,739,274,145	£208,114,556	6%
Building / Fire Safety	£68,021,760	N/A	N/A	N/A
Tower Blocks	£74,232,237	£70,084,578	£4,147,659	6%
Related Assets	£54,548,301	£59,772,580	£-5,224,280	-9%
Environmental Improvements	£252,474,480	£285,990,930	£-33,516,450	-12%
Disabled Adaptations (Cap & Rev)	£550,800,000	£252,200,718	£298,599,282	118%
Responsive / Void Maintenance	£2,602,198,760	£2,193,055,128	£409,143,632	19%
Cyclical Maintenance				
External Cyclical Maintenance	£547,028,040	£431,088,369	£115,939,671	27%
Grand Total	£8,096,692,278	£7,031,466,449	£1,065,225,830	15%
Grand Total excl Building / Fire Safety	£8,028,670,518	£7,031,466,449	£997,204,070	14%

- 6.5 There is an increase of 6% between 2018 and 2021 for Programmed Renewals, however, the inflationary increase over the same period of time is circa 12%. The factors that have reduced costs have resulted from a deep dive into the Keystone database which resulted in the changes to various rates and lifecycles, plus the removal of certain minor items that would not form part of capital programmes and the exclusion of component renewal costs for the Tower Blocks.
- 6.6 The tower block strategy between 2018 and 2021 has evolved and the current costs reflect the latest position, both in terms of costs and retention/demolition of individual blocks.
- 6.7 The costs being experienced in ECM schemes in recent years and the findings of the BBA CWI report in 2019 in respect of the poor condition of external facades have indicated a need to increase the unit rates from those used in the 2018 projection.
- 6.8 The 2018 projection for Disabled Adaptations had assumed a gradual decrease in the need for major adaptations. However, numbers remain high and in recent years the incidence of high cost major adaptations has significantly increased

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- 6.7 There is an overall reduction in the costs for related assets that is attributable to the exclusion of traveller sites and lower stock numbers in this report.
- 6.8 The reduction in environmental improvements is just a reflection of the changing stock numbers, an allowance of £3,000 per unit over 30 years has remained unchanged.
- 6.9 The revenue costs of response / void, cyclical, external cyclical maintenance and disabled adaptations have all been derived from existing budgets provided by NIHE. We have reviewed in detail with the Asset and Finance Officers and are satisfied that the current figures are a true projection of need and therefore representative of a base for future projections.
- 6.10 Savills are satisfied that within the time available and information provided that the outputs are of sufficient quality to support the development of the Outline Business Case and the draft Landlord Business Plan.

Appendix 1

Summary of all Costs

Commonly Adopted Standard

NORTHERN IRELAND HOUSING EXECUTIVE
45 YEAR SUMMARY OF ALL COSTS EXCLUDING ZERO CARBON REDUCTION INVESTMENT

Grand Total INCLUDING 2% INFLATIONARY UPLIFT											
Element	Total 45 Year Cost	Total 30 Year Cost	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	31 To 35	36 To 40	41 To 45
Programmed Renewals	£5,853,005,613	£3,947,388,700	£1,237,220,331	£697,775,539	£609,532,417	£481,624,856	£518,039,341	£403,196,218	£943,521,419	£431,895,214	£530,200,279
Energy / Zero Carbon	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Building / Fire Safety	£68,021,760	£68,021,760	£68,021,760	£0	£0	£0	£0	£0	£0	£0	£0
Tower Blocks	£86,685,665	£74,232,237	£42,788,598	£21,700,843	£1,166,041	£684,558	£2,209,069	£5,683,127	£7,557,428	£4,896,000	£0
Related Assets	£81,897,753	£54,548,301	£8,939,210	£9,000,876	£8,984,958	£9,297,357	£9,121,150	£9,204,749	£9,116,484	£9,116,484	£9,116,484
Environmental Improvements	£378,711,720	£252,474,480	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080
Disabled Adaptations (Cap & Rev)	£826,200,000	£550,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000
Responsive / Void Maintenance	£2,882,869,169	£1,921,912,779	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797
Cyclical Maintenance	£1,020,428,971	£680,285,981	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997
External Cyclical Maintenance	£799,502,520	£547,028,040	£126,237,240	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160
Grand Total	£11,997,323,172	£8,096,692,278	£2,050,786,012	£1,380,214,291	£1,271,420,450	£1,143,343,805	£1,181,106,594	£1,069,821,127	£1,611,932,365	£1,097,644,732	£1,191,053,796
Total per annum	£266,607,182	£269,889,743	£410,157,202	£276,042,858	£254,284,090	£228,668,761	£236,221,319	£213,964,225	£322,386,473	£219,528,946	£238,210,759

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Stock Total	83,913
Cost Per Unit - 30 yrs.	£96,489
Cost Per Unit - 45 yrs.	£142,973
Base Date of Survey	April-22

Appendix 2

Summary of all Costs Commonly Adopted Standard including Carbon Reduction

NORTHERN IRELAND HOUSING EXECUTIVE
45 YEAR SUMMARY OF ALL COSTS INCLUDING ZERO CARBON REDUCTION INVESTMENT

Grand Total INCLUDING 2% INFLATIONARY UPLIFT											
Element	Total 45 Year Cost	Total 30 Year Cost	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	31 To 35	36 To 40	41 To 45
Programmed Renewals	£4,522,821,784	£3,196,513,479	£1,070,245,437	£551,055,571	£495,142,392	£346,926,161	£395,435,170	£337,708,748	£701,995,532	£246,254,063	£378,058,711
Energy / Zero Carbon	£4,073,893,979	£2,991,608,382	£358,173,865	£596,956,441	£596,956,441	£596,956,441	£658,101,433	£184,463,760	£286,122,941	£428,653,824	£367,508,832
Building / Fire Safety	£68,021,760	£68,021,760	£68,021,760	£0	£0	£0	£0	£0	£0	£0	£0
Tower Blocks	£86,685,665	£74,232,237	£42,788,598	£21,700,843	£1,166,041	£684,558	£2,209,069	£5,683,127	£7,557,428	£4,896,000	£0
Related Assets	£81,897,753	£54,548,301	£8,939,210	£9,000,876	£8,984,958	£9,297,357	£9,121,150	£9,204,749	£9,116,484	£9,116,484	£9,116,484
Environmental Improvements	£378,711,720	£252,474,480	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080	£42,079,080
Disabled Adaptations (Cap & Rev)	£826,200,000	£550,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000	£91,800,000
Responsive / Void Maintenance	£2,882,869,169	£1,921,912,779	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797
Cyclical Maintenance	£1,020,428,971	£680,285,981	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997
External Cyclical Maintenance	£799,502,520	£547,028,040	£126,237,240	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160	£84,158,160
Grand Total	£14,741,033,322	£10,337,425,439	£2,241,984,983	£1,830,450,764	£1,753,986,866	£1,605,601,551	£1,716,603,857	£1,188,797,417	£1,656,529,418	£1,340,657,404	£1,406,421,060
Total per annum	£327,578,518	£344,580,848	£448,396,997	£366,090,153	£350,797,373	£321,120,310	£343,320,771	£237,759,483	£331,305,884	£268,131,481	£281,284,212

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Stock Total	83,913
Cost Per Unit - 30 yrs.	£123,192
Cost Per Unit - 45 yrs.	£175,670
Base Date of Survey	April-22

Appendix 3

Elemental Breakdown of Costs

NORTHERN IRELAND HOUSING EXECUTIVE

PROGRAMMED RENEWALS										
Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	31 To 35	36 To 40	41 To 45	Totals
Balcony	£3,884,560	£1,161,417	£1,109,661	£573,328	£380,463	£173,066	£797,312	£340,429	£2,247,896	£10,668,132
Bathrooms	£209,053,200	£25,409,240	£29,415,546	£24,292,553	£31,883,017	£45,633,324	£194,954,936	£25,398,881	£29,398,961	£615,439,659
Boundaries / Ext Curtilage	£229,011,949	£123,717,224	£64,297,654	£29,254,453	£16,639,695	£7,842,381	£127,915,720	£40,204,096	£26,804,353	£665,687,525
Communals	£29,576,834	£12,234,579	£9,783,067	£5,862,190	£16,623,174	£7,125,450	£17,858,941	£8,194,704	£19,274,776	£126,533,714
Doors	£12,217,766	£7,595,033	£16,914,084	£21,528,131	£32,643,801	£40,863,712	£12,218,255	£7,662,553	£16,914,084	£168,557,417
ECM	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Electrics	£58,411,761	£24,574,632	£45,874,159	£67,474,257	£46,698,549	£53,284,597	£58,416,723	£24,591,301	£46,037,749	£425,363,727
External Stores	£24,302,288	£14,441,634	£7,538,880	£3,334,486	£4,121,661	£1,992,612	£10,168,604	£4,655,710	£4,413,772	£74,969,648
Garage	£1,467,816	£1,008,684	£568,217	£156,366	£604,223	£221,917	£908,544	£751,053	£800,387	£6,487,205
Heating & Hot Water	£131,143,088	£76,358,331	£87,543,496	£140,840,582	£90,832,314	£58,657,838	£131,577,372	£76,773,001	£87,574,031	£881,300,053
Kitchens	£143,071,641	£130,805,705	£96,756,262	£64,930,660	£143,262,805	£130,911,544	£96,756,262	£64,930,660	£143,262,805	£1,014,688,343
Lintels	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Plumbing	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Roofs	£202,470,078	£115,154,186	£110,270,319	£63,147,614	£44,359,381	£18,417,184	£118,333,596	£32,099,647	£19,327,943	£723,579,947
Safety & Security	£25,634,456	£18,594,906	£25,071,047	£13,705,679	£25,625,748	£18,318,282	£20,263,404	£18,891,685	£27,735,115	£193,840,322
Walls	£143,442,820	£126,186,597	£65,585,154	£14,462,086	£5,975,367	£3,107,041	£129,819,678	£106,862,443	£57,600,698	£653,041,886
Windows	£23,532,073	£20,533,371	£48,804,870	£32,062,472	£58,389,145	£16,647,269	£23,532,073	£20,539,050	£48,807,710	£292,848,034
Total	£1,237,220,331	£697,775,539	£609,532,417	£481,624,856	£518,039,341	£403,196,218	£943,521,419	£431,895,214	£530,200,279	£5,853,005,613
Total per annum	£247,444,066	£139,555,108	£121,906,483	£96,324,971	£103,607,868	£80,639,244	£188,704,284	£86,379,043	£106,040,056	£130,066,791.40

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

NORTHERN IRELAND HOUSING EXECUTIVE

TOWER BLOCKS

Tower Block	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	31 To 35	36 To 40	41 To 45	Totals
LATHARNA	£1,224,000	£0	£0	£0	£0	£0	£0	£0	£0	£1,224,000
MONKSCOOLE	£395,733	£0	£0	£0	£0	£0	£0	£0	£0	£395,733
ABBOTSCOOLE	£1,484,610	£0	£0	£0	£0	£0	£0	£0	£0	£1,484,610
ROSS	£1,538,160	£0	£0	£0	£0	£0	£0	£0	£0	£1,538,160
CLARAWOOD	£1,481,040	£0	£0	£0	£0	£0	£0	£0	£0	£1,481,040
KILBRONEY	£1,534,590	£0	£0	£0	£0	£0	£0	£0	£0	£1,534,590
BREDA	£1,477,470	£0	£0	£0	£0	£0	£0	£0	£0	£1,477,470
BELVOIR	£1,477,470	£0	£0	£0	£0	£0	£0	£0	£0	£1,477,470
COOLMOYNE	£1,477,470	£0	£0	£0	£0	£0	£0	£0	£0	£1,477,470
RATHMOYNE	£1,477,470	£0	£0	£0	£0	£0	£0	£0	£0	£1,477,470
MOYLENA	£1,477,470	£0	£0	£0	£0	£0	£0	£0	£0	£1,477,470
MAGOWAN	£89,250	£0	£0	£0	£0	£0	£0	£0	£0	£89,250
WOODLAND	£2,648,765	£40,328	£40,328	£70,928	£113,110	£40,328	£1,247,909	£0	£0	£4,201,694
BEECHWOOD	£2,661,113	£31,110	£38,888	£69,488	£75,279	£75,279	£31,110	£1,224,000	£0	£4,206,265
MOUNT	£1,772,760	£0	£0	£0	£0	£0	£0	£0	£0	£1,772,760
OISIN	£454,410	£1,224,000	£0	£0	£0	£0	£0	£0	£0	£1,678,410
FINN	£449,820	£1,224,000	£0	£0	£0	£0	£0	£0	£0	£1,673,820
FIANNA	£454,410	£1,224,000	£0	£0	£0	£0	£0	£0	£0	£1,678,410
FERNDAL	£377,400	£1,224,000	£0	£0	£0	£0	£0	£0	£0	£1,601,400
PARKDALE	£395,760	£1,224,000	£0	£0	£0	£0	£0	£0	£0	£1,619,760
RIVERDALE	£450,840	£1,224,000	£0	£0	£0	£0	£0	£0	£0	£1,674,840
DIVIS	£4,560,625	£24,043	£24,043	£64,843	£465,588	£24,043	£1,233,617	£0	£0	£6,396,801
MAEVE	£224,910	£2,605,321	£26,320	£26,320	£52,840	£268,927	£26,320	£1,224,000	£0	£4,454,956
GRAINNE	£3,948,012	£34,425	£34,425	£69,105	£427,448	£34,425	£1,244,655	£0	£0	£5,792,495
CARNCOOLE	£2,313,515	£20,491	£20,491	£51,091	£258,246	£20,491	£1,236,295	£0	£0	£3,920,620
GLENCOOLE	£260,610	£2,249,371	£737,084	£33,241	£63,841	£33,241	£33,241	£1,224,000	£0	£4,634,629
WOODSTOCK	£2,519,798	£29,234	£29,234	£53,714	£223,320	£29,234	£1,241,540	£0	£0	£4,126,073
WILLOWBROOK	£196,350	£2,316,292	£29,234	£29,234	£53,714	£213,615	£29,234	£1,224,000	£0	£4,091,673
MOVEEN	£2,947,317	£23,770	£23,770	£54,370	£203,299	£23,770	£1,233,508	£0	£0	£4,509,803
CUCHULAINN	£224,910	£1,659,187	£43,350	£43,350	£69,870	£1,224,000	£0	£0	£0	£3,264,667
EITHNE	£224,910	£1,629,499	£46,059	£46,059	£72,579	£1,233,212	£0	£0	£0	£3,252,319
WHINCROFT	£253,470	£1,782,655	£34,142	£34,142	£60,662	£1,230,828	£0	£0	£0	£3,395,898
CARNET	£314,160	£1,911,118	£38,675	£38,675	£69,275	£1,231,735	£0	£0	£0	£3,603,638
										£0
Total	£42,788,598	£21,700,843	£1,166,041	£684,558	£2,209,069	£5,683,127	£7,557,428	£4,896,000	£0	£86,685,665
Total per annum	£8,557,720	£4,340,169	£233,208	£136,912	£441,814	£1,136,625	£1,511,486	£979,200	£0	£2,889,522

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

NORTHERN IRELAND HOUSING EXECUTIVE

RELATED ASSETS										
Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	31 To 35	36 To 40	41 To 45	Totals
Shops / Commercial Units	£2,004,300	£2,004,300	£2,004,300	£2,004,300	£2,004,300	£2,004,300	£2,004,300	£2,004,300	£2,004,300	£18,038,700
Hostels	£106,938	£168,604	£152,686	£465,085	£288,878	£372,477	£284,212	£284,212	£284,212	£2,407,304
Septic Tanks	£2,993,155	£2,993,155	£2,993,155	£2,993,155	£2,993,155	£2,993,155	£2,993,155	£2,993,155	£2,993,155	£26,938,391
Unadopted Roads, Paths and Drainage	£1,020,000	£1,020,000	£1,020,000	£1,020,000	£1,020,000	£1,020,000	£1,020,000	£1,020,000	£1,020,000	£9,180,000
Office Accommodation	picked up in LBP									£0
DLO Buildings	picked up in LBP									£0
Unattached Garages	£2,814,818	£2,814,818	£2,814,818	£2,814,818	£2,814,818	£2,814,818	£2,814,818	£2,814,818	£2,814,818	£25,333,358
										£0
Total	£8,939,210	£9,000,876	£8,984,958	£9,297,357	£9,121,150	£9,204,749	£9,116,484	£9,116,484	£9,116,484	£81,897,753
Total per annum	£1,787,842	£1,800,175	£1,796,992	£1,859,471	£1,824,230	£1,840,950	£1,823,297	£1,823,297	£1,823,297	£2,729,925

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NORTHERN IRELAND HOUSING EXECUTIVE

CYCLICAL MAINTENANCE										
Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	31 To 35	36 To 40	41 To 45	Totals
H&S Cyclical Surveys	£27,046,830	£27,046,830	£27,046,830	£27,046,830	£27,046,830	£27,046,830	£27,046,830	£27,046,830	£27,046,830	£243,421,470
Asbestos	£4,080,000	£4,080,000	£4,080,000	£4,080,000	£4,080,000	£4,080,000	£4,080,000	£4,080,000	£4,080,000	£36,720,000
Grounds Maintenance	£51,888,231	£51,888,231	£51,888,231	£51,888,231	£51,888,231	£51,888,231	£51,888,231	£51,888,231	£51,888,231	£466,994,082
Heating Maintenance	£21,283,585	£21,283,585	£21,283,585	£21,283,585	£21,283,585	£21,283,585	£21,283,585	£21,283,585	£21,283,585	£191,552,267
High and Low Rise Cyclical M+E	£9,082,350	£9,082,350	£9,082,350	£9,082,350	£9,082,350	£9,082,350	£9,082,350	£9,082,350	£9,082,350	£81,741,153
Total	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£113,380,997	£1,020,428,971
Total per annum	£22,676,199	£22,676,199	£22,676,199	£22,676,199	£22,676,199	£22,676,199	£22,676,199	£22,676,199	£22,676,199	£34,014,299

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

RESPONSIVE AND VOID MAINTENANC										
Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	31 To 35	36 To 40	41 To 45	Totals
Responsive Maintenance	£173,216,192	£173,216,192	£173,216,192	£173,216,192	£173,216,192	£173,216,192	£173,216,192	£173,216,192	£173,216,192	£1,558,945,726
Void Maintenance	£104,784,916	£104,784,916	£104,784,916	£104,784,916	£104,784,916	£104,784,916	£104,784,916	£104,784,916	£104,784,916	£943,064,246
Nat Gas Resp (Fixed Pymt)	£23,909,754	£23,909,754	£23,909,754	£23,909,754	£23,909,754	£23,909,754	£23,909,754	£23,909,754	£23,909,754	£215,187,783
Oil Heat Resp (Fixed Pymt)	£15,770,342	£15,770,342	£15,770,342	£15,770,342	£15,770,342	£15,770,342	£15,770,342	£15,770,342	£15,770,342	£141,933,082
Solid Fuel Resp (Fixed Pymt)	£465,630	£465,630	£465,630	£465,630	£465,630	£465,630	£465,630	£465,630	£465,630	£4,190,670
Other Heat Resp (Fixed Pymt)	£2,171,963	£2,171,963	£2,171,963	£2,171,963	£2,171,963	£2,171,963	£2,171,963	£2,171,963	£2,171,963	£19,547,663
Total	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£320,318,797	£2,882,869,169
Total per annum	£64,063,759	£64,063,759	£64,063,759	£64,063,759	£64,063,759	£64,063,759	£64,063,759	£64,063,759	£64,063,759	£96,095,639

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Appendix 4

Schedule of Rates and Life Cycles

Northern Ireland Housing Executive
Schedule of Rates and Life Cycles

Component	Element	Repair	UOM	NIHE LC	NIHE 2020 Rate
Balcony	Balcony /Structure	Renew Concrete Balcony /Structure	M2	60	£114.00
Balcony	Balcony /Structure	Renew Metal Balcony /Structure	M2	60	£105.00
Balcony	Balcony Finish	Renew Asphalt Balcony Finish	M2	30	£86.00
Balcony	Balcony Finish	Renew Other Balcony Finish	M2	30	£86.00
Balcony	Balcony Finish	Renew Slip Resistant Balcony Finish	M2	30	£86.00
Balcony	Balcony Finish	Renew Tile Balcony Finish	M2	30	£86.00
Balcony	Balcony Finish	Renew Vinyl Balcony Finish	M2	30	£86.00
Balcony	Balcony Rail/Guard	Renew Brick Balcony Rail/Guard	M2	40	£147.00
Balcony	Balcony Rail/Guard	Renew Glass Balcony Rail/Guard	M2	40	£314.00
Balcony	Balcony Rail/Guard	Renew Metal Balcony Rail/Guard	M2	40	£137.00
Balcony	Balcony Rail/Guard	Renew Other Balcony Rail/Guard	M2	40	£137.00
Balcony	Balcony Rail/Guard	Renew Timber Balcony Rail/Guard	M2	40	£137.00
Bathrooms	Additional WC	Renew Additional WC & WHB	Quantity	30	£799.00
Bathrooms	Bathroom (Main)	Renew Bath Shower WC & WHB	Quantity	30	£3,052.00
Bathrooms	Bathroom (Main)	Renew Bath WC & WHB Only	Quantity	30	£3,052.00
Bathrooms	Bathroom (Main)	Renew Shower WHB & WC Only	Quantity	30	£3,052.00
Bathrooms	Bathroom (Main)	Renew Wet Room / Adapted Bathroom	Quantity	30	£4,250.00
Bathrooms	Bathroom (Main) Extract Fan	Install Bathroom Extract Fan (Main)	Quantity	10	£0.00
Bathrooms	Bathroom (Main) Extract Fan	Renew Bathroom Extract Fan (Main)	Quantity	10	£0.00
Bathrooms	Bathroom (Secondary)	Renew Bath Shower WC & WHB (secondary)	Quantity	30	£3,052.00
Bathrooms	Bathroom (Secondary)	Renew Bath WC & WHB Only (secondary)	Quantity	30	£3,052.00
Bathrooms	Bathroom (Secondary)	Renew Shower WHB & WC Only (secondary)	Quantity	30	£3,052.00
Bathrooms	Bathroom (Secondary)	Renew Wet Room / Adapted Bath (secondary)	Quantity	30	£4,250.00
Bathrooms	Bathroom (Secondary) Extract Fan	Install Bathroom Extract Fan (Secondary)	Quantity	10	£0.00
Bathrooms	Main Bathroom Appropriately Located	Improve Bathroom Space and Layout	Quantity	99	£3,996.00
Boundaries / Ext Curtilage	Boundary Walls	Concrete no Railing Wall	M2	50	£149.00
Boundaries / Ext Curtilage	Boundary Walls	Renew Block No Railing Boundary Wall	M2	50	£149.00
Boundaries / Ext Curtilage	Boundary Walls	Renew Block with Railing Wall	M2	50	£149.00
Boundaries / Ext Curtilage	Boundary Walls	Renew Brick No Railing Boundary Wall	M2	50	£157.00
Boundaries / Ext Curtilage	Boundary Walls	Renew Brick with Railing Wall	M2	50	£149.00
Boundaries / Ext Curtilage	Boundary Walls	Renew Concrete with Railing Wall	M2	50	£149.00
Boundaries / Ext Curtilage	External Decorations	Renew External Decoration	M2	10	£0.00
Boundaries / Ext Curtilage	Front Fencing (Primary)	Renew Chain Link Front Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Primary)	Renew Concrete Front Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Primary)	Renew Metal Front Fencing (Primary)	M2	30	£115.00
Boundaries / Ext Curtilage	Front Fencing (Primary)	Renew Other Front Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Primary)	Renew Post and Wire Front Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Primary)	Renew Timber Panel Front Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Secondary)	Renew Chain Link Front Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Secondary)	Renew Concrete Front Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Secondary)	Renew Metal Front Fencing (Secondary)	M2	30	£115.00
Boundaries / Ext Curtilage	Front Fencing (Secondary)	Renew Other Front Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Secondary)	Renew Post and Wire Front Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Fencing (Secondary)	Renew Timber Panel Front Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Front Railings (Primary)	Renew Front Railings (Primary)	M2	40	£115.00
Boundaries / Ext Curtilage	Front Railings (Secondary)	Renew Front Railings (Secondary)	M2	40	£115.00
Boundaries / Ext Curtilage	Gates (Front)	Renew Double Metal Gates (Front)	Quantity	40	£342.00
Boundaries / Ext Curtilage	Gates (Front)	Renew Double Other Gates (Front)	Quantity	40	£342.00
Boundaries / Ext Curtilage	Gates (Front)	Renew Double Timber Gates (Front)	Quantity	30	£157.00
Boundaries / Ext Curtilage	Gates (Front)	Renew Single Metal Gates (Front)	Quantity	40	£115.00
Boundaries / Ext Curtilage	Gates (Front)	Renew Single Other Gates (Front)	Quantity	40	£114.00
Boundaries / Ext Curtilage	Gates (Front)	Renew Single Timber Gates (Front)	Quantity	30	£52.00
Boundaries / Ext Curtilage	Gates (Rear)	Renew Double Metal Gates (Rear)	Quantity	40	£419.00
Boundaries / Ext Curtilage	Gates (Rear)	Renew Double Other Gates (Rear)	Quantity	40	£342.00
Boundaries / Ext Curtilage	Gates (Rear)	Renew Double Timber Gates (Rear)	Quantity	30	£183.00
Boundaries / Ext Curtilage	Gates (Rear)	Renew Single Metal Gates (Rear)	Quantity	40	£183.00
Boundaries / Ext Curtilage	Gates (Rear)	Renew Single Other Gates (Rear)	Quantity	40	£114.00
Boundaries / Ext Curtilage	Gates (Rear)	Renew Single Timber Gates (Rear)	Quantity	30	£79.00
Boundaries / Ext Curtilage	Gates (Side)	Renew Double Metal Gates (Side)	Quantity	40	£419.00
Boundaries / Ext Curtilage	Gates (Side)	Renew Double Other Gates (Side)	Quantity	40	£342.00
Boundaries / Ext Curtilage	Gates (Side)	Renew Double Timber Gates (Side)	Quantity	30	£183.00
Boundaries / Ext Curtilage	Gates (Side)	Renew Single Metal Gates (Side)	Quantity	40	£183.00
Boundaries / Ext Curtilage	Gates (Side)	Renew Single Other Gate (Side)	Quantity	40	£79.00
Boundaries / Ext Curtilage	Gates (Side)	Renew Single Timber Gates (Side)	Quantity	30	£79.00
Boundaries / Ext Curtilage	Hardstanding	Install Hardstanding	M2	99	£0.00
Boundaries / Ext Curtilage	Hardstanding	Renew Hardstanding	M2	99	£31.00
Boundaries / Ext Curtilage	Paths (Front)	Renew Brick paths (Front)	M2	60	£63.00
Boundaries / Ext Curtilage	Paths (Front)	Renew Concrete insitu paths (Front)	M2	60	£40.00
Boundaries / Ext Curtilage	Paths (Front)	Renew Concrete slab paths (Front)	M2	60	£40.00
Boundaries / Ext Curtilage	Paths (Front)	Renew Other Paths (Front)	M2	60	£52.00
Boundaries / Ext Curtilage	Paths (Front)	Renew Tarmac paths (Front)	M2	60	£52.00
Boundaries / Ext Curtilage	Paths (Rear)	Renew Brick paths (Rear)	M2	60	£63.00
Boundaries / Ext Curtilage	Paths (Rear)	Renew Concrete insitu paths (Rear)	M2	60	£40.00
Boundaries / Ext Curtilage	Paths (Rear)	Renew Concrete slab paths (Rear)	M2	60	£40.00
Boundaries / Ext Curtilage	Paths (Rear)	Renew Other Paths (Rear)	M2	60	£52.00
Boundaries / Ext Curtilage	Paths (Rear)	Renew Tarmac paths (Rear)	M2	60	£52.00
Boundaries / Ext Curtilage	Paths (Side)	Renew Brick paths (Side)	M2	60	£63.00
Boundaries / Ext Curtilage	Paths (Side)	Renew Concrete insitu paths (Side)	M2	60	£40.00
Boundaries / Ext Curtilage	Paths (Side)	Renew Concrete slab paths (Side)	M2	60	£40.00
Boundaries / Ext Curtilage	Paths (Side)	Renew Other Paths (Side)	M2	60	£52.00
Boundaries / Ext Curtilage	Paths (Side)	Renew Tarmac paths (Side)	M2	60	£52.00
Boundaries / Ext Curtilage	Rear Fencing (Primary)	Renew Chain Link Rear Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Primary)	Renew Concrete Rear Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Primary)	Renew Metal Rear Fencing (Primary)	M2	30	£115.00
Boundaries / Ext Curtilage	Rear Fencing (Primary)	Renew Other Rear Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Primary)	Renew Post and Wire Rear Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Primary)	Renew Timber Panel Rear Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Secondary)	Renew Chain Link Rear Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Secondary)	Renew Concrete Rear Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Secondary)	Renew Metal Rear Fencing (Secondary)	M2	30	£115.00
Boundaries / Ext Curtilage	Rear Fencing (Secondary)	Renew Other Rear Fencing (Secondary)	M2	30	£80.00

**Northern Ireland Housing Executive
Schedule of Rates and Life Cycles**

Component	Element	Repair	UOM	NIHE LC	NIHE 2020 Rate
Boundaries / Ext Curtilage	Rear Fencing (Secondary)	Renew Post and Wire Rear Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Fencing (Secondary)	Renew Timber Panel Rear Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Rear Railings (Primary)	Renew Rear Railings (Primary)	M2	20	£115.00
Boundaries / Ext Curtilage	Rear Railings (Secondary)	Renew Rear Railings (Secondary)	M2	20	£115.00
Boundaries / Ext Curtilage	Retaining Walls	Repair Retaining Wall	M2	60	£0.00
Boundaries / Ext Curtilage	Side Fencing (Primary)	Renew Chain Link Side Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Primary)	Renew Concrete Side Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Primary)	Renew Metal Side Fencing (Primary)	M2	30	£115.00
Boundaries / Ext Curtilage	Side Fencing (Primary)	Renew Other Side Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Primary)	Renew Post and Wire Side Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Primary)	Renew Timber Panel Side Fencing (Primary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Secondary)	Renew Chain Link Side Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Secondary)	Renew Concrete Side Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Secondary)	Renew Metal Side Fencing (Secondary)	M2	30	£115.00
Boundaries / Ext Curtilage	Side Fencing (Secondary)	Renew Other Side Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Secondary)	Renew Post and Wire Side Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Fencing (Secondary)	Renew Timber Panel Side Fencing (Secondary)	M2	30	£80.00
Boundaries / Ext Curtilage	Side Railings (Primary)	Renew Side Railings (Primary)	M2	20	£115.00
Boundaries / Ext Curtilage	Side Railings (Secondary)	Renew Side Railings (Secondary)	M2	20	£115.00
Communals	Adequate Lighting to Exterior	Improve Lighting to Exterior	Quantity	99	£0.00
Communals	Adequate Lighting to Interior	Improve Lighting to Interior	Quantity	99	£0.00
Communals	Adequate size and layout of common entrance areas	Remedy Inadequate Common Area	Quantity	99	£275.00
Communals	Call System	Install Call System	Quantity	20	£220.00
Communals	Call System	Renew Call System	Quantity	20	£198.00
Communals	CCTV	Install CCTV	Quantity	20	£550.00
Communals	CCTV	Renew CCTV	Quantity	20	£495.00
Communals	Communal Bathrooms	Renew Communal Bathroom	Quantity	30	£2,854.00
Communals	Communal Boilers	Renew Communal Boiler	Quantity	15	£1,760.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Aluminium	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Composite	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Fire Door 1/2hr No glazing	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Fire Door 1/2hr With glazing	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Fire Door 1hr No Glazing	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Fire Door 1hr With Glazing	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) GRP	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Metal	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Other	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) PVC	Quantity	30	£971.00
Communals	Communal Doors (Front)	Renew Communal Doors (Front) Timber	Quantity	30	£471.00
Communals	Communal Doors (Internal Stores)	Renew Communal Doors (Internal Stores) Fire Door 1/2hr	Quantity	30	£262.00
Communals	Communal Doors (Internal Stores)	Renew Communal Doors (Internal Stores) Fire Door 1hr	Quantity	30	£314.00
Communals	Communal Doors (Internal Stores)	Renew Communal Doors (Internal Stores) Metal	Quantity	30	£314.00
Communals	Communal Doors (Internal Stores)	Renew Communal Doors (Internal Stores) Other	Quantity	30	£228.00
Communals	Communal Doors (Internal Stores)	Renew Communal Doors (Internal Stores) PVC	Quantity	30	£524.00
Communals	Communal Doors (Internal Stores)	Renew Communal Doors (Internal Stores) Timber	Quantity	30	£228.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) Fire Door 1/2hr No Glazing	Quantity	30	£262.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) Fire Door 1/2hr With Glazing	Quantity	30	£314.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) Fire Door 1hr No Glazing	Quantity	30	£314.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) Fire Door 1hr With Glazing	Quantity	30	£367.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) Metal	Quantity	30	£890.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) Other	Quantity	30	£228.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) PVC	Quantity	30	£681.00
Communals	Communal Doors (Internal/Lobby)	Renew Communal Doors (Internal/Lobby) Timber	Quantity	30	£228.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Aluminium	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Composite	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Fire Door 1/2hr No Glazing	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Fire Door 1/2hr With Glazing	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Fire Door 1hr No Glazing	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Fire Door 1hr With Glazing	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) GRP	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Metal	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Other	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) PVC	Quantity	30	£971.00
Communals	Communal Doors (Rear)	Renew Communal Doors (Rear) Timber	Quantity	30	£471.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Aluminium	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Composite	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Fire Door 1/2hr No Glazing	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Fire Door 1/2hr With Glazing	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Fire Door 1hr No Glazing	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Fire Door 1hr With Glazing	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) GRP	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Metal	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Other	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) PVC	Quantity	30	£971.00
Communals	Communal Doors (Side/Other)	Renew Communal Doors (Side/Other) Timber	Quantity	30	£471.00
Communals	Communal Fire Alarms	Install Fire Alarms	Quantity	10	£330.00
Communals	Communal Fire Alarms	Renew Fire Alarms	Quantity	10	£293.00
Communals	Communal Heating Distribution	Renew Communal Heating Distribution	Quantity	15	£262.00
Communals	Communal Kitchens	Renew Communal Kitchen	Quantity	20	£4,504.00
Communals	Communal Lift	Renew Communal Lift	Quantity	25	#####
Communals	Communal Parking Areas	Renew Brick Parking	M2	40	£73.00
Communals	Communal Parking Areas	Renew Concrete Parking	M2	40	£42.00
Communals	Communal Parking Areas	Renew Other Parking	M2	40	£86.00
Communals	Communal Parking Areas	Renew Tarmac Parking	M2	40	£63.00
Communals	Communal Stairs Finish (External)	Renew Concrete Stairs Finish (External)	M2	20	£104.00
Communals	Communal Stairs Finish (External)	Renew Other Stairs Finish (External)	M2	20	£104.00
Communals	Communal Stairs Finish (External)	Renew Slip Resistant Stairs Finish (External)	M2	20	£104.00
Communals	Communal Stairs Finish (Internal)	Renew Carpet Stairs Finish (Internal)	M2	20	£104.00
Communals	Communal Stairs Finish (Internal)	Renew Concrete Stairs Finish (Internal)	M2	20	£104.00
Communals	Communal Stairs Finish (Internal)	Renew Other Stairs Finish (Internal)	M2	20	£104.00
Communals	Communal Stairs Finish (Internal)	Renew Slip Resistant Stairs Finish (Internal)	M2	20	£104.00

**Northern Ireland Housing Executive
Schedule of Rates and Life Cycles**

Component	Element	Repair	UOM	NIHE LC	NIHE 2020 Rate
Communals	Communal Stairs Finish (Internal)	Renew Tile Stairs Finish (Internal)	M2	20	£104.00
Communals	Communal Stairs Finish (Internal)	Renew Vinyl Stairs Finish (Internal)	M2	20	£104.00
Communals	Communal TV Aerial	Install TV Aerial	Quantity	20	£0.00
Communals	Communal TV Aerial	Renew TV Aerial	Quantity	20	£110.00
Communals	Communal Wall Finish	Renew Communal Wall Finish	M2	10	£28.00
Communals	Communal Windows (Main)	Renew Metal Double Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew Metal Single Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew Metal Triple Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew PVCu Double Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew PVCu Single Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew PVCu Triple Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew Timber Double Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew Timber Single Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Main)	Renew Timber Triple Glazed Windows (Com Main)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Install Communal Secondary Glazing	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew Communal Secondary Glazing	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew Metal Double Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew Metal Single Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew Metal Triple Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew PVCu Double Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew PVCu Single Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew PVCu Triple Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew Timber Double Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew Timber Single Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Windows (Secondary)	Renew Timber Triple Glazed Windows (Com Secondary)	Quantity	30	£342.00
Communals	Communal Wiring	Communal Full Rewire	Quantity	30	£3,095.00
Communals	Communal Wiring	Communal Partial Rewire	Quantity	30	£1,733.00
Communals	Door Entry System	Install Door Entry System	Quantity	20	£571.00
Communals	Door Entry System	Renew Door Entry System	Quantity	20	£571.00
Communals	Emergency Lighting	Install Emergency Lighting	Quantity	30	£209.00
Communals	Emergency Lighting	Renew Emergency Lighting	Quantity	30	£189.00
Communals	Landlord Lighting	Install Landlord Lighting	Quantity	30	£209.00
Communals	Landlord Lighting	Renew Landlord Lighting	Quantity	30	£189.00
Communals	Store Doors	Renew Composite Store Doors	Quantity	30	£342.00
Communals	Store Doors	Renew Metal Store Doors	Quantity	30	£342.00
Communals	Store Doors	Renew Other Store Doors	Quantity	30	£342.00
Communals	Store Doors	Renew PVC Store Doors	Quantity	30	£342.00
Communals	Store Doors	Renew Timber Store Doors	Quantity	30	£342.00
Communals	Store Roof	Renew Asphalt Store Roof	M2	20	£69.00
Communals	Store Roof	Renew Clay Tiles Store Roof	M2	60	£69.00
Communals	Store Roof	Renew Concrete Store Roof	M2	60	£69.00
Communals	Store Roof	Renew Concrete Tiles Store Roof	M2	60	£42.00
Communals	Store Roof	Renew Felt Store Roof	M2	20	£69.00
Communals	Store Roof	Renew Other Store Roof	M2	60	£69.00
Communals	Store Roof	Renew Slate Store Roof	M2	60	£69.00
Communals	Store Roof	Renew Timber Store Roof	M2	60	£69.00
Communals	Store Walls	Renew Block Store Walls	M2	30	£42.00
Communals	Store Walls	Renew Brick Store Walls	M2	30	£79.00
Communals	Store Walls	Renew Concrete Store Walls	M2	30	£84.00
Communals	Store Walls	Renew Metal Store Walls	M2	30	£69.00
Communals	Store Walls	Renew Other Store Walls	M2	30	£69.00
Communals	Store Walls	Renew Render Store Walls	M2	30	£69.00
Communals	Store Walls	Renew Timber Store Walls	M2	30	£69.00
Communals	Walkway Finish (External)	Renew Asphalt Walkway Finish (External)	M2	30	£86.00
Communals	Walkway Finish (External)	Renew Concrete Walkway Finish (External)	M2	30	£86.00
Communals	Walkway Finish (External)	Renew Other Walkway Finish (External)	M2	30	£86.00
Communals	Walkway Finish (External)	Renew Slip Resistant Walkway Finish (External)	M2	30	£86.00
Communals	Walkway Finish (Internal)	Renew Asphalt Walkway Finish (Internal)	M2	30	£86.00
Communals	Walkway Finish (Internal)	Renew Carpet Walkway Finish (Internal)	M2	30	£86.00
Communals	Walkway Finish (Internal)	Renew Concrete Walkway Finish (Internal)	M2	30	£86.00
Communals	Walkway Finish (Internal)	Renew Other Walkway Finish (Internal)	M2	30	£86.00
Communals	Walkway Finish (Internal)	Renew Slip Resistant Walkway Finish (Internal)	M2	30	£86.00
Communals	Walkway Finish (Internal)	Renew Tile Walkway Finish (Internal)	M2	30	£86.00
Communals	Walkway Finish (Internal)	Renew Vinyl Walkway Finish (Internal)	M2	30	£47.00
Doors	Door (Front)	Renew 1 Hour Fire No Glazing Front Door (No Sidelights)	Quantity	30	£1,304.50
Doors	Door (Front)	Renew 1 Hour Fire No Glazing Front Door (Sidelights)	Quantity	30	£1,304.50
Doors	Door (Front)	Renew 1 Hour Fire With Glazing Front Door (No Sidelights)	Quantity	30	£1,304.50
Doors	Door (Front)	Renew 1 Hour Fire With Glazing Front Door (Sidelights)	Quantity	30	£1,304.50
Doors	Door (Front)	Renew 1/2 Hour Fire No Glazing Front Door (No Sidelights)	Quantity	30	£1,204.50
Doors	Door (Front)	Renew 1/2 Hour Fire No Glazing Front Door (Sidelights)	Quantity	30	£1,204.50
Doors	Door (Front)	Renew 1/2 Hour Fire With Glazing Front Door (No Sidelights)	Quantity	30	£1,204.50
Doors	Door (Front)	Renew 1/2 Hour Fire With Glazing Front Door (Sidelights)	Quantity	30	£1,204.50
Doors	Door (Front)	Renew Composite Front Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew Composite Front Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew GRP Front Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew GRP Front Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew Metal Front Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew Metal Front Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew Other Front Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew Other Front Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew PVCu Front Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew PVCu Front Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Front)	Renew Timber Front Door (No Sidelights)	Quantity	30	£471.00
Doors	Door (Front)	Renew Timber Front Door (Sidelights)	Quantity	30	£471.00
Doors	Door (Internal)	Renew Internal Doors	Quantity	20	£0.00
Doors	Door (Other)	Renew 1 Hour Fire No Glazing Other Door (No Sidelights)	Quantity	30	£1,304.50
Doors	Door (Other)	Renew 1 Hour Fire No Glazing Other Door (Sidelights)	Quantity	30	£1,304.50
Doors	Door (Other)	Renew 1 Hour Fire With Glazing Other Door (No Sidelights)	Quantity	30	£1,304.50
Doors	Door (Other)	Renew 1 Hour Fire With Glazing Other Door (Sidelights)	Quantity	30	£1,304.50
Doors	Door (Other)	Renew 1/2 Hour Fire No Glazing Other Door (No Sidelights)	Quantity	30	£1,204.50
Doors	Door (Other)	Renew 1/2 Hour Fire No Glazing Other Door (Sidelights)	Quantity	30	£1,204.50

Northern Ireland Housing Executive
Schedule of Rates and Life Cycles

Component	Element	Repair	UOM	NIHE LC	NIHE 2020 Rate
Doors	Door (Other)	Renew 1/2 Hour Fire With Glazing Other Door (No Sidelights)	Quantity	30	£1,204.50
Doors	Door (Other)	Renew 1/2 Hour Fire With Glazing Other Door (Sidelights)	Quantity	30	£1,204.50
Doors	Door (Other)	Renew Composite Other Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew Composite Other Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew GRP Other Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew GRP Other Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew Metal Other Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew Metal Other Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew Other Other Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew Other Other Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew PVCu Other Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew PVCu Other Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Other)	Renew Timber Other Door (No Sidelights)	Quantity	30	£471.00
Doors	Door (Other)	Renew Timber Other Door (Sidelights)	Quantity	30	£471.00
Doors	Door (Patio)	Renew Composite Patio Door (No Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew Composite Patio Door (Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew GRP Patio Door (No Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew GRP Patio Door (Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew Metal Patio Door (No Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew Metal Patio Door (Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew Other Patio Door (No Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew Other Patio Door (Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew PVCu Patio Door (No Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew PVCu Patio Door (Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew Timber Patio Door (No Sidelights)	Quantity	30	£1,027.00
Doors	Door (Patio)	Renew Timber Patio Door (Sidelights)	Quantity	30	£1,027.00
Doors	Door (Rear)	Renew 1 Hour Fire No Glazing Rear Door (No Sidelights)	Quantity	30	£1,304.50
Doors	Door (Rear)	Renew 1 Hour Fire No Glazing Rear Door (Sidelights)	Quantity	30	£1,304.50
Doors	Door (Rear)	Renew 1 Hour Fire With Glazing Rear Door (No Sidelights)	Quantity	30	£1,304.50
Doors	Door (Rear)	Renew 1 Hour Fire With Glazing Rear Door (Sidelights)	Quantity	30	£1,304.50
Doors	Door (Rear)	Renew 1/2 Hour Fire No Glazing Rear Door (No Sidelights)	Quantity	30	£1,204.50
Doors	Door (Rear)	Renew 1/2 Hour Fire No Glazing Rear Door (Sidelights)	Quantity	30	£1,204.50
Doors	Door (Rear)	Renew 1/2 Hour Fire With Glazing Rear Door (No Sidelights)	Quantity	30	£1,204.50
Doors	Door (Rear)	Renew 1/2 Hour Fire With Glazing Rear Door (Sidelights)	Quantity	30	£1,204.50
Doors	Door (Rear)	Renew Composite Rear Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew Composite Rear Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew GRP Rear Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew GRP Rear Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew Metal Rear Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew Metal Rear Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew Other Rear Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew Other Rear Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew PVCu Rear Door (No Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew PVCu Rear Door (Sidelights)	Quantity	30	£971.00
Doors	Door (Rear)	Renew Timber Rear Door (No Sidelights)	Quantity	30	£471.00
Doors	Door (Rear)	Renew Timber Rear Door (Sidelights)	Quantity	30	£471.00
ECM	ECM	Next ECM Due	Quantity	8	£0.00
Electrics	Consumer Unit	Renew MCB	Quantity	30	£571.00
Electrics	Consumer Unit	Renew RCD	Quantity	30	£571.00
Electrics	Photovoltaic Panels/Tiles	Install Photovoltaic Panels	Quantity	25	£314.00
Electrics	Photovoltaic Panels/Tiles	Install Photovoltaic Tiles	Quantity	25	£105.00
Electrics	Photovoltaic Panels/Tiles	Renew PV Panels	Quantity	25	£272.00
Electrics	Photovoltaic Panels/Tiles	Renew PV Tiles	Quantity	25	£105.00
Electrics	Wind Turbine	Install Wind Turbine	Quantity	25	£105.00
Electrics	Wind Turbine	Renew Wind Turbine	Quantity	25	£890.00
Electrics	Wiring	Full Rewire	Quantity	30	£3,095.00
Electrics	Wiring	Partial Rewire	Quantity	30	£1,733.00
External Stores	Ext Store Doors	Renew Composite Ext Store Doors	Quantity	30	£890.00
External Stores	Ext Store Doors	Renew Metal Ext Store Doors	Quantity	30	£342.00
External Stores	Ext Store Doors	Renew Other Ext Store Doors	Quantity	30	£342.00
External Stores	Ext Store Doors	Renew PVC Ext Store Doors	Quantity	30	£681.00
External Stores	Ext Store Doors	Renew Timber Ext Store Doors	Quantity	30	£342.00
External Stores	Ext Store Roof	Renew Asbestos Ext Store Roof	M2	60	£86.00
External Stores	Ext Store Roof	Renew Asphalt Ext Store Roof	M2	20	£86.00
External Stores	Ext Store Roof	Renew Clay Tiles Ext Store Roof	M2	60	£86.00
External Stores	Ext Store Roof	Renew Concrete Tiles Ext Store Roof	M2	60	£42.00
External Stores	Ext Store Roof	Renew Felt Ext Store Roof	M2	20	£86.00
External Stores	Ext Store Roof	Renew Metal Ext Store Roof	M2	60	£86.00
External Stores	Ext Store Roof	Renew Other Ext Store Roof	M2	60	£86.00
External Stores	Ext Store Roof	Renew Slate Ext Store Roof	M2	60	£86.00
External Stores	Ext Store Walls	Renew Block Ext Store Walls	M2	60	£42.00
External Stores	Ext Store Walls	Renew Brick Ext Store Walls	M2	60	£79.00
External Stores	Ext Store Walls	Renew Concrete Ext Store Walls	M2	60	£84.00
External Stores	Ext Store Walls	Renew Metal Ext Store Walls	M2	60	£58.00
External Stores	Ext Store Walls	Renew Other Ext Store Walls	M2	60	£58.00
External Stores	Ext Store Walls	Renew Render Ext Store Walls	M2	60	£63.00
External Stores	Ext Store Walls	Renew Timber Ext Store Walls	M2	60	£58.00
Garage	Garage Doors	Renew Metal Garage Door	Quantity	30	£435.00
Garage	Garage Doors	Renew Other Garage Door	Quantity	30	£435.00
Garage	Garage Doors	Renew Wood Garage Door	Quantity	30	£435.00
Garage	Garage Roof	Renew Asbestos Garage Roof	M2	60	£69.00
Garage	Garage Roof	Renew Asphalt Garage Roof	M2	20	£69.00
Garage	Garage Roof	Renew Clay Tiles Garage Roof	M2	60	£69.00
Garage	Garage Roof	Renew Concrete Tiles Garage Roof	M2	60	£42.00
Garage	Garage Roof	Renew Felt Garage Roof	M2	20	£69.00
Garage	Garage Roof	Renew Metal Garage Roof	M2	20	£69.00
Garage	Garage Roof	Renew Other Garage Roof	M2	60	£69.00
Garage	Garage Roof	Renew Slate Garage Roof	M2	60	£69.00
Garage	Garage Walls	Renew Block Garage Walls	M2	30	£42.00
Garage	Garage Walls	Renew Brick Garage Walls	M2	30	£79.00
Garage	Garage Walls	Renew Concrete Garage Walls	M2	30	£84.00

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Component	Element	Repair	UOM	NIHE LC	NIHE 2020 Rate
Garage	Garage Walls	Renew Metal Garage Walls	M2	30	£29.00
Garage	Garage Walls	Renew Other Garage Walls	M2	30	£29.00
Garage	Garage Walls	Renew Render Garage Walls	M2	30	£63.00
Garage	Garage Walls	Renew Timber Garage Walls	M2	30	£29.00
Heating & Hot Water	Frost Stat	Install Frost Stat	Quantity	10	£42.00
Heating & Hot Water	Gas Safety Inspection	Next Gas Inspection	Quantity	1	£105.00
Heating & Hot Water	Heat Emitters	Install Radiators	Quantity	30	£1,500.00
Heating & Hot Water	Heat Emitters	Renew Radiators	Quantity	30	£1,500.00
Heating & Hot Water	Heat Emitters	Renew Storage Heaters	Quantity	30	£2,283.00
Heating & Hot Water	Heat Source (Main)	Renew Air Source Heat Pump	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Combi (Biomass)	Quantity	15	£4,923.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Combi (Electric)	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Combi (Gas)	Quantity	15	£2,200.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Combi (LPG)	Quantity	15	£2,200.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Combi (Oil)	Quantity	15	£2,500.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Combi (Solid Fuel)	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Non-Combi (Biomass)	Quantity	15	£4,923.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Non-Combi (Electric)	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Non-Combi (Gas)	Quantity	15	£2,200.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Non-Combi (LPG)	Quantity	15	£2,200.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Non-Combi (Oil)	Quantity	15	£2,500.00
Heating & Hot Water	Heat Source (Main)	Renew Boiler - Non-Combi (Solid Fuel)	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Dry Electric	Quantity	30	£4,504.00
Heating & Hot Water	Heat Source (Main)	Renew Economy 7	Quantity	30	£4,504.00
Heating & Hot Water	Heat Source (Main)	Renew Ground Source Heat Pump	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Open Fire Back Boiler	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Warm Air System	Quantity	15	£2,055.00
Heating & Hot Water	Heat Source (Main)	Renew Wet Electric	Quantity	15	£4,504.00
Heating & Hot Water	Heat Source (Secondary)	Renew Electric Fire	Quantity	15	£576.00
Heating & Hot Water	Heat Source (Secondary)	Renew Gas Fire	Quantity	15	£576.00
Heating & Hot Water	Heat Source (Secondary)	Renew Open Fire	Quantity	15	£576.00
Heating & Hot Water	Programmer	Install Programmer	Quantity	25	£94.00
Heating & Hot Water	Programmer	Renew Programmer	Quantity	25	£94.00
Heating & Hot Water	Solar Hot Water Panels	Install Solar Panels	Quantity	25	£471.00
Heating & Hot Water	Solar Hot Water Panels	Renew Solar Panels	Quantity	25	£419.00
Heating & Hot Water	Thermostat	Install Thermostat	Quantity	25	£94.00
Heating & Hot Water	Thermostat	Renew Thermostat	Quantity	25	£94.00
Heating & Hot Water	TRVs	Install TRVs	Quantity	20	£42.00
Heating & Hot Water	TRVs	Renew TRVs	Quantity	20	£42.00
Kitchens	Kitchen	Renew Large Kitchen	Quantity	20	£5,342.00
Kitchens	Kitchen	Renew Medium Kitchen	Quantity	20	£4,818.00
Kitchens	Kitchen	Renew Small Kitchen	Quantity	20	£4,399.00
Kitchens	Kitchen Extract Fan	Install Kitchen Extract Fan	Quantity	10	£0.00
Kitchens	Kitchen Extract Fan	Renew Kitchen Extract Fan	Quantity	10	£0.00
Kitchens	Kitchen Space & Layout	Improve Kitchen Space and Layout	Quantity	99	£0.00
Lintels	Lintels	Replace Lintel	Quantity	60	£0.00
Plumbing	Drainage	Remedy Drainage	Quantity	60	£0.00
Plumbing	Pipe insulation in loft	Renew Pipe Insulation	Quantity	25	£0.00
Plumbing	Plumbing	Renew Plumbing	Quantity	50	£0.00
Plumbing	Water storage tank	Renew Water Storage Tank	Quantity	50	£0.00
Plumbing	Water Supply	Renew Water Supply	Quantity	50	£0.00
Roofs	Chimneys	Remove Chimneys	Quantity	99	£576.00
Roofs	Chimneys	Renew Chimneys	Quantity	60	£514.00
Roofs	Enclosed Porch Roof (Front)	Renew Asbestos Enclosed Porch Roof (Front)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Front)	Renew Asphalt Enclosed Porch Roof (Front)	M2	20	£63.00
Roofs	Enclosed Porch Roof (Front)	Renew Clay Tiles Enclosed Porch Roof (Front)	M2	60	£63.00
Roofs	Enclosed Porch Roof (Front)	Renew Concrete slab Enclosed Porch Roof (Front)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Front)	Renew Concrete Tiles Enclosed Porch Roof (Front)	M2	60	£42.00
Roofs	Enclosed Porch Roof (Front)	Renew Felt Enclosed Porch Roof (Front)	M2	20	£63.00
Roofs	Enclosed Porch Roof (Front)	Renew GRP Enclosed Porch Roof (Front)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Front)	Renew Metal Enclosed Porch Roof (Front)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Front)	Renew Slate Enclosed Porch Roof (Front)	M2	60	£63.00
Roofs	Enclosed Porch Roof (Rear)	Renew Asbestos Enclosed Porch Roof (Rear)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Rear)	Renew Asphalt Enclosed Porch Roof (Rear)	M2	20	£63.00
Roofs	Enclosed Porch Roof (Rear)	Renew Clay Tiles Enclosed Porch Roof (Rear)	M2	60	£63.00
Roofs	Enclosed Porch Roof (Rear)	Renew Concrete slab Enclosed Porch Roof (Rear)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Rear)	Renew Concrete Tiles Enclosed Porch Roof (Rear)	M2	60	£42.00
Roofs	Enclosed Porch Roof (Rear)	Renew Felt Enclosed Porch Roof (Rear)	M2	20	£63.00
Roofs	Enclosed Porch Roof (Rear)	Renew GRP Enclosed Porch Roof (Rear)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Rear)	Renew Metal Enclosed Porch Roof (Rear)	M2	60	£114.00
Roofs	Enclosed Porch Roof (Rear)	Renew Slate Enclosed Porch Roof (Rear)	M2	60	£63.00
Roofs	Enclosed Porch Structure (Front)	Renew Block Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Front)	Renew Brick Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Front)	Renew Concrete Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Front)	Renew Metal Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Front)	Renew Other Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Front)	Renew PVCU Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Front)	Renew Render Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Front)	Renew Timber Enclosed Porch Structure (Front)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew Block Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew Brick Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew Concrete Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew Metal Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew Other Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew PVCU Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew Render Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Enclosed Porch Structure (Rear)	Renew Timber Enclosed Porch Structure (Rear)	Quantity	50	£0.00
Roofs	Fascias Soffits & Bargeboards	Renew Metal Fascias Soffits & Bargeboards	LM	30	£63.00
Roofs	Fascias Soffits & Bargeboards	Renew PVCU Fascias Soffits & Bargeboards	LM	30	£31.00
Roofs	Fascias Soffits & Bargeboards	Renew Timber Fascias Soffits & Bargeboards	LM	30	£31.00
Roofs	Gutters and Downpipes	Repair Guttering	LM	30	£30.00

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Component	Element	Repair	UOM	NIHE LC	NIHE 2020 Rate
Roofs	Loft Insulation	Upgrade Loft Insulation	Quantity	50	£342.00
Roofs	Porch Canopy (Front)	Renew Asphalt Porch Canopy (Front)	M2	20	£63.00
Roofs	Porch Canopy (Front)	Renew Clay Tiles Porch Canopy (Front)	M2	60	£63.00
Roofs	Porch Canopy (Front)	Renew Concrete Tiles Porch Canopy (Front)	M2	70	£63.00
Roofs	Porch Canopy (Front)	Renew Felt Porch Canopy (Front)	M2	60	£63.00
Roofs	Porch Canopy (Front)	Renew GRP Porch Canopy (Front)	M2	60	£63.00
Roofs	Porch Canopy (Front)	Renew Lead Porch Canopy (Front)	M2	60	£314.00
Roofs	Porch Canopy (Front)	Renew Metal Porch Canopy (Front)	M2	60	£86.00
Roofs	Porch Canopy (Front)	Renew Other Porch Canopy (Front)	M2	60	£86.00
Roofs	Porch Canopy (Front)	Renew Slate Porch Canopy (Front)	M2	60	£86.00
Roofs	Porch Canopy (Rear)	Renew Asphalt Porch Canopy (Rear)	M2	20	£63.00
Roofs	Porch Canopy (Rear)	Renew Clay Tiles Porch Canopy (Rear)	M2	60	£63.00
Roofs	Porch Canopy (Rear)	Renew Concrete Tiles Porch Canopy (Rear)	M2	70	£63.00
Roofs	Porch Canopy (Rear)	Renew Felt Porch Canopy (Rear)	M2	60	£63.00
Roofs	Porch Canopy (Rear)	Renew GRP Porch Canopy (Rear)	Quantity	60	£400.00
Roofs	Porch Canopy (Rear)	Renew Lead Porch Canopy (Rear)	M2	60	£314.00
Roofs	Porch Canopy (Rear)	Renew Metal Porch Canopy (Rear)	M2	60	£86.00
Roofs	Porch Canopy (Rear)	Renew Other Porch Canopy (Rear)	M2	60	£86.00
Roofs	Porch Canopy (Rear)	Renew Slate Porch Canopy (Rear)	M2	60	£86.00
Roofs	Roof Covering (Main)	Renew Bitumin (Roof Covering (Main))	M2	60	£63.00
Roofs	Roof Covering (Main)	Renew Clay Tiles (Roof Covering (Main))	M2	60	£63.00
Roofs	Roof Covering (Main)	Renew Concrete Tiles (Roof Covering (Main))	M2	70	£63.00
Roofs	Roof Covering (Main)	Renew Felt (Roof Covering (Main))	M2	20	£63.00
Roofs	Roof Covering (Main)	Renew Metal (Roof Covering (Main))	M2	60	£86.00
Roofs	Roof Covering (Main)	Renew Slate (Roof Covering (Main))	M2	60	£86.00
Roofs	Roof Covering (Main)	Renew Synthetic (Roof Covering (Main))	M2	60	£86.00
Roofs	Roof Covering (Secondary)	Renew Bitumin (Roof Covering (Secondary))	M2	60	£63.00
Roofs	Roof Covering (Secondary)	Renew Clay Tiles (Roof Covering (Secondary))	M2	60	£63.00
Roofs	Roof Covering (Secondary)	Renew Concrete Tiles (Roof Covering (Secondary))	M2	70	£63.00
Roofs	Roof Covering (Secondary)	Renew Felt (Roof Covering (Secondary))	M2	60	£63.00
Roofs	Roof Covering (Secondary)	Renew Metal (Roof Covering (Secondary))	M2	60	£86.00
Roofs	Roof Covering (Secondary)	Renew Slate (Roof Covering (Secondary))	M2	60	£86.00
Roofs	Roof Covering (Secondary)	Renew Synthetic (Roof Covering (Secondary))	M2	60	£86.00
Roofs	Roof Structure (Main)	Renew Flat Main Roof	M2	20	£0.00
Roofs	Roof Structure (Main)	Renew Mono-Pitched Main Roof	M2	60	£0.00
Roofs	Roof Structure (Main)	Renew Other Main Roof	M2	60	£0.00
Roofs	Roof Structure (Main)	Renew Pitched Main Roof	M2	60	£0.00
Roofs	Roof Structure (Secondary)	Renew Flat Secondary Roof	M2	20	£0.00
Roofs	Roof Structure (Secondary)	Renew Mono-Pitched Secondary Roof	M2	60	£0.00
Roofs	Roof Structure (Secondary)	Renew Other Secondary Roof	M2	60	£0.00
Roofs	Roof Structure (Secondary)	Renew Pitched Secondary Roof	M2	60	£0.00
Roofs	Roof Ventilation (Main)	Install Roof Ventilation	Quantity	30	£0.00
Roofs	Roof Ventilation (Main)	Remedy Roof Ventilation	Quantity	30	£0.00
Roofs	Roof Ventilation (Secondary)	Install Roof Ventilation (Secondary)	Quantity	30	£0.00
Roofs	Roof Ventilation (Secondary)	Remedy Roof Ventilation (Secondary)	Quantity	30	£0.00
Safety & Security	CO Detectors (Kitchen)	Install Battery CO Detectors (Kitchen)	Quantity	5	£79.00
Safety & Security	CO Detectors (Kitchen)	Install Hard Wired CO Detectors (Kitchen)	Quantity	5	£86.00
Safety & Security	CO Detectors (Kitchen)	Renew Battery CO Detectors (Kitchen)	Quantity	5	£79.00
Safety & Security	CO Detectors (Kitchen)	Renew Hard Wired CO Detectors (Kitchen)	Quantity	5	£86.00
Safety & Security	CO Detectors (Living Room)	Install Battery CO Detectors (Living Room)	Quantity	5	£79.00
Safety & Security	CO Detectors (Living Room)	Install Hard Wired CO Detectors (Living Room)	Quantity	5	£86.00
Safety & Security	CO Detectors (Living Room)	Renew Battery CO Detectors (Living Room)	Quantity	5	£79.00
Safety & Security	CO Detectors (Living Room)	Renew Hard Wired CO Detectors (Living Room)	Quantity	5	£86.00
Safety & Security	CO Detectors (Other)	Install Battery CO Detectors (Other)	Quantity	5	£79.00
Safety & Security	CO Detectors (Other)	Install Hard Wired CO Detectors (Other)	Quantity	5	£86.00
Safety & Security	CO Detectors (Other)	Renew Battery CO Detectors (Other)	Quantity	5	£79.00
Safety & Security	CO Detectors (Other)	Renew Hard Wired CO Detectors (Other)	Quantity	5	£86.00
Safety & Security	Cooking Point	Renew Electric Cooking Point	Quantity	20	£0.00
Safety & Security	Cooking Point	Renew Gas (LPG) Cooking Point	Quantity	20	£0.00
Safety & Security	Cooking Point	Renew Gas (Mains) Cooking Point	Quantity	20	£0.00
Safety & Security	Cooking Point	Renew Gas / Electric Cooking Point	Quantity	20	£0.00
Safety & Security	Cooking Point	Renew Other Cooking Point	Quantity	20	£0.00
Safety & Security	Cooking Point	Renew Solid Fuel / Electric Cooking Point	Quantity	20	£105.00
Safety & Security	Cooking Point	Renew Solid Fuel / Gas Cooking Point	Quantity	20	£0.00
Safety & Security	Cooking Point	Renew Solid Fuel Cooking Point	Quantity	20	£105.00
Safety & Security	Damp	Remedy damp	Quantity	99	£262.00
Safety & Security	Fire Alarm System	Install Fire Alarm System	Quantity	10	£327.00
Safety & Security	Fire Alarm System	Renew Fire Alarm System	Quantity	10	£314.00
Safety & Security	Heat Detectors (Kitchen)	Install Battery Heat Detectors (Kitchen)	Quantity	5	£86.00
Safety & Security	Heat Detectors (Kitchen)	Install Hard Wired Heat Detectors (Kitchen)	Quantity	5	£126.00
Safety & Security	Heat Detectors (Kitchen)	Renew Battery Heat Detectors (Kitchen)	Quantity	5	£86.00
Safety & Security	Heat Detectors (Kitchen)	Renew Hard Wired Heat Detectors (Kitchen)	Quantity	5	£126.00
Safety & Security	Smoke Detectors (Bedroom)	Install Battery Smoke Detectors (Bedroom)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Bedroom)	Install Hard Wired Smoke Detectors (Bedroom)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Bedroom)	Renew Battery Smoke Detectors (Bedroom)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Bedroom)	Renew Hard Wired Smoke Detectors (Bedroom)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Hall)	Install Battery Smoke Detectors (Hall)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Hall)	Install Hard Wired Smoke Detectors (Hall)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Hall)	Renew Battery Smoke Detectors (Hall)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Hall)	Renew Hard Wired Smoke Detectors (Hall)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Landing 1)	Install Battery Smoke Detectors (Landing 1)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Landing 1)	Install Hard Wired Smoke Detectors (Landing 1)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Landing 1)	Renew Battery Smoke Detectors (Landing 1)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Landing 1)	Renew Hard Wired Smoke Detectors (Landing 1)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Landing 2)	Install Battery Smoke Detectors (Landing 2)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Landing 2)	Install Hard Wired Smoke Detectors (Landing 2)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Landing 2)	Renew Battery Smoke Detectors (Landing 2)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Landing 2)	Renew Hard Wired Smoke Detectors (Landing 2)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Living Room)	Install Battery Smoke Detectors (Living Room)	Quantity	10	£86.00
Safety & Security	Smoke Detectors (Living Room)	Install Hard Wired Smoke Detectors (Living Room)	Quantity	10	£110.00
Safety & Security	Smoke Detectors (Living Room)	Renew Battery Smoke Detectors (Living Room)	Quantity	10	£86.00

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Component	Element	Repair	UOM	NIHE LC	NIHE 2020 Rate
Safety & Security	Smoke Detectors (Living Room)	Renew Hard Wired Smoke Detectors (Living Room)	Quantity	10	£110.00
Walls	Wall Covering (Main)	Renew Concrete panel Wall Covering (Main)	M2	60	£0.00
Walls	Wall Covering (Main)	Renew Metal panel Wall Covering (Main)	M2	60	£0.00
Walls	Wall Covering (Main)	Renew Other Wall Covering (Main)	M2	60	£0.00
Walls	Wall Covering (Main)	Renew Pointed Wall Covering (Main)	M2	60	£0.00
Walls	Wall Covering (Main)	Renew PVC shiplap Wall Covering (Main)	M2	45	£0.00
Walls	Wall Covering (Main)	Renew Rendered Wall Covering (Main)	M2	60	£0.00
Walls	Wall Covering (Main)	Renew Tile hung Wall Covering (Main)	M2	60	£0.00
Walls	Wall Covering (Main)	Renew Timber shiplap Wall Covering (Main)	M2	60	£0.00
Walls	Wall Covering (Secondary)	Renew Concrete panel Wall Covering (Secondary)	M2	60	£0.00
Walls	Wall Covering (Secondary)	Renew Metal panel Wall Covering (Secondary)	M2	60	£0.00
Walls	Wall Covering (Secondary)	Renew Other Wall Covering (Secondary)	M2	60	£0.00
Walls	Wall Covering (Secondary)	Renew Pointed Wall Covering (Secondary)	M2	60	£0.00
Walls	Wall Covering (Secondary)	Renew PVC shiplap Wall Covering (Secondary)	M2	30	£0.00
Walls	Wall Covering (Secondary)	Renew Rendered Wall Covering (Secondary)	M2	45	£0.00
Walls	Wall Covering (Secondary)	Renew Tile hung Wall Covering (Secondary)	M2	60	£0.00
Walls	Wall Covering (Secondary)	Renew Timber shiplap Wall Covering (Secondary)	M2	30	£0.00
Walls	Wall Insulation (Main)	Install Cavity Wall Insulation (Main)	M2	50	£0.00
Walls	Wall Insulation (Main)	Install External Wall Insulation (Main)	M2	50	£0.00
Walls	Wall Insulation (Main)	Install Internal Wall Insulation (Main)	M2	50	£0.00
Walls	Wall Insulation (Main)	Install Rain Screen (Main)	M2	50	£0.00
Walls	Wall Insulation (Secondary)	Install Cavity Wall Insulation (Secondary)	M2	50	£0.00
Walls	Wall Insulation (Secondary)	Install External Wall Insulation (Secondary)	M2	50	£0.00
Walls	Wall Insulation (Secondary)	Install Internal Wall Insulation (Secondary)	M2	50	£0.00
Walls	Wall Insulation (Secondary)	Install Rain Screen (Secondary)	M2	50	£0.00
Walls	Wall Structure (Main)	Repair Wall Structure (Main)	M2	50	£0.00
Walls	Wall Structure (Secondary)	Repair Wall Structure (Secondary)	M2	50	£0.00
Windows	Adequate External Noise Insulation	Improve Noise Insulation	Quantity	99	£0.00
Windows	Windows (Main)	Renew Metal Double Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew Metal Single Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew Metal Triple Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew PVCu Double Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew PVCu Single Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew PVCu Triple Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew Timber Double Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew Timber Single Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Main)	Renew Timber Triple Glazed Windows (Main)	Quantity	30	£342.00
Windows	Windows (Secondary)	Install Secondary Glazing	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew Metal Double Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew Metal Single Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew Metal Triple Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew PVCu Double Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew PVCu Single Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew PVCu Triple Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew Secondary Glazing	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew Timber Double Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew Timber Single Glazed Windows (Secondary)	Quantity	30	£342.00
Windows	Windows (Secondary)	Renew Timber Triple Glazed Windows (Secondary)	Quantity	30	£342.00