

## Appendix 1 – Summary of Technical Due Diligence

### Technical Due Diligence Findings:

The following maintenance work was identified during condition surveys and assumes utilisation of a 10 year programme for costing.

### **Cost Plan Summary by Site:**

Physical Condition	Backlog (Year 0)	Impending Backlog (Years 1-5)	Future Costs (Years 6-10)	Total Cost
(6)	£91,260	£142,034	£86,088	£319,382
(6)	£82,973	£110,827	£84,347	£278,147
(6)	£1,164	£115,970	£88,505	£205,639
(7)	£2,160	£112,806	£92,518	£207,484
(8)	£10,139	£68,079	£166,667	£244,885
(15)	£1,500	£102,943	£272,726	£377,169
(6)	£0	£51,300	£0	£51,300
(4)	£0	£43,336	£7,968	£51,304
(7)	£0	£61,980	£10,463	£72,443
(7)	£0	£24,090	£48,353	£72,443
(7)	£165,044	£201,454	£5,374	£371,872
(7)	£0	£12,055	£65,263	£77,318
(5)	£0	£52,044	£5,818	£57,862
(9)	£0	£6,851	£58,500	£65,351
(3)	£85,480	£70,503	£10,797	£166,780
(8)	£60,054	£69,205	£82,953	£212,212
(4)	£90,511	£99,740	£4,596	£194,847
(4)	£69,114	£102,360	£29,672	£201,146

(11)	£216,124	£179,089	£4,547	£399,760
(10)	£34,026	£191,815	£159,931	£385,772
(5)	£816	£136,560	£78,885	£216,261
(22)	£544,252	£640,998	£22,048	£1,207,298
(4)	£0	£5,103	£34,000	£39,103
(4)	£0	£5,103	£34,000	£39,103
(5)	£0	£5,517	£42,500	£48,017
(8)	£83,526	£173,835	£4,134	£261,495
(5)	£0	£7,360	£43,946	£51,306
(7)	£64,720	£112,642	£3,307	£180,669
(4)	£99,156	£140,050	£4,134	£243,340
(4)	£99,156	£140,050	£4,134	£243,340
(4)	£95,130	£140,050	£4,134	£239,314
(8)	£79,026	£138,538	£4,134	£221,698
(9)	£200,325	£245,930	£8,268	£454,523
(36)	£581,524	£879,626	£32,608	£1,493,758
(5)	£58,725	£100,780	£2,205	£161,710
(4)	£48,152	£82,591	£30,376	£161,119
(4)	£373	£60,068	£73,402	£133,843
(7)	£85,816	£157,165	£98,438	£341,419
(1)	£0	£19,463	£62,943	£82,406
(26)	£300,030	£531,122	£15,434	£846,586
(5)	£25,162	£117,883	£19,911	£162,956
(6)	£0	£28,999	£39,000	£67,999

(6)	£1,500	£0	£138,186	£139,686
(7)	£4,815	£131,556	£51,197	£187,568
(10)	£171,026	£228,668	£5,788	£405,482
(12)	£0	£90,776	£245,810	£336,586
(8)	£32,731	£125,525	£49,794	£208,050
(5)	£121,080	£159,157	£4,754	£284,991
<b>TOTALS 371</b>	<b>£3,639,294</b>	<b>£6,454,356</b>	<b>£2,460,318</b>	<b>£12,553,968</b>

**Cost Plan Summary by Year:**

Ten Year Cost Plan										
Costs (Year 0)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
£3,639,294	£15,042	£2,306,354	£1,731,285	£1,570,533	£831,141	£952,081	£56,645	£786,494	£167,508	£497,589

**Cost Plan Summary by Priority:**

Costs (Year 0-10)	Urgent	Essential	Desirable	Long-Term	TOTAL
	£0	£6,469,950	£3,733,753	£2,350,265	£12,553,968

It should be noted that the maintenance costs reflect property condition that is commensurate with age.