Development of a Wellbeing Hub @ Park View



Full Business Case – Appendices (Document 3)

November 2025 – Final

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APPENDIX 1 – NATIONAL CONTEXT / RELEVANT NATIONAL STRATEGIES

NHS Wales Planning Framework 2024 – 2027

This updated framework sets out the statutory planning directions for NHS organisations to clarify the requirements for the coming year. This is to set the ambitions and direction for plans over the three-year period via an Integrated Medium- Term Plan (IMTP).

The framework states that organisational plans must take advantage of transformation, innovation and digital opportunities in designing services and treatment pathways.

The framework also stipulates the National Programmes remain as:

- Enhanced Care in the Community, with a focus on reducing delayed pathways of care
- Primary and Community Care, with a focus on improving access and shifting resources into primary and community care
- Urgent and Emergency Care, with a focus on delivery of the 6 goals programme
- Planned Care and Cancer, with a focus on reducing the longest waits
- Mental Health, including CAMHS, with a focus on delivery of the national programme.

NHS Wales Performance Framework 2024 – 2025

The performance measures in the NHS Wales Performance Framework for 2024-2025 reflect the National Programme areas as outlined in the NHS Wales Planning Framework 2024-2027 above. In addition, a small set of measures focusing on enablers, health prevention and the delivery of quality and safe services has been included.

All of the performance measures and policy assurance assessments in the NHS Performance Framework have also been mapped to 'A Healthier Wales' quadruple aim:

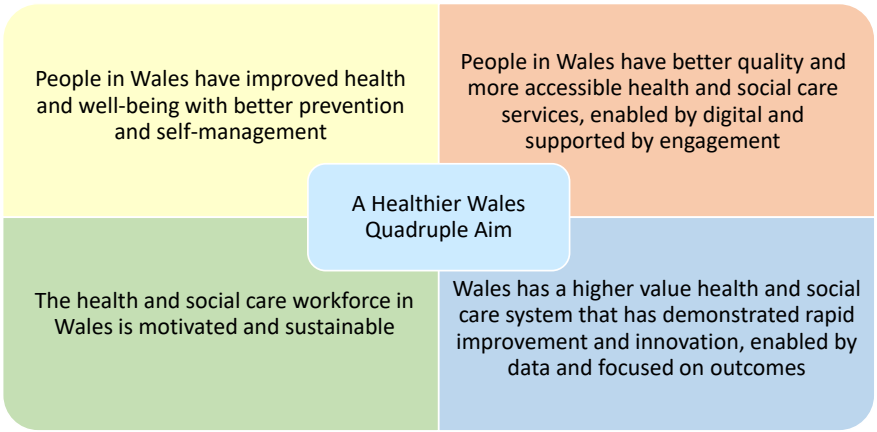


Figure 1: A Healthier Wales - Quadruple Aim

Digital Health and Care Wales: Organisational Strategy (2024 - 2030)

Digital Health and Care Wales (DHCW) has made much progress since inception in 2021 and the need for a digital and data revolution in health and care has never been clearer.

Digital and Data will enable the health and care system to innovate, to develop new ways to deliver services that empower patients, the public and all health and care professionals, which in turn will improve outcomes by providing safe, responsive and prudent health and care services.

This updated strategy is framed around the same five missions as the three year Integrated Medium Term Plan, and annual Business Plan. The five missions are:



Figure 2: DHCW Strategic Missions

The strategy will evolve over time with digital and data sources continually changing and must be responsive to the everchanging world around us, and to the needs of partner organisations and the public, however, this strategy will maintain the focus on making digital a force for good in health and care whilst remaining responsive to Welsh Government priorities and the changing digital and data landscape.

Planning Policy Wales - Edition 12, 2024

The primary objective of Planning Policy Wales (PPW) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well‑being of Wales, as required by the Planning (Wales) Act 2015, the Well‑being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

PPW aims to ensure the local community are involved in any development of proposals and the needs, aspirations, health and wellbeing of all people are considered at the outset. Proposals are then shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.

Strategic Programme Primary Care 2023/2024

The Strategic Programme for Primary Care (SPPC) in Wales aims to bring together and develop all previous primary care strategies and reviews at an accelerated pace and scale, whilst addressing emerging priorities highlighted within *A Healthier Wales* and coordinating the *Primary Care Model for Wales* which is a transformational model for Wales with a set of key significances:

- Establishment of specific, All Wales primary care work streams
- Addressing seamless working in Health Boards and with Partners
- Reform of the primary care contract

Therefore, to achieve success, the SPPC looks to all health, social and wellbeing providers, Health Boards and other Stakeholders to work collaboratively in sharing local initiatives, products and solutions that could add value to the delivery of primary care services on a 'once for Wales basis'.

The programme is made up of six streams:

- Prevention and Wellbeing
- 24/7 Model
- Data and Digital Technology
- Workforce and Organisational Development
- Communication and Engagement
- Transformation and the Vision for the Clusters

Strategic priorities include:

- Community Infrastructure
- Accelerated Cluster Development
- Mental Wellbeing
- Urgent Primary Care Centres
- Strategic Workforce Plan for Primary Care

Public Health Wales: Working Together For A Healthier Wales – Our Long Term Strategy 2023 - 2035

The Long Term Strategy sets out Public Health Wales' vision for a healthier future for people in Wales by 2035 and commits to working towards a Wales where people live longer, healthier lives and where everyone has fair and equal access to the things that lead to good health and wellbeing. Focussing on six priorities:

- Influencing the wider determinants of health
- Promoting mental and social wellbeing
- Promoting healthy behaviours
- Supporting the development of a sustainable health and care system focused on prevention and early intervention

- Delivering excellent public health services to protect the public and maximise population health outcomes
- Tackling the public health effects of climate change.

WHC: Health and Care Quality Standards (2023) / The Duty of Quality Statutory Guidance 2023 (2022)

The duty of quality, as part of the Health and Social Care (Quality and Engagement) (Wales) Act 2020, came into force on 1 April 2023 and highlights the Welsh Government's commitment to safe, effective and person-centred health services. Quality is more than just meeting service standards. It needs to be a system-wide way of working. Quality means safe, timely, effective, efficient, equitable and person- centred health care which is embedded within a culture of continuous learning and improvement.

The duty requires Welsh Ministers and NHS bodies to actively consider these domains of quality when making decisions about health services so that improved outcomes are secured. This supports the five ways of working (long term, integration, involvement, collaboration and prevention) within the Well-being of Future Generations (Wales) Act 2015 as well as promoting the well-being goals of A Healthier Wales.



Figure 3: Health and Care Quality Standards

Health Impact Assessment (Wales) Regulations 2023 / 2024

The Welsh Government wants Wales to be an equal and a fair place for everyone. Without health inequalities to stopping people from having a full and long life and a Health Impact Assessment (HIA) is a way to make sure no group of people is unfairly affected by big actions or decisions being made by public bodies.

The Regulations will say public bodies must do a HIA when they want to take an action or make a decision that is strategic.

A strategic action or decision includes anything:

- That changes how it functions
- That changes its legal actions or responsibilities
- That set new goals or objectives that change direction
- That affect their finances or financial planning
- That changes short-term plans to long term plans
- That makes changes to public services
- That changes how it delivers or buys services
- That changes a law or makes a new law.

A public body won't have to do a HIA for actions or decisions that:

- Are part of its day-to-day working
- Administration matters
- Routine operating
- Short-term plans.

National Workforce Implementation Plan: Addressing NHS Wales Workforce Challenges (January 2023)

In 2018 '*A Healthier Wales: our plan for health and social care*' prioritised the core need to address the challenges facing the health and care workforce. A further supporting strategy, '*A Healthier Wales: Our Workforce Strategy for Health and Social Care Workforce'* commissioned by Welsh Government was published in 2020, this set a 10-year vision to realise ambitions to meet the core aim of 'A motivated and sustainable health and social care workforce'. This strategic vision has been key to ensure the long-term direction is maintained in relation to a sustainable workforce for the future.

Key building blocks have been put in place, with significant investment in education and training of the NHS Wales workforce in recognition of laying the foundation for future sustainability. However, NHS Wales is experiencing health and social care workforce challenges replicated globally and these workforce issues must be accelerated by action underpinned by strong, collective and compassionate leadership if improvements to retention and recruitment are to be made and provide the workforce with the working environment and conditions that they need to be able to care effectively for the people of Wales.

The National Workforce Implementation Plan outlines a series of practical actions that will act as enablers to accelerate the ten-year vision fully recognising the work that is underway as part of the Workforce Strategy whilst acknowledging the need for rapid collective action on some key priorities in order to expand and accelerate progress in light of current pressures.

The Implementation Plan will:

- Support the Workforce Strategy's commitment to deliver an inclusive, flexible, multi-professional workforce able to work across sectors and traditional boundaries
- Reinforce the Strategy's central focus on workforce wellbeing and its ambition to build compassionate, collective and inclusive cultures as a sustainable foundation for robust strategies to attract, recruit and retain talented people to train, work and live in Wales
- Identify ways to accelerate the Strategy's clear goals in facilitating effective health workforce deployment, using value-based approaches to deliver professionally fulfilling roles, multi-disciplinary teams focused on prudent healthcare principles and embracing the use of technology to release time to care
- Co-ordinate action and interdependencies across the different organisations who play a role in delivery of the NHS Wales workforce ambitions.

The actions in the plan are framed around three key headings which will resonate both with the workforce and the public who rely on their services, these are:



Figure 4: National Workforce Implementation Plan Key Actions

Anti-race Wales Action Plan (June 2022, updated 2023)

The Anti-race Wales Action Plan builds on previous Welsh Government initiatives on race equality and has been developed in collaboration with a wide range of communities and organisations across all parts of Wales. It is a real opportunity to make a difference as a catalyst to improving life chances and tackling poverty across all protected groups. The Plan builds on the findings of the Welsh Government Socio Economic Subgroup report on coronavirus (COVID 19) and people from the ethnic minority backgrounds in Wales and is built on the values of anti-racism. This means that a common theme that runs across all the chapters is the desire to strive for a nation in which there is zero tolerance for racism in all its guises. In this regard, the Plan is comprehensive and touches every institution over which the Welsh Government has influence.

The guiding principle of this Plan is that the rhetoric on racial equality should be translated into meaningful action, with organisations and institutions made accountable for turning this into reality as is common with other important policy areas.

Future Wales – The National Plan 2040 (2021)

Future Wales – the National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities.

Future Wales is a plan promoting development that enhances wellbeing and quality of life. It is a framework to focus on achieving big ambitions when developing and regenerating cities, towns and villages. Future Wales empowers plans at the regional and local levels to identify schemes and projects that benefit communities and help to achieve national ambitions.

NHS Wales Decarbonisation Strategic Delivery Plan (2021)

This plan demonstrates how NHS Wales can play its part in the COVID-19 recovery, its commitment to the *Wellbeing of Future Generations (Wales) Act 2015* and builds further upon the 2019 decarbonisation strategy, *Prosperity for All: A Low Carbon Wales* further stating the ambition for the public sector to be net zero by 2030, and the specific policy to reduce emissions in the health sector. Sustainability is key to ensuring the Health Board can continue delivering healthcare outcomes that matter today and, in the future, and in support of this, the Health Board has adopted it's own strategic sustainability objectives with the agenda including:

- Biodiversity
- Energy consumption and exploration of low-energy alternatives
- Waste reduction and recycling measures
- Water usage reduction initiatives
- Sustainable buildings and infrastructure
- A commitment to Active Travel

National Clinical Framework: a learning health and care system (2021)

The National Clinical Framework sets out a coherent vision for the strategic and local development of NHS clinical services. It is grounded in the life course approach to service delivery and aligned to the burden of disease facing the population. Its intent is to improve patient outcomes and support the planning and delivery of resilient clinical services. It builds upon the findings of the Parliamentary Review and the direction set in *A Healthier Wales* and has benefited from looking at international experience and engagement with NHS colleagues. The Framework will sit at the centre of the system of planning.

The National Clinical Framework set out a new model of planning and delivery for clinical services. It set out how the NHS Executive will emerge as the central guiding hand called for by the Organisation for Economic Co-operation and Development (OECD) and Parliamentary Review. Over time the Executive will incorporate the existing national networks, programmes and support units. It will use these components to direct, support and enable the NHS in Wales to transform clinical services in line with national priorities. It will have a significant focus on ensuring that nationally agreed service innovations and holistic pathways of care that have been developed through the collaboration of NHS bodies are then implemented. The National Clinical Framework links the Executive to other NHS bodies through its national programmes and networks. The Framework confirms the introduction of a new suite of documents to guide the development of clinical services called 'quality statements'.

A More Equal Wales – The Socio-economic Duty (2021)

The Socio-Economic Duty builds upon the principles of the Equality Act 2010 and the Future Generations of Wales Act 2015 however the Duty which came into force in March 2021 will be a key mechanism in planning Wales's recovery from the impact of Covid-19, making sure that the most vulnerable people in communities are supported. This enables a move towards the reconstruction of a fairer and more prosperous Wales.

Future Generations Report 2020 - 2025 (2020)

This report produced every five years seeks to provide the inspiration, ideas and recommendations to help public bodies make improvements to their wellbeing objectives and further meet the vision to create the 'Wales we want' for current and future generations by building upon the Wellbeing of Future Generations (Wales) Act (2015).

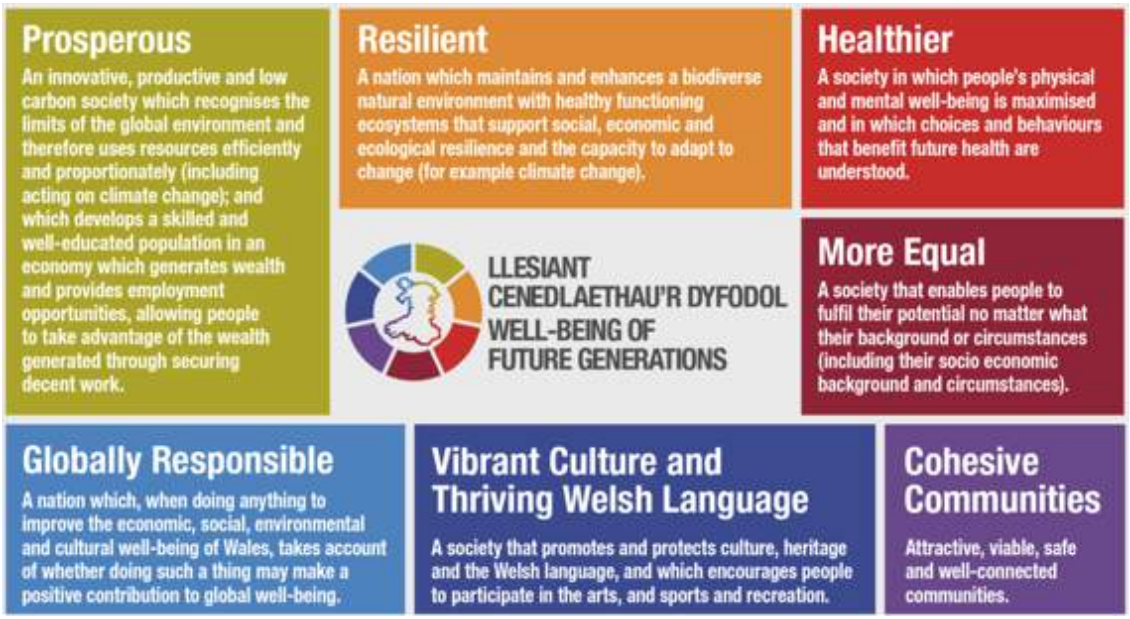


Figure 5: WFG Act 7 Wellbeing Goals

Prosperity for All: A Low Carbon Wales (September 2019)

Climate change is the globally defining challenge of our time and is a matter which transcends political and social boundaries, it is also often the most vulnerable in communities who are impacted the most. Decarbonisation offers enormous opportunities to create a vibrant and socially-just economy helping create a society in Wales that ensures well-being and tackles inequality.

The Prosperity for All: A Low Carbon Wales Plan sets out the Welsh Government's approach to cut emissions and increase efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out 100 policies and proposals that directly reduce emissions and support the growth of the low carbon economy. Delivering these ambitious decarbonisation targets will require significant leadership, collaboration with partners and the involvement of society as a whole and over the coming years WG will continue to refine the policies and raise ambition to accelerate action in line with the pathway towards a low carbon Wales.

A Healthier Wales: Our Plan for Health and Social Care (2018, updated 2022)

The aims of this plan are to provide health and social care services in the future that:

- Support people to stay well, not just treat them when they become ill
- When people need help, work with them and their loved ones to find out what is best for them and agree how to make those things happen - 'person- centred approach'
- Will provide most services outside of hospitals, closer to home, or at home, and people will only go to hospital for treatment that cannot be provided safely elsewhere
- Will be a 'community-based approach' to help take pressure of hospitals, reduce the time people have to wait to be treated, and the time they spend in hospital
- Will use the latest technology and medicines to help people get better, or to live the best life possible if they aren't able to get better

Prudent Healthcare (2016)

The proposed new service models are based on the principles of prudent healthcare:

- Achieve health and well-being with the public, patients and professionals as equal partners through co-production
- Care for those with the greatest health need first, making the most effective use of all skills and resources
- Do only what is needed, no more, no less; and do no harm
- Reduce inappropriate variation using evidence based practices consistently and transparently

The debate around prudent healthcare has identified three priority areas for action:

- APPROPRIATE tests, treatment and medications
- Changing the model of OUTPATIENTS
- Public services WORKING TOGETHER to improve healthcare

Well-being of Future Generations (Wales) Act 2015

The Wellbeing of Future Generations (Wales) Act 2015 acknowledges the contribution that everyone can make to the shared goals for Wales and gives a basis for creating a different kind of public service in Wales.

APPENDIX 2 – LOCAL CONTEXT / STRATEGIES

Integrated Annual Plan (2025/2026)

Within Wales, and across the UK, CVUHB are operating within the most challenging circumstances that the NHS has faced since its inception.

The Integrated Annual Plan 2025/2026 sets out how the Health Board will navigate this challenging operating environment whilst delivering outstanding quality in a sustainable way for the people it serves through:

- Being clear on priorities, and focussing on actions that will have the greatest impact for the people and the Health Board's wider system
- Being bold and brave in its leadership and in its thinking, to tackle the complex system wide challenges faced in new and innovative ways
- Being transparent and realistic about what it can achieve within the constraints.

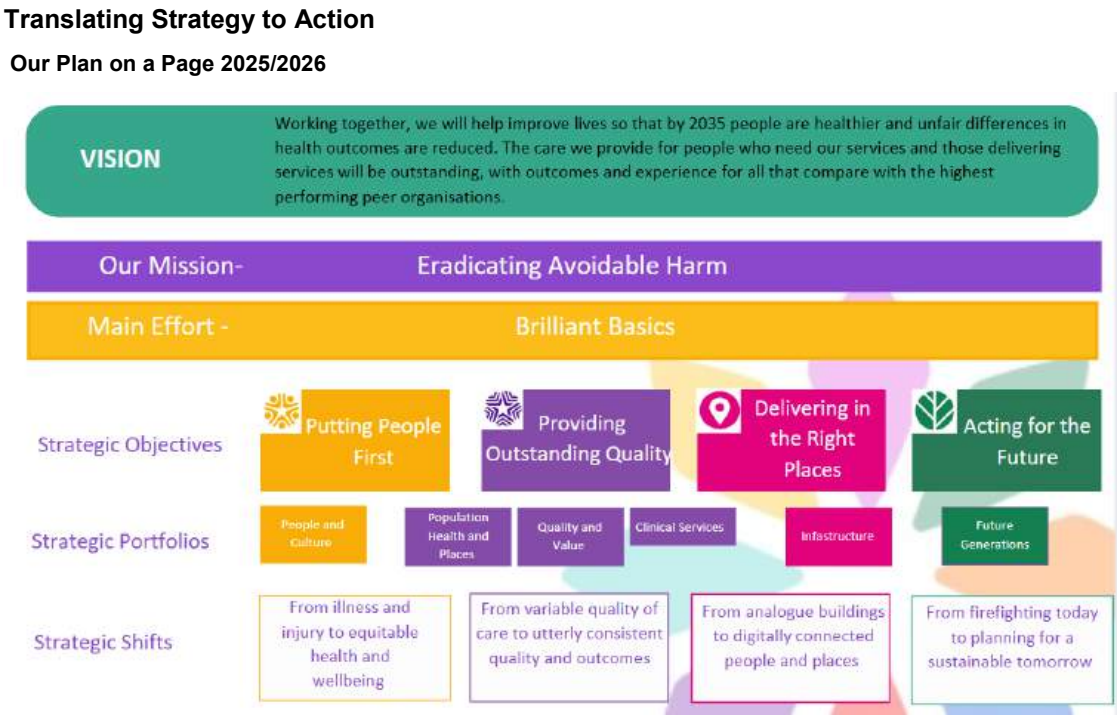


Figure 1: Integrated Annual Plan On A Page 2025 / 2026

Underpinning the plan for 2025/2026 is the "Brilliant Basics".

The Health Board recognise that it cannot achieve its ambition without the right systems, processes and infrastructure in place to enable operational efficiency. Each of the Health Board's Strategic Portfolios have identified their Brilliant Basics priorities and associated Key Performance Indicators, the delivery of which will provide the solid foundations upon which CAVUHB can build a sustainable future.



Figure 2: Integrated Annual Plan 2025/ 2026 “Brilliant Basics”

Cardiff and Vale Local Public Health Plan 2024 – 2027

The aim of this plan is to reduce health inequalities and improve and protect the health of people in Cardiff and the Vale of Glamorgan.

The plan sets out the actions that will be taken over the next three years to meet the aim, above. The plan is part of Cardiff and Vale UHB’s integrated annual plan for 2024-25.

This document builds on the plan from last year but also includes new work to develop a long-term local public health vision and plan during the year, following the publication of the Health Board’s updated Shaping Our Future Wellbeing strategy in 2023.

Cardiff and Vale UHB: Decarbonisation Action Plan 2024

The impact of climate change will see continued evolution in the nature and incidence of diseases in the population, such as more heat-related illnesses and psychological impacts from flooding and displacement, and worsening health inequalities. These impacts pose a risk to the Health Board and its residents.

Without mitigation there will be an increased demand for services.

The Health Boards infrastructure will also require significant investment and adaptation to deal with increasingly extreme and volatile weather events including heat and flooding, therefore the Health Board have committed to reducing their impact on the environment by setting a challenging ambition in the refreshed strategy, Shaping Our Future Wellbeing – to reduce the emissions they control by 40% by 2027.

This plan has built on previous plans but has evolved further over the past year and sets out a 3-year context, aligning with the 2027 ambition. This Plan has three major themes, each with sub themes and actions sitting underneath:



Figure 3: Decarbonisation Themes

By delivering on these themes, the Health Board will ensure that what is done today does not compromise the wellbeing of future generations.

SOFW Strategy: CVUHB Strategy to 2035

Transforming services through redesigned clinical pathways and service models, to enable traditional hospital-based services to be delivered in the community, close to where people live is paramount to the Health Board's Shaping Our Future Wellbeing Strategy (SOFW) which has been updated in 2023. Working together, the Health Board will help improve lives so that by 2035 people are healthier and unfair differences in health outcomes are reduced. The care provided for people who need the Health Boards services and those delivering services will be outstanding, with outcomes and experience for all that compare with the highest performing peer organisations.

There is also a particular focus on those conditions where change will have the biggest impact in shaping the future health and wellbeing of the population and alignment with the strategy will allow the Health Board to improve the way it delivers its services across disciplines and provide its strategic key principles of:

Putting people first	▪ Being a great place to train, work and live ▪ To listen to and empower people to live healthy lives
Providing outstanding quality	▪ Provision of equitable, timely and safe services ▪ People are treated with kindness and are supported to achieve the outcomes that matter to them ▪ Reduced inequities in prevention and improved access to clinical services and clinical outcomes
Delivering in the right places	▪ Utilising real time integrated data to inform joint decision making and multi-disciplinary team working ▪ Provision of care in the right place, in facilities that are fit for purpose, flexible and that promote recovery
Acting for the future	▪ Provision of sustainable healthcare into the future by reducing the Health Boards carbon footprint

Figure 4: SOFW Strategy: CVUHB Strategy to 2035 – Strategic Principles

Cardiff and Vale People and Culture Plan 2023 – 2026

The impact of COVID-19 on the health and care system in Cardiff and the Vale of Glamorgan has been immense: services, processes and, vitally, people have all been changed in some way as a result of the pandemic.

While many people were able to adapt, innovate and face the challenges presented to them, the physical and emotional strain of doing so, as well as the toll of simply doing their jobs in such unprecedented conditions cannot be overstated.

The People and Culture Plan sets out the actions the Health Board will take over the next three years, with a clear focus on improving the wellbeing, inclusion, capability and engagement of the workforce and is the Health Board's opportunity to improve the experience of staff, to ensure the improvements that have been made over recent years continue, and to confront the challenges which have arisen as a result of the pandemic and subsequent recovery period.

The Plan is built around 7 themes which are based on the themes set out in the Workforce Strategy for Health and Social Care, with an added emphasis on retention in theme 3 to recognise the importance of retaining the workforce as well as recruiting new people:

- Seamless workforce models - to support multi-professional and multi-agency working through integration of Health and Social Care services and the development of alternative workforce models to deliver a seamless, co-ordinated approach with partners based on outcomes that matter to the person
- Engaged, motivated and healthy workforce - to have a workforce that feels valued and supported wherever they work
- Attract, recruit and retain - to recruit and retain the right people with the right skills
- Building a digitally ready workforce - to have a workforce that is digitally ready, with both the technology available and the skills to utilise this effectively
- Excellent education and learning - to invest in education and learning to deliver the skills and capabilities needed to meet the future needs of the people we care for and support our people to progress their careers
- Leadership and succession - to have leaders in the health care system who embody inclusive, collective and compassionate leadership
- Workforce supply and shape - to have a sustainable workforce in sufficient numbers to meet the health and social care needs of the population

Shaping Our Future Clinical Services Plan 2020 – 2030

In 2018 the Health Board identified the need to set out in more detail how clinical services need to develop over the next decade and into the mid-21st century to realise the vision set out in the strategy and to respond to the many drivers of change the Health Board is facing.

Shaping Our Future Clinical Services has been updated and sets out the Health Board's proposed approach to developing more detailed clinical plans which is a clinically led process, and in relation to services delivered in the community, is being developed with public service partners. The Health Board conducted an initial public engagement exercise over the winter of 2020-21 on Shaping Our Future Clinical Services to seek feedback from the public and partners on the proposed approach to the transformation and configuration of

future clinical services. Shaping Our Future Clinical Services will continue to evolve as new treatments and approaches are developed and feedback and input from the public and partners shapes thinking and planning. With this in mind, Shaping Our Future Clinical Services does not describe all of services in detail. It signals how the Health Board will develop services overall, clarifying the role that each of the Health Board facilities will provide and what needs to change.

In relation to how the Health Board see its clinical services developing over the next decade, there are a series of overarching planning principles which guide this work:

- The Health Board will work collaboratively with neighbouring UHBs, Local Authority and other public and third sector partners to provide care through a connected health and social care system to improve health and wellbeing
- Citizens should receive care at home or as close to home as possible – hospitals should only provide assessment or care that cannot be provided in the community;
- Patients requiring hospital admission should receive high quality, high value, and evidence-driven, safe and compassionate care
- Hospital care should provide the appropriate package of specialist care co-ordinated to meet the needs of the patient and focussed on improving outcomes
- Innovative workforce models, new technologies and a flexible digital platform across clinical and wider care providers will support new models of care
- Redesigned clinical pathways and services driven by the Health Board's Transformation programme will deliver improved outcomes and value-based healthcare
- Research & Development activities will enable patients to have access to a wider range of treatment options by participating in research and clinical trials
- Creating a climate, with the necessary facilities, which facilitates and promotes clinical innovation and health inventions to benefit patient care through better outcomes and contributing to economic growth in the region

The following figure is the draft 'shaping our future clinical services' overview:

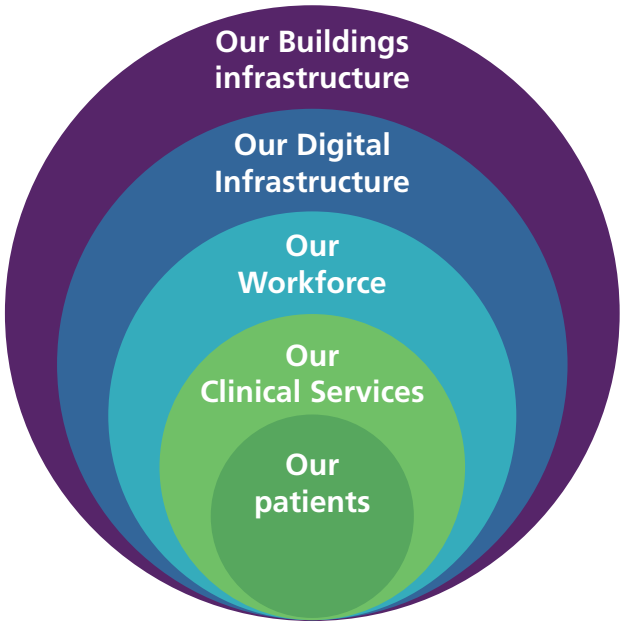


Figure 5: Shaping Our Future Clinical Services Overview

Shaping Our Future Wellbeing – Future Hospitals Programme Business Case (September 2021)

This Programme Business Case (PBC) sets out the principles and component parts of the transformational change in the way the Health Board delivers its clinical services to the local and national population, and the associated infrastructure and service changes that need to take place to support the implementation of the clinical strategy and vision.

The proposed programme is comprised of the following constituent projects:

1. Project 1: Clinical service transformation in line with a new clinical model and vision, which underpin the physical elements of the programme. It will deliver world-leading services, while investing in creating much more co-ordinated and effective population health management
2. Project 2: Potential redevelopment of hospital infrastructure at University Hospital Wales and University Hospital Llandough sites, enabling net zero carbon and including associated improvements to IT and digital infrastructure and medical equipment. This work will consider the options that present themselves based upon the Health Board's strategy and a comprehensive assessment of those options to determine a recommended preferred way forward
3. Project 3: Development of an Academic Health Sciences Hub and a Life Sciences Eco-system to allow the Health Board, Cardiff University and industry players to collaborate and support innovation, research, and development

The purpose of the PBC is to:

- Articulate an ambitious vision for the Board as a whole and the future of CVUHB as an anchor institution for the wider region
- Articulate the case for change for the overall programme, going beyond just noting the poor quality of the existing estate
- Articulate the clinical services strategy and the IT and digital strategies which underpin this, developed in line with emerging science and best practice from elsewhere, both for the local population and within the wider NHS
- Set out an indicative longlist of options that would enable delivery of a set of critical success factors including the clinical services strategy, focusing on service change that needs to take place
- Present the range of unquantified benefits the programme could be expected to deliver and the methodology for quantifying these in later stages
- Set out possible commercialisation opportunities within the programme to assist with revenue affordability, such as the Academic Health Sciences Hub and potential private hospital
- Set out the programme governance arrangements and outline the next steps in moving from the PBC to individual project business cases

Cardiff and Vale UHB Delivering Digital: a Five Year Strategy – Building a learning health and care system (July 2020)

This digital strategy has been produced to provide a clear roadmap for how digital technology will enable the transformation of clinical services described by the Health Board overarching strategy, 'Shaping Our Future Wellbeing'.

The objective of the NHS in Wales was set out in the Welsh Government document A Healthier Wales, declaring the ambition for an integrated health and social care system which enables seamless care and the ability to promote health and wellbeing as close to home as possible. The document very clearly sets out the need for a modern digital infrastructure to enable this transformational change.

The Health Board's digital strategy has been written after engagement with staff across the organisation, taking particular note of the attendees of the clinical information management and technology group, the clinical boards, the executive board and information available from patient feedback. The strategy sets out a significant step change in the approach that the Health Board will take towards a digital future for healthcare services.

Digital services are a key enabler to transforming the way health and care services are delivered in Wales, and in enabling patients to have greater involvement in managing their health and wellbeing. The following diagram summaries the aims of the Health Board's digital strategy over the next five years:

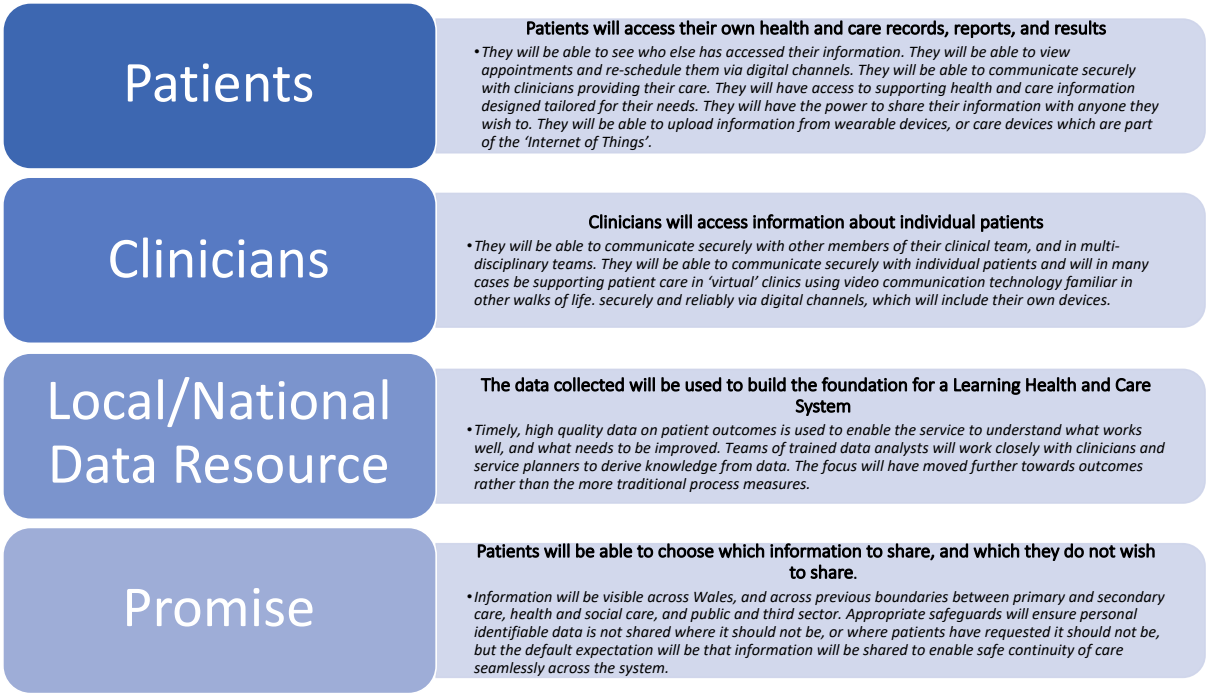


Figure 6: Overview of the five year aims of the Health Board's Digital Strategy

Many people across the region interact with many different health and care services, which are delivered by numerous organisations. People may have different pieces of information about their care held in the Health Board, council (for instance social services and education) and the third sector.

The Cardiff and Vale Regional Partnership Board (RPB) have recognised that to deliver integrated services, organisations need to be able to easily share information in a way that is simple to use and complies with data protection laws. Therefore, in support of the above aims, the Health Board are currently implementing a number of digital initiatives that are creating greater collaborative working across organisations to make Cardiff and the Vale of Glamorgan a Digital Care Region, delivering informed care and ensuring relevant and agreed information is available across partners.

A pilot project has been undertaken utilising the National Data Resources (NDR) work that has allowed for care records to become shareable across teams and move across the many e-record platforms available across Wales, with the plan for more significant works to come.

Cardiff and Vale UHB Estates Strategy 2018 - 2028

In 2018, the Health Board developed an estates strategy describing the current state of the estate and setting out a ten year programme for delivering the infrastructure needed in order to realise the vision and aims of the Health Board's strategy and to enable full implementation of the clinical services plan.

The plan identified that much of the current infrastructure is no longer suitable for current and future use and is not conducive to the best patient outcomes and experience, nor staff wellbeing.

The estates strategy sets out the case for change for major investment in the infrastructure, outlining the developments needed at key sites over the next decade. It provides a specific focus on the need to re-provide the majority of facilities currently at UHW and sets out a compelling vision to develop a new hospital as part of health science campus with university, government and industry partners.

The document remains a working document which is regularly updated to reflect progress and changes that are needed. Below is a summary of the objectives of the estates strategy:



Figure 7: Estates Strategy Objectives

These objectives are key to the achievement of the aspiration for carbon neutrality by 2030.

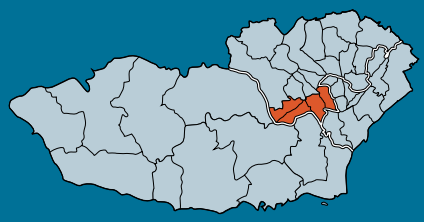
A parallel piece of work has also been undertaken to assess current location accessibility and the future potential to support the implementation of SOFW: In Our Community. This takes account of deprivation, access/travel times, condition and location of current facilities

and opportunity to join up services with the local authority. The outcome suggests there is potential to streamline capacity and facilities, and the remodelling of the estate to reflect the strategic direction of rebalancing services to primary and community settings wherever possible.

APPENDIX 3 – CLUSTER PROFILE

Cardiff South West Cluster Profile Summary

October 2022



PLEASE USE THIS SUMMARY ALONGSIDE THE FULL PROFILE WHICH CONTAINS FURTHER INFORMATION ABOUT DATA SOURCES, DATA CAVEATS AND RECOMMENDED ACTIONS.

A summary of data available at cluster level

Who is in Cardiff South West Cluster?

74044 People[1]

10 GP practices

10 Pharmacies

7 Optometrists

9 Dental practices

Key facts about the Cardiff South West Population:

Age of the population

18.2% (13489) are under 15 years old.[1]

67.7% (50148) are aged 15-64 years old.[1]

14.1% (10407) are aged 65+ years old.[1]

Your registered population has a similar proportion people aged 15-64 years old than other C&V clusters.

Your registered population has a similar proportion of older people to other clusters. Across all clusters, the proportion of people aged 65+ is predicted to increase (expected 27% increase in resident over 65's in Cardiff by 2042).

SO WHAT? When planning in Cardiff South West cluster, to be aware of the age distribution of the population and the expected increase in the ageing population.

Deprivation

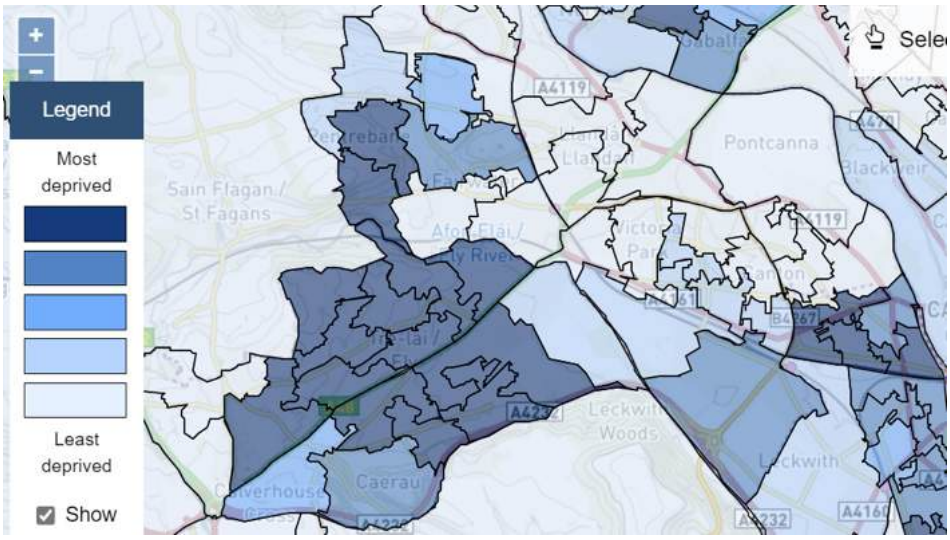
Your population has high levels of deprivation compared to other C&V clusters

Cardiff South West cluster is categorised in Deprivation Quintile 1 = most deprived 20%[3]

High deprivation **45.3%** of population of Cardiff South West live in the 20% most deprived areas in Wales (~33311 people)[3]

In 2020/21, 33.7% of children living in the Cardiff West constituency were estimated to be in child poverty.

A map to show how areas are ranked by the Welsh Index of Multiple Deprivation (2019) for overall deprivation, Cardiff South West approximate area by Lower Super Output Area Level.[5]



Crown Copyright and database right 2019. Ordnance Survey 100017916

Life Expectancy and Healthy Life Expectancy was variable across Cardiff South West wards

- Pre-pandemic, life-expectancy was levelling off, and a gap in healthy life expectancy between areas of high and low deprivation was present.
- The pandemic is expected to increase the gap in healthy life expectancy due to deprivation Pre-pandemic (using census 2011 data) for Healthy Life Expectancy (HLE) at birth:[6]

Lowest HLE at birth for males in Cardiff South West
53.6 years
(Ely)

Lowest HLE at birth for females in Cardiff South West
53.8 years
(Ely)

Highest HLE at birth for males in Cardiff South West
61.1 years
(Canton)

Highest HLE at birth for females in Cardiff South West
62.5 years
(Canton)

Range of HLE from birth in the Cardiff:[6]
Males: Lowest 51.6 years (Adamsdown) to Highest 74.0 years (Lisvane); Inequality in HLE = 22.4 years
Females: Lowest 52.3 years (Adamsdown) to Highest 74.8 years (Lisvane); Inequality in HLE = 22.5 years

Lifestyle behaviours

Alcohol



17.7% (~1 in 6) were drinking above guidelines in Cardiff South West in 2016-18[15], lower than Welsh average 18.9% and the average for Cardiff & Vale 18.9% (range 16.8% - 21.4%).[7] 2020-21 data adjusted for age[8], suggests drinking above guidelines in Cardiff remains similar to the Welsh average (20.1% Cardiff, 17.9% Wales)[8] but is significantly higher in the Vale of Glamorgan (27.7%)[19] Unlike most lifestyle factors, drinking above guidelines is more common in least deprived populations, but is still an issue in all areas. Also, harmful drinking is more likely in areas of deprivation such as Cardiff South West.

SO WHAT? Recommendations include making every contact count (MECC) and increasing routine alcohol screening to identify hazardous and harmful drinking behaviour. Supporting information on alcohol is available on the Cardiff and Vale public health website.

Smoking

Overall in Cardiff and Vale smoking rates are decreasing – in 2021-22, the prevalence of smoking was 12% (95% CI 9-14%) in Cardiff and 14% (9% - 20%) in the Vale of Glamorgan.[9]

In 2016-18[7], Cardiff South West reported higher rates of current smokers than national average (23.1% Cardiff South West, Wales 19.2%)[7] Rates of smoking in Cardiff South West were similar to other areas in Cardiff and Vale with high deprivation



Smokers are four times more likely to quit with the support of NHS services than if they go it alone. In Cardiff and Vale, there is a shift towards quit attempts in Help Me Quit Pharmacy (Level 3) from community.[10]

SO WHAT? Recommendations include making every contact count (MECC) and supporting awareness of and referral into the Help Me Quit Service www.helpmequit.wales

Healthy weight

The proportion of people reporting to be a healthy weight in Cardiff South West was lower than the national average.

In 2016-18, 37.2% of working age adults were a healthy weight in Cardiff South West[7], compared to Cardiff and Vale (40.8%)[7] and Wales (39.1%).[7] In 2019-20, the proportion of GP registered patients in Cardiff South West recorded as obese was 8.3% (QAIF data).[11] Whilst similar to the Cardiff and Vale average from the QAIF data (8.2%), the estimated prevalence for obesity in 2021-22 in Cardiff is 22% and the Vale of Glamorgan is 23% , suggesting QAIF data may underestimate the true prevalence.[9]

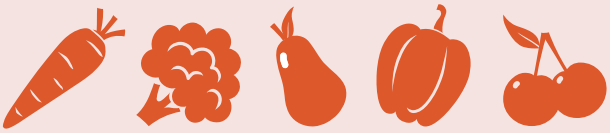


SO WHAT? MECC, raise awareness of identifying if not a healthy weight, better recording and signposting.



52.3% met physical activity guidance in 2016-18 in Cardiff South West, similar to the average in Cardiff and Vale (55.1%).[7]

2020-21 data shows the percentage of people meeting physical activity guidance decreases as deprivation increases.[12]



22.5% consumed 5 fruit and veg a day in 2016-18 in Cardiff South West, lower than the average in Cardiff and Vale (24.2%).[7]

2020-21 data shows that those in the most deprived two fifths are less likely to eat five fruit or vegetable portions a day.[13]

SO WHAT? Recommendations for clusters include making every contact count (MECC), support primary care colleagues to have knowledge and skills to offer simple dietary and/or physical activity advice, and promote awareness of local services to support and social prescribing.

Common conditions

The prevalence of common conditions from QAIF data 2019-2020[11] is presented, alongside the estimated prevalence in the whole population. This will provide an idea of what conditions affect your population, as well as suggest where conditions may be under-diagnosed or under-reported.

Respiratory

Asthma:

No. patients in cluster: **5140**

Reported prevalence in cluster: **7.9%**

Range all clusters = **5.5-7.9%**

Estimated UK = **12%**

COPD:

No. patients in cluster: **1412**

Cluster prevalence: **2.2%**

Range all clusters = **1.2% - 2.4%**

Estimated UK = **2%**

SO WHAT? Recommendations for clusters include making every contact count (MECC) to manage and modify risk factors related to asthma and COPD, encourage vaccination uptake to reduce co-morbidity and a focus on improving detection and management.

Cardiovascular

Atrial fibrillation:

No. patients in cluster: **1034**

Cluster prevalence: **1.6%**

Estimated England = **2.5%**

Heart failure:

No. patients in cluster: **576**

Cluster prevalence: **0.9%**

Estimated Europe = **1-2%**

Hypertension:

No. patients in cluster: **8558**

Cluster prevalence: **13.2%**

Estimated UK = **26.2%**

Stable rate in C&V of mortality from coronary heart disease in people aged under 75 in 2015-17[14]

Slightly increased rate of emergency heart failure admissions 2015/16 – 2017/18[14]

SO WHAT? Recommendations include a focus on identifying and modifying risk factors (including promoting healthy lifestyle behaviours), and improving detection and management.

Disorders affecting the brain and cognition

Stroke/TIA

No. patients in cluster: **1068**

Cluster prevalence: **1.7%**

Estimated UK = **190 per 100,000**

Stable rate of emergency stroke admissions in 2016/17 to 2017/18.[14]

Psychotic disorders

No. patients in cluster: **697**

Cluster prevalence: **1.1%**

Estimated UK = **0.7%**

Learning disability

No. patients in cluster: **377**

Cluster prevalence: **0.6%**

Estimated UK prevalence for learning disability = **2.16% of adults and 2.5% of children in the UK**

Dementia

Number of patients in cluster: **364**

Cluster prevalence: **0.6%**

Estimated UK prevalence = 0.9% in 60-64 year olds, up to 41.1% over 95 year olds, Estimated that 37.1% people in Cardiff and Vale with dementia have not been diagnosed[15]

SO WHAT? Dementia is a key area of focus for all areas. Recommendations include Making every contact count (MECC) to identify, modify and manage risk factors, improve detection and management, raise awareness of dementia and support needed in different settings. Improving detection and recording of learning disability is another area of focus.

Bone health and falls

Osteoporosis (aged 50+)

No. patients in cluster: **102**

Cluster prevalence: **0.5%**

Estimated Europe = **5.6%** (22.1% women 50+ and 6.6% men 50+)

There is variation in the rate of hip fractures in older people, often caused by falls. Areas within Cardiff South West have similar to higher rates of hip fractures compared to the average in Wales.[16]

SO WHAT? Recommendations include the opportunity for pro-active identifying, modifying and managing risk factors for osteoporosis and falls e.g. signposting to falls prevention services.

Systemic disease

Diabetes

Diabetes (aged 17+)

No. patients in cluster: **3785**

Cluster prevalence: **7.3%**

Estimated UK = **6%**

Rheumatoid arthritis

Rheumatoid arthritis:

No. patients in cluster: **300**

Cluster prevalence: **0.6%**

Estimated UK = **1%**

SO WHAT? To be aware of the number of patients in your area with systemic disease which have health needs across multiple services within primary care.

Screening uptake/coverage

Bowel screening[17]

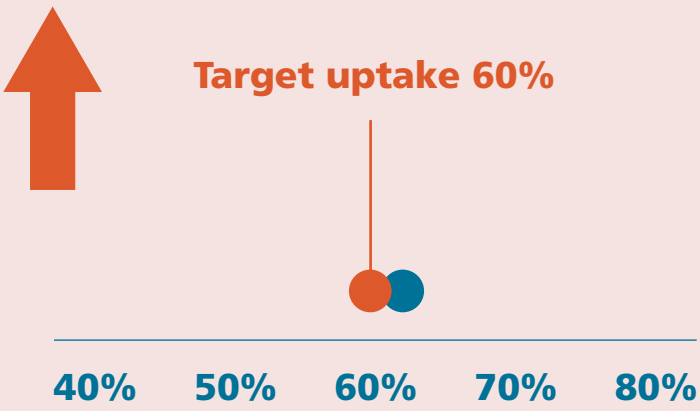
Eligible/invited: **3423**

Tested: **2105**

% Uptake: **61.5%** (2020-2021)

Trend: Increasing: **55.2%** 2019-2020

Comparison: Uptake around the middle of all clusters



Bowel cancer screening rates increased in all clusters, in part due to the introduction of the FIT test. Of note, inequalities in bowel cancer mortality rapidly increased during the pandemic, "from a 30% relative difference between most and least deprived areas in 2019 to 80% by 2021"[18]

SO WHAT? Recommendations for clusters include continuing to raise awareness of bowel cancer screening to promote uptake. More information can be found on the Bowel Screening Wales website

Breast screening[19]

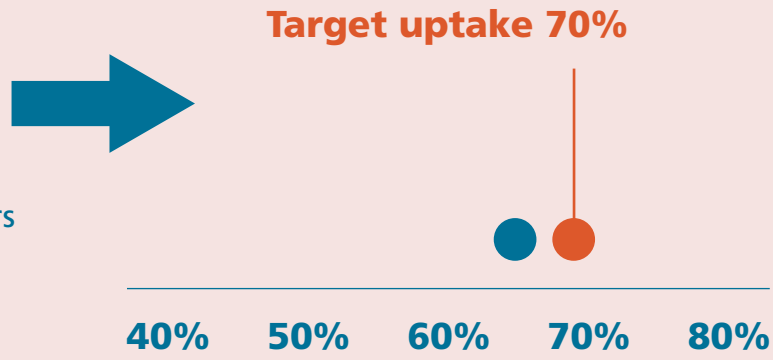
Eligible/invited: **7029**

Tested: **4685**

% Uptake: **66.7% (2021)**

Rates similar over the past few years

Comparison: **Uptake around the middle of the clusters**



Breast cancer screening rates remained stable in most clusters over the past 5 years.

SO WHAT? Recommendations for clusters include continuing to raise awareness of breast cancer screening to promote uptake. For more information on Breast cancer screening, visit Breast Test Wales.

Cervical screening[20]

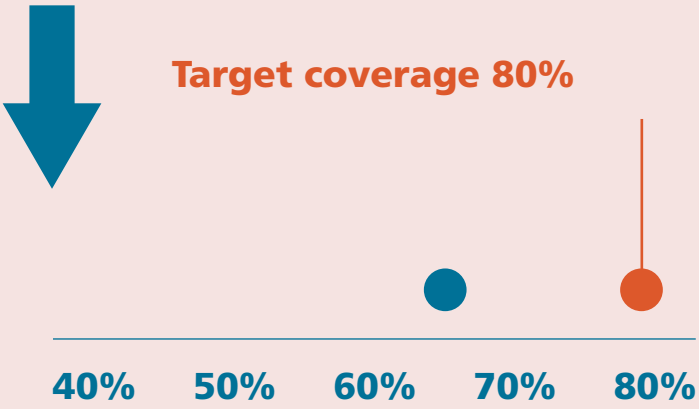
Eligible/invited: **17586**

Tested: **11709**

% coverage: **66.6% (2020-2021)**

The trend in coverage was decreasing prior to COVID from 74.4% in 2016-17.

Comparison: **3rd lowest coverage of all C&V clusters**



Cervical cancer screening coverage rates were lower in all clusters in 2020-21, likely due to the effect of the COVID-19 pandemic. However, all clusters had seen a decline in coverage rates since 2016-17.

SO WHAT? Recommendations for clusters to continue to support awareness and delivery of cervical cancer screening. For more information on Cervical Screening in Wales visit Cervical Screening Wales.

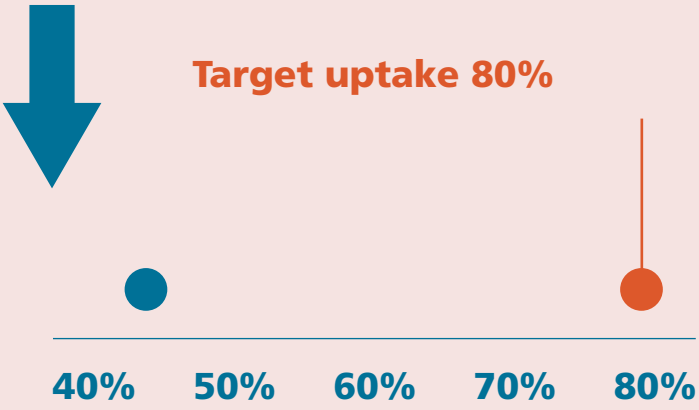
Diabetic eye screening[21]

Eligible/invited: **3435**

Tested: **1561**

% Uptake: **45.4% (2019-2020) 56.4% 2018-2019**

Comparison: **Lowest uptake of C&V clusters**



SO WHAT? Recommendations for clusters to support awareness of diabetic eye screening and making every contact count. For more information on Diabetic Eye Screening visit Diabetic Eye Screening Wales.

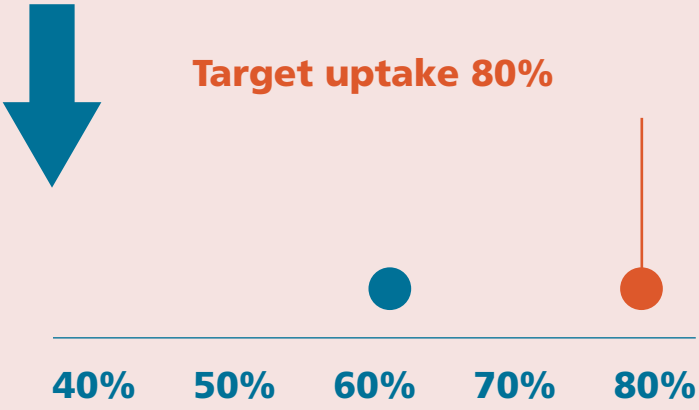
AAA Screening[22]

Eligible/invited: **251**

Number of people tested: **155**

% Uptake: **61.8% (2019-2020), decreased from 64.3% (2018-2019)**

Comparison: **2nd lowest uptake of C&V clusters**



SO WHAT? Recommendations for clusters to support awareness of AAA screening and making every contact count. For more information on AAA Screening visit Abdominal aortic aneurysm screening.

Routine vaccinations

Childhood immunisations (July 2021-June 2022)[23]

<90%

Overall Pre-school and teenage vaccinations (except MMR) **fell below 90%**

90-95%

MMR 2 doses aged 16,and vaccines at 1 year met **90-95% coverage**

>95%

No key vaccine milestones reached **95% uptake or higher**

90.4%
Up to date with childhood immunisations at 1 year

80.9%
Up to date with childhood immunisations at 4 years

59.7%
Up to date with childhood immunisations at 16 years

82.2%
2 doses of MMR aged 4 years

91.4%
2 doses of MMR aged 16 years

Seasonal influenza immunisations (April 2022)[24]

44.1%
Aged 2-3 year olds received the seasonal influenza vaccination 2021-22 (Cardiff South West)

73.1%
Aged 65 years and over received the seasonal influenza vaccination 2021-22 (Cardiff South West)

39.2%
Aged under 65 in clinical risk groups received the seasonal influenza vaccination 2021-22 (Cardiff South West)

There was variation between practices within Cardiff South West for uptake rates of all routine and the seasonal influenza vaccinations.

SO WHAT? Recommendations for clusters are to make every contact count (MECC) with opportunistically asking about vaccine intent, empower staff to advocate for uptake and identify and explore different ways which vaccinations can be delivered.

Other key data at local authority/health board level

Access to services

Welsh language[25]

28.3%
can speak Welsh in Cardiff

18.5%
can speak Welsh in Vale of Glamorgan

Over 100,000 people in Cardiff and 25,000 people in the Vale of Glamorgan speak Welsh

SO WHAT? As a large number of people in Cardiff and the Vale of Glamorgan speak Welsh, consider how your service can meet their needs and meet the Welsh Language Standards.

Sensory impairment[26]

29,800 people in Cardiff (2022) have moderate-severe hearing impairment[31]

1840 people in Cardiff (2022) have dual sensory impairment

9410 people (3%) of people in Cardiff (2022) have sight loss

SO WHAT? Recommendations to clusters include improved awareness of sensory impairments, ensuring equity of access to services and recording if a person has an impairment to ensure correct support (e.g. BSL) available.

Digital exclusion[27]

7% of adults over 16 are digitally excluded in Wales, increasing with age to 33% of over 75 year olds.[67] Rates are higher in residents of social housing (12%) and those with a limiting long-term illness (13%).[67]

10% of people in Wales do not use the internet.

SO WHAT? When planning services, it is important to consider access and that there is still a large proportion of people who might not be able to access services online.

Other common conditions to be aware of

Autism and neurodiversity[28]

Number of autistic people who have been diagnosed:
Cardiff: 1370 aged 0-17,
3201 aged 18 and over
Vale of Glamorgan: 509 aged 0-17,
1165 aged 18 and over

The number of people aged 18-64 with an autism spectrum disorder is expected to increase by about **13% (425 people)** between 2017 and 2035.

SO WHAT? Clusters should consider opportunities for co-production with autistic people around care and support plans, improve data collection to understand the number and associated needs, and support inclusive recruitment and wider societal awareness.

Loneliness

In 2021-22, **loneliness was reported in 11% of adults in Cardiff** and **13% in the Vale of Glamorgan.**[29] At an all-Wales level, loneliness increases as deprivation level increases – in 2020-21 18.0% of adults resident in the most deprived fifth reported feeling lonely, compared to 8.7% of the least deprived fifth.[30]

SO WHAT? Recommendations to clusters include raising awareness within primary care about loneliness and the support that can be offered to those experiencing loneliness.

Other groups to be aware of

Whilst data at cluster level has not been available for this iteration of the cluster profiles, there are other key groups to be aware of, which are discussed in more detail in the supporting technical document:

- **Disabled people**
- **Children Looked after**
- **Older people**
- **Veterans**
- **Asylum seekers**
- **People involved with serious crime**

This issue of the cluster profiles (2022) are a first development, so please feedback any comments on areas to improve.

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Cluster Plan 2024-2025

Cardiff South West Cluster
Cardiff Pan Cluster Planning Group

Cluster Executive Summary:

Cardiff SW Cluster are proud to be at the forefront of Cluster Development in Cardiff and Vale. We are developing the optimal Cluster, using asset-based community development approaches to understand and facilitate connections between the many strengths within people, groups and communities in our Cluster area. The accelerated cluster transformation project is a progressive approach to improving population health through a joined-up system of communities, third and independent sector partners, primary and community services. All partners will work together to support individual, family and community resilience and, in so doing, enhance health and well-being, reducing the need for statutory services to meet well-being outcomes and combatting the health consequences of loneliness, isolation and disconnection. We have established a multi-disciplinary team comprised of pharmacists, wellbeing connectors, healthcare support worker and Occupational Therapist. We will continue to develop the offer to our patients, with an acute home visiting service and discharge support service.

The cluster has developed the following values
• CARING - We respect and value everyone for their contribution and we aim to show compassion to our patients at all times.
• POSITIVITY - We strive to be positive about primary care and its future and rise to the challenges facing us.
• FAIRNESS - We are consistent and fair in the way that we deal with people.
• INNOVATION - Bringing innovation approaches to our services and ways of working for the benefit of our patients
• COOPERATION - We work together for the mutual benefit of all members of the cluster.

Key Cluster Actions 2024/25:

- Engage with school to see what services can be developed with school nurses/wellbeing teams to improve school wellbeing – this will lead to a formal bid towards the end of financial year
- Dental advice to all infants attending baby clinics in GMS practices
- Host Macmillan Integrated Cancer Journey worker for a year to scope what services would support those with cancer – funded by Macmillan
- Continue to support IP, DPP and primary care pharmacist transition courses
- Workforce development fund to enhance and develop the skills of the cluster workforce across collaboratives
- Continue to develop wellbeing/social prescribing through our contract with our community development organisation – ACE
- Continue to develop the skill mix in our Hub
- Explore real estate options to accommodate our growing team
- Continue to develop our UPCC model to fit with the work going on in other UHB workstreams – 6 goals, further faster etc
- Develop ongoing diabetes prevention/treatment services across the cluster
- Engage with WAST on a potential volunteer driver service to bring vulnerable patients to their GP/chronic disease appointments

Health Needs Assessment Summary:

The 2022 Regional Population Needs Assessment for Cardiff and the Vale highlighted the following priorities facing our population:

- Growing and ageing population

Finance and Workforce Profiles 2024/5:

Financial allocation of £364k

Cluster workforce profile:

<table>
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Ethnically diverse – especially in South Cardiff
Increasing levels of chronic disease; impacted by Covid pandemic – 5 harms, long Covid and ‘syndemic’ effect
Modifiable risk factors – of concern before pandemic, but again impacted by Covid, mostly in less favorable direction
Wider determinants, social isolation – impact of Covid and Cost of living crisis
Impact of Climate Change and Climate Emergency

In addition, local Cluster profiles were developed to provide further insights on the needs of the population, supplemented by the professional collaborative insights:

Mental health support for young people
Dental care in young people
Training support for pharmacists to develop IP
Continue diabetes catch up work
Supporting people to live well
Expand access to elemental to other collaboratives
Transport to medical appointments for those with disabilities and or financial challenges
Additional Physio/PCLS capacity or adapt current model
Enhanced publicity for our services across the community

</td>
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Cluster Pharmacists
Pharmacy Technician
Physician Associate
Project Manager

Additional finance and workforce investment through RIF investment

HealthCare Assistant
Occupational Therapist

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<td>Key achievements/successes related to the 2023/4 Cluster Plan:

In a challenging financial environment, existing cluster services have been maintained
Recruited a HCSW and OT to supplement the discharge Hub team
Scoping of a Pharmacy technician role to change the workforce balance in the Hub to enable more prudent working to go to ad soon
Successful engagement and integration of the 6 new

</td>
<td>Key reflections / challenges related to the 2023/4 Cluster Plan:

Constrained financial situation
Recruitment delays and subsequent freeze of non-clinical roles
Long term sickness within the hub team providing operational challenges
The ongoing reorganisation of Custer governance and structures linked to ACD taking up significant time and resource from cluster and now Collaborative leads

</td>
<td>Emerging alignment with PCPG Plan 2023/26 / PRB Area Plan 2023/2028

The revised cluster structure will provide the ability to ensure that ongoing cluster plans influence and align with those of the PCPG and Regional Partnership Board.

A number of Cluster developed/delivered schemes already demonstrate alignment to the life stages of the RPB Area Plan; Starting Well, Living Well, Ageing Well.

Through 2023/24 the common priorities identified for the Cardiff region include;

Children Services & Safeguarding (starting well)
High Risk Adults – Frailty (aging well)
Prevention – Immunisation, Chronic disease (starting well/living well)
Future Care Planning (aging well)
Social prescribing (living well)

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collaboratives into the cluster as per ACD • Agreement and ratification of new ToR for the new cluster as per ACD • Priority setting exercise held in June identifying local priorities • Successful Cpet event sharing good practice and existing partners' services • Development and adaptation of a SW Cluster model for UPCC awaiting approval • Prize winning QI project around childhood imms expanded to teenage imms catch up • Immunisation engagement and awareness event held in the local community fair • Attended ACE cares event in local church to share our available services with local community and other organisations. • Beginning of lifestyle medicine clinics • Commissioning of BAME counselling services • Support for patients in crisis during the cost of living crisis • Green flag garden sites across the cluster • Partnerships with Football Association of Wales, Macmillan, YMA, probation service, Lymphoedema Wales and WAST	• The cluster team has grown which is a success but it has led to a constraint of limited office space. This will hamper future growth/development of new services • A lack of willingness from the UHB to commission work directly from the cluster or CIC has meant a number of priority areas around learning disability, asylum care and UPCC have not been progressed	

Cluster Plan 2024-2025

List activities or projects planned to commence during 2024/5, as well as those planned/ initiated earlier (if ongoing)

Activity/ project title	New or existing activity	**Brief** activity/ project description	Results/ benefits expected	**Strategic alignment**: Ministerial priorities	**Strategic alignment**: SPPC key programme priorities	Activity/ project budget	Funding source(s)	Current status	Comments
Provide a consist activity or project title, one per unique activity	Is this a new activity for 24/35 or part of a previous cluster plan?	Simple and to the point - no need to go into specific objectives	Brief list of main results or benefits anticipated from this activity or project	Does this fit any of the ministerial priorities?	Does this fit any of the SPPC key priorities?	What money has been allocated to this project or activity? Insert total – to include staff, equipment etc. costs	What is the source of this funding? I.e. transformation funding, cluster funding etc.	What is the current status – short description only	Comments you feel may be relevant here – for example barriers to success, workforce issues etc.
Cluster Pharmacist & Technician	Existing	To provide a specialist and consistent service to meet targeted medication needs of the cluster population	• Provides comprehensive medication and wellbeing review for patients on discharge from hospital. • Reduces hospital readmissions. Assist Cluster Practices in the management of specific chronic conditions across the Cluster population. • Provide specialist assistance in complex medication and polypharmacy reviews. • Facilitation of prudent healthcare	A Healthier Wales / Population Health	Community Infrastructure – Primary Care Model for Wales	£150k	Cluster	Ongoing	
Cluster Project Manager – MDT & Discharge	Existing	To provide project management and support across the Cluster	Improved project delivery Projects managed to time and within budgets Early identification of project risks/issues for escalation	A Healthier Wales / Population Health		£49k	Cluster	Ongoing	
Grow Well	Existing	To provide access to Health and wellbeing as part of social prescribing initiatives	Patients referred to the service as an alternative outcome/solution for their need	A Healthier Wales / Population Health/Mental Health and	Community Infrastructure – Primary Care Model for Wales	£3k	Cluster	Ongoing	

				Emotional Wellbeing					
Lifestyle Medicine Approach for Newly Diagnosed Diabetes Mellitus	New	Supporting newly diagnosed diabetic patients to manage their condition	Improved diabetes control in newly diagnosed diabetic patients through lifestyle intervention	A Healthier Wales / Population Health	Community Infrastructure – Primary Care Model for Wales	9k	Cluster	Non-recurrent - End April 2024	
Immunisation Events	Existing	Community events focused on patient education and provision of immunisation	Patient education around immunisation Improved uptake of immunisations	A Healthier Wales / Population Health	Community Infrastructure – Primary Care Model for Wales	3k	Cluster	Ongoing	
Diabetes - Kidney Disease	Existing	Management of Diabetes and Kidney Disease through medication review.	Improved health management for patients with Type 2 Diabetes	A Healthier Wales / Population Health	Community Infrastructure – Primary Care Model for Wales	12k	Cluster	Non-recurrent Ends March 2024	
Childhood Continence	Existing	To provide a targeted service delivered in a primary care setting.	Improved patient health literacy. Improved access via outreach clinics based at GP premises.	A Healthier Wales / Population Health	Community Infrastructure – Primary Care Model for Wales	12k	Cluster	Ongoing	
Safeguarding Peer Support Group	Existing	Peer support for safeguarding leads. Improve care for safeguarding cases	Supported safeguarding leads. Regular meetings and peers support network established		Community Infrastructure – Primary Care Model for Wales	4k	Cluster	Ongoing	
CCAWS -	Existing	Counselling support service for the BAME community	To reduce individual and societal challenges affecting access to healthcare.	A Healthier Wales / Population Health	Community Infrastructure – Primary Care Model for Wales	£50k	Cluster	For review / renewal June 2024	
Recite Me - Digital Inclusion and Accessibility	Existing	Innovative accessibility tool embedded into practice websites	Improved access, through digital inclusion	A Healthier Wales / Population Health	Community Infrastructure – Primary Care Model for Wales	£5k	Cluster	For review / renewal April 2024	
ViPC	Existing	To provide Cluster IT support and support for cluster projects through	Improved and consistent use of data to inform cluster development and project evaluation		Community Infrastructure /ACD	£21k	Cluster	For review / renewal April 2024	

		evaluation							
ACE Cost of Living	Existing	Additional payment for ACE to mitigate cost of living crisis	Continued / increased service provision	A Healthier Wales / Population Health	Community Infrastructure /ACD	£13k	Cluster	Non-recurrent ends March 2024	
Cardiff Family advice & Support	New	Provision of information, advice and assistance for children, young people and their families	Access to resources and information to improve patient health and wellbeing of cluster population.		Community Infrastructure – Primary Care Model for Wales	£30k	Cluster		

APPENDIX 4 – LONG LIST OF OPTIONS (TAKEN FROM OBC)

Long Listing Appraisal

The long list of options was generated in accordance with best practice contained in the Infrastructure Investment Guidance during development of the project approved OBC.

The evaluation was undertaken in accordance with how well each option met the spending objectives and CSFs. This process results in options either being discounted or carried forward for further consideration in the short list.

The long list of options for this investment was generated within the following key categories of choice:

Scoping options – choices in terms of coverage (the what)

The choices for potential scope are driven by business needs and the strategic objectives at both national and local levels. In practice, these may range from business functionality to geographical, customer and organisational coverage. Key considerations at this stage are 'what's in?' 'what's out?' and service needs.

Service solution options – choices in terms of solution (the how)

The choices for potential solution are driven by new technologies, new services and new approaches and new ways of working, including business process re-engineering. In practice, these will range from services to how the estate of an organisation might be configured. Key considerations range from 'what ways are there to do it?' to 'what processes could we use?'

Service delivery options – choices in terms of delivery (the who)

The choices for service delivery are driven by the availability of service providers. In practice, these will range from within the organisation (in-house), to outsourcing, to use of the public sector as opposed to the private sector, or some combination of each category.

Implementation options – choices in terms of the delivery timescale

The choices for implementation are driven by the ability of the supply side to produce the required products and services, VFM, affordability and service need. In practice, these will range from the phasing of the solution over time, to the modular, incremental introduction of services.

Funding options – choices in terms of financing and funding

The choices for financing the scheme (public versus private) and funding (central versus local) will be driven by the availability of capital and revenue, potential VFM, and the effectiveness or relevance/ appropriateness of funding sources.

1.1.1 Scoping Options

In accordance with the Treasury Green Book and Infrastructure Investment Guidance, the do-nothing option has been considered as a benchmark for potential VFM.

An infinite number of options and permutations are possible; however, within the broad scope outlined in the strategic case, the following main options have been considered and endorsed following project team meetings, concept feasibility studies and consultation with stakeholders:

- Option 1.1 – the 'do minimum' scope – Business as usual (BAU) maintained with regards to the services provided from the now closed Park View Health Centre;
- Option 1.2 – all services that were provided from the now closed Park View Health Centre with the addition of GMS;
- Option 1.3 – the 'less ambitious' scope – all services that were provided from the now closed Park View Health Centre, GMS and increased delivery of Health Board wellbeing services;
- Option 1.4 – increased range and level of services delivered to meet the needs of the cluster population only;
- Option 1.5 – increased range and level of services delivered to meet the needs of the cluster population and wider locality;
- Option 1.6 – the 'intermediate' scope – all services that were provided from the now closed Park View Health Centre, GMS, wellbeing and collaborative services delivered with partner organisations (LA and 3rd Sector);
- Option 1.7 – all services that were provided from the now closed Park View Health Centre and collaborative services delivered with partner organisations (LA and 3rd Sector);
- Option 1.8 - the 'more ambitious' scope – social model of health – all services that were provided from the now closed Park View Health Centre, additional services (such as cardiology outpatient clinics and ante natal clinics), GMS, wellbeing and collaborative services delivered with partner organisations (LA and 3rd Sector) and cluster delivered services.

1.1.1.1 Option 1.1: the 'do minimum' scope – Business as usual maintained with regards to services that were provided from the now closed Park View Health Centre

Description

- All services that were provided from the now closed Park View Health Centre /community services and clinics;
- Excludes GMS, outpatient clinics and wellbeing education, LA and 3rd sector services.

Advantages

The advantages are:

- Already delivering services;
- Current range of community health services generally responds to the current health needs of the local population at this time.

Disadvantages

The main disadvantages are:

- Services now dispersed since the closure of Park View Health Centre with access more difficult for the local population;
- Doesn't respond to cluster aspirations;
- Focus on health only doesn't support a social model of health;
- Missed opportunity to deliver collaborative health, LA and 3rd sector;

- Unsustainable – won't create capacity and range of services required to meet needs of increasing and ageing population, including GMS;
- Doesn't respond to demand as per local development plan (LDP);
- Does not extend delivery of the strategic principle of 'home first'.

1.1.1.2 Option 1.2: all services that were provided from the now closed Park View Health Centre and GMS

Description

- All services that were provided from the now closed Park View Health Centre /community services and clinics;
- GMS;
- Excludes outpatient clinics and wellbeing education, LA and 3rd sector services.

Advantages

The advantages are:

- Will provide opportunities for closer working between GMS and community health services;
- Will support GMS sustainability and provide the opportunity for GMS to increase service capacity in response to a growing population;
- Pragmatic approach could be potentially undertaken to delivering a few services that serve a wider population than the cluster.

Disadvantages

The main disadvantages are that:

- Doesn't respond to cluster aspirations;
- Focus on health only doesn't support a social model of health;
- Missed opportunity to deliver collaborative health, LA and 3rd sector;
- Doesn't improve access to traditionally hospital based delivered services (outpatient clinics);
- Does not extend delivery of the strategic principle of 'home first'.

1.1.1.3 Option 1.3: the 'less ambitious' scope – all services that were provided from the now closed Park View Health Centre, GMS and increased delivering of Health Board wellbeing services

Description

- All services that were provided from the now closed Park View Health Centre /community services and clinics;
- GMS;
- Health Board wellbeing education, information and advice;
- Excludes outpatient clinics, LA and 3rd sector services.

Advantages

The advantages are:

- Will provide opportunities for closer working between GMS and community health services;
- Will support GMS sustainability and provide the opportunity for GMS to increase service capacity in response to a growing population;
- Increased focus on wellbeing and education, albeit limited.

Disadvantages

The main disadvantages are:

- Will not achieve cluster aspirations for maximising use of non-statutory services to address social wellbeing;
- Missed opportunity to deliver collaborative health, LA and 3rd sector;
- Does not extend delivery of the strategic principle of 'home first'.

1.1.1.4 Option 1.4: Increased range and level of services delivered to meet needs of Cluster population only

Description

- Community services that were provided from the now closed Park View Health Centre and clinics;
- Outpatient clinics;
- Health Board wellbeing education, information and advice;
- Excludes GMS, LA and 3rd sector services.

Advantages

The advantages are:

- Proposed range of services will help to deliver a more focused response to the health needs of the local and cluster population;
- Will provide an increased focus on wellbeing and education, albeit limited.

Disadvantages

The main disadvantages are:

- Will not achieve cluster aspirations for maximising use of non-statutory services to address social wellbeing;
- Focus on community / outpatient services only doesn't support a whole social model of health;
- Missed opportunity to deliver collaborative health, LA and 3rd sector;
- Doesn't support sustainability of GMS, nor increase capacity to meet demands of growing population identified within the LDP.

1.1.1.5 Option 1.5: Increased range and level of services delivered to meet needs of Cluster population and wider

Description

- All services that were provided from the now closed Park View Health Centre /community services and clinics;
- Outpatient clinics;
- Health Board wellbeing education, information and advice;
- Excludes GMS, LA and 3rd sector services.

Advantages

The advantages are:

- Proposed range of services will help to deliver a more focused response to the health needs of the local, cluster and wider population;
- Will provide an increased focus on wellbeing and education, albeit limited;
- Pragmatic approach to delivering some services that serve a wider population than the cluster.

Disadvantages

The main disadvantages are:

- Will not achieve cluster aspirations for maximising use of non-statutory services to address social wellbeing;
- Focus on community / outpatient services only doesn't support a social model of health;
- Missed opportunity to deliver collaborative health, LA and 3rd sector;
- Doesn't support GMS sustainability to increase capacity to meet demands of growing population identified within the LDP.

1.1.1.6 Option 1.6: the 'intermediate' scope – all services that were provided from the now closed Park View Health Centre, GMS, wellbeing and collaborative services delivered with partner organisations (LA and 3rd Sector)

Description

- All services that were provided from the now closed Park View Health Centre /community services and clinics;
- GMS;
- Health Board wellbeing education, information and advice;
- Partner delivered health and wellbeing services (LA and 3rd Sector).

Advantages

The advantages are:

- Provides an innovative opportunity to respond to people's physical, mental and social wellbeing through the implementation of a social model of health;
- Will support GMS sustainability and provide the opportunity for GMS to increase service capacity in response to a growing population;

- Is consistent with the strategic vision of delivering local services in response to the health and wellbeing needs of cluster residents;
- Pragmatic approach to delivering some services that serve a wider population than the cluster.

Disadvantages

The main disadvantages are:

- Doesn't support or improve access to traditionally hospital based delivered services (outpatient clinics);
- Limited delivery of the strategic principle of 'home first'.

1.1.1.7 Option 1.7: health and wellbeing services that were provided from the now closed Park View Health Centre and collaborative services delivered with partner organisations (LA and 3rd Sector)

Description

- All services that were provided from the now closed Park View Health Centre /community services and clinics;
- Health Board wellbeing education, information and advice;
- Partner delivered health and wellbeing services (LA and 3rd Sector);
- Excludes GMS and outpatient clinics.

Advantages

The advantages are:

- Provides a limited opportunity to respond to people's physical, mental and social wellbeing through partner delivered health and wellbeing services;
- Pragmatic approach to delivering some services that serve a wider population than the cluster.

Disadvantages

The main disadvantages are:

- Missed opportunity to incorporate GMS services;
- Doesn't support or improve access to traditionally hospital based delivered services (outpatient clinics);
- Does not extend delivery of the strategic principle of 'home first'.

1.1.1.8 Option 1.8: the 'more ambitious' scope – social model of health – all services that were provided from the now closed Park View Health Centre, additional services (such as cardiology outpatient clinics, ante natal clinics), GMS, wellbeing and collaborative services delivered with partner organisations (LA and 3rd Sector) and cluster delivered services.

Description

- All services that were provided from the now closed Park View Health Centre /community services and clinics;

- Increased / new services to support local provision;
- Outpatient clinics;
- GMS;
- Health Board wellbeing education, information and advice;
- Partner delivered health and wellbeing services (LA and 3rd Sector).

Advantages

The advantages are:

- Provides an innovative opportunity to respond to people's physical, mental and social wellbeing through the implementation of a social model of health in an area of high deprivation;
- Will support GMS sustainability and provide the opportunity for GMS to increase service capacity in response to a growing population;
- Is consistent with the strategic vision of delivering local services in response to the health and wellbeing needs of cluster residents;
- Pragmatic approach to delivering some services that serve a wider population than the cluster.

Disadvantages

The main disadvantages are:

- Service delivery at cluster level may be unfamiliar and less accessible to some residents and staff.

N.B. Option 1.8 is a more comprehensive version of 1.6 and is more ambitious in that the Health Board could include an increase in local service provision, new outpatient clinics and additional cluster led services within the scope.

1.1.1.9 Overall conclusion: scoping options

The table below summarises the assessment of each option against the spending objectives and CSFs:

Option:	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8
Spending Objectives								
1. Empower the person	✓	X	✓	X	X	✓✓	X	✓✓
2. Home first	✓	✓	✓	✓	✓	✓	✓	✓✓
3. Developing appropriate infrastructure	✓	✓	✓	✓	✓	✓✓	✓	✓✓
4. Outcomes that matter to people	✓	✓	✓✓	✓	✓	✓✓	✓	✓✓
5. Reducing health inequalities	✓	✓	✓	✓	✓	✓✓	✓	✓✓
6. Avoid harm, waste and variation	✓	✓	✓	✓	✓	✓✓	✓	✓✓
Critical Success Factors								

Option:	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8
Strategic Fit	X	✓	✓	X	X	✓	X	✓✓
Business Need	X	X	✓	✓	✓	✓	X	✓✓
Potential Affordability	✓	✓	✓	✓	✓	✓	✓	✓
Potential Achievability	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓
Potential Value for Money	✓	✓	✓	✓	✓	✓✓	✓	✓✓
Summary	**Discount**	**Discount**	**Possible**	**Discount**	**Discount**	**Possible**	**Discount**	**Preferred**

Table 1: Summary Assessment of Scoping Options

Key: ✓✓ - fully achieves ✓ - partially achieves X - does not achieve

1.1.2 Service Solution Options

The range of options that have been considered are:

- Option 2.1: New build facility on the Park View site;
- Option 2.2: Utilise an existing Health Board building in the Cardiff South West Cluster – St. David's Community Hospital;
- Option 2.3: Utilise an existing Health Board building in the Cardiff South West Cluster – Riverside Health Centre;
- Option 2.4: Lease/buy an existing building in the Cardiff South West Cluster;
- Option 2.5: New build facility elsewhere in the Cardiff South West Cluster.

1.1.2.1 Option 2.1: New build facility on the Park View site

Description

Build a new facility on the Park View site.

Advantages

The advantages are:

- Purpose designed building which will provide functional and flexible facilities and meet current standards;
- Health Board owned site;
- Ability to accommodate all and additional services;
- Potential to improve adjacency with LA Community Hub and facilitate collaborative working;
- The SOFW: In Our Community Programme mapped potential wellbeing hubs across Cardiff & Vale, this exercise indicated that the Park View site offered the most appropriate location within in the Cardiff South West Cluster in relation to deprivation and accessibility.

Disadvantages

The main disadvantages are:

- Potential disruption to services on the site such as Rowan House during construction works;

- Planning permission required for a new build facility.

1.1.2.2 Option 2.2: Utilise an existing Health Board building in the Cardiff South West Cluster – St. David's Community Hospital

Description

Extend the current facilities at St David's.

Advantages

The advantages are:

- Located within the Cardiff South West Cluster;
- Could provide a positive aspect in relation to commercial areas of the Riverside district centre;
- Potential to dispose of the land occupied by Park View Health Centre.

Disadvantages

The main disadvantages are:

- Hospital environment not conducive to ethos of a wellbeing hub;
- Insufficient space / suitable land to accommodate the potential required footprint;
- Will require an extension to the building, which will reduce parking provision for the site;
- Potentially an expensive solution - PFI facility;
- Not in close proximity to LA community hub to support the health and wellbeing agenda or social model of health;
- Not the most appropriate Health Board location within the Cardiff South West Cluster in relation to health service need;
- Will not present a good location for the interested GMS practice. Alternative solution would need to be found therefore separating services and incurring additional costs.

1.1.2.3 Option 2.3: Utilise an existing Health Board building in the Cardiff South West Cluster – Riverside Health Centre

Description

Extend, remodel and refurbish the current Riverside Health Centre.

Advantages

The advantages are:

- Located within the Cardiff South West Cluster;
- Could provide a positive aspect in relation to commercial areas of the Riverside district centre;
- Potential to dispose of the land occupied by Park View Health Centre;
- Health Board owned site.

Disadvantages

The main disadvantages are:

- Not the most appropriate Health Board location within the Cardiff South West Cluster in relation to health service need;
- Not in close proximity to LA community hub to support the health and wellbeing agenda;
- Will require either rebuild or major refurbishment and remodelling to make it fit for purpose;
- Will not present a good location for the interested GMS practice. Alternative solution would need to be found therefore separating services and incurring additional costs;
- Disruption to existing services during construction works;
- Decant facilities may be required.

1.1.2.4 Option 2.4: Lease/buy an existing building in the Cardiff South West Cluster

Description

Identify a suitable building elsewhere in the Cardiff South West Cluster.

Advantages

The advantages are:

- Would be located within the Cardiff South West Cluster;
- Potential to dispose of the land occupied by Park View Health Centre.

Disadvantages

The main disadvantages are:

- No suitable building, of the right size, identified in close proximity to LA community hub to support the health and wellbeing agenda;
- No real benefit to utilising a building elsewhere in the cluster over Park View site which is adjacent to the community hub or other Health Board owned sites;
- Increased revenue costs due to leasing of facility.

1.1.2.5 Option 2.5: New build facility elsewhere in the Cardiff South West Cluster

Description

Identify a suitable site elsewhere in the Cardiff South West Cluster.

Advantages

The advantages are:

- Would be located within the Cardiff South West Cluster;
- Potential to dispose of the land occupied by Park View Health Centre.

Disadvantages

The main disadvantages are:

- No suitable site identified in close proximity to LA community hub to support the health and wellbeing agenda;
- No real benefit to building elsewhere in cluster over Park View site which is adjacent to the community hub or other Health Board sites;
- Increased capital costs due to requirement to purchase land;
- Planning permission required for a new build facility on a site that may not be currently used for health.

1.1.2.6 Overall conclusion: service solutions options

The table below summarises the assessment of each option against the spending objectives and CSFs:

Option:	2.1	2.2	2.3	2.4	2.5
Spending Objectives					
1. Empower the person	✓✓	✓	✓	✓	✓
2. Home first	✓✓	✓	✓	✓	✓
3. Developing appropriate infrastructure	✓✓	✓	✓	✓	✓
4. Outcomes that matter to people	✓✓	✓	✓	✓	✓
5. Reducing health inequalities	✓✓	✓	✓	✓	✓
6. Avoid harm, waste and variation	✓✓	✓	✓	✓	✓
Critical Success Factors					
Strategic Fit	✓✓	X	X	X	X
Business Need	✓✓	✓	✓	✓	✓
Potential Affordability	✓	✓	✓	✓	✓
Potential Achievability	✓✓	X	✓	X	X
Potential Value for Money	✓	✓	✓	X	X
Summary	**Preferred**	**Discount**	**Discount**	**Discount**	**Discount**

Table 2: Summary Assessment of Service Solution Options undertaken

Key: ✓✓ - fully achieves ✓ - partially achieves X - does not achieve

1.1.3 Service Delivery Options

This range of options considers the options for service delivery in relation to the preferred scope and potential preferred solution.

This section relates to the delivery of the Health Board services. It is acknowledged that partnership working with GMS providers, LA and third sector partners will be required to deliver the necessary collaborative approach to deliver the vision of a social model of health.

The ranges of options that have been examined are:

- Option 3.1: In-house;
- Option 3.2: Outsource;
- Option 3.3: Strategic Partnership.

1.1.3.1 Option 3.1: In-house

Description

In-house delivery of proposed services and facilities by the Health Board.

Advantages

The main advantages are:

- Retains the income stream for this work;
- Retains control over the quality of services;
- Maintains clinical skills and experience within the Health Board;
- Maintains flexibility to accommodate required changes in service delivery;
- Ensures seamless pathways for patients;
- Health Board retains the facility as an asset;
- Consistent with Health Board commissioning strategy;
- Maintains direct relationship with partner organisations.

Disadvantages

The main disadvantages are:

- Risk remains with the Health Board;
- Requirement to provide a suitable, fit for purpose environment;
- Capital investment required.

1.1.3.2 Option 3.2: Partial Outsource

Description

Outsource delivery of proposed services and facilities to another provider.

Advantages

The main advantages are:

- No capital investment required;
- Risk shared with an external provider.

Disadvantages

The main disadvantages are:

- Potential increase in revenue cost;
- Requires comprehensive monitoring mechanism to maintain quality of services;
- Not consistent with Health Board commissioning strategy;
- Reduced flexibility to accommodate required changes in service delivery and facilities;
- Potential for delivery of integrated primary and community services to be compromised;
- Health Board loses facility as an asset;

- Introduces complexity to development of collaborative services between health, LA and third sector services.

1.1.3.3 Option 3.3: Strategic Partnership

Description

This option describes the provision of services through a strategic partnership

Advantages

The main advantages are:

- Retains some control over the quality of services;
- Maintains clinical skills and experience within the Health Board;
- Maintains flexibility to accommodate required changes in service delivery;
- No capital investment required;
- Risk shared with external provider.

Disadvantages

The main disadvantages are:

- Potential increase in revenue cost;
- Some loss of control over the quality of services;
- Finding a suitable partner who can provide the required services and capacity within the timescales;
- Not consistent with Health Board commissioning strategy;
- Reduced flexibility to accommodate required changes in service delivery and facilities;
- Not conducive to holistic care;
- Contract based, lack of flexibility;
- Introduces complexity to development of collaborative services between health, LA and third sector services;
- Health Board loses facility as an asset.

1.1.3.4 Overall conclusion: service delivery options

The table below summarises the assessment of each option against the spending objectives and CSFs.

	Option 3.1 In-house	**Option 3.2 Partial Outsourced**	**Option 3.3 Strategic Partnership**
Spending Objectives			
1. Empower the person	✓✓	✓	✓
2. Home first	✓✓	✓	✓
3. Developing appropriate infrastructure	✓✓	✓	✓
4. Outcomes that matter to people	✓✓	✓	✓

5. Reducing health inequalities	✓✓	✓	✓
6. Avoid harm, waste and variation	✓✓	✓	✓
Critical Success Factors			
Strategic Fit	✓✓	X	X
Business Need	✓✓	✓	✓
Potential Affordability	✓✓	✓	✓
Potential Achievability	✓✓	✓	✓
Potential Value for Money	✓✓	✓	✓
Summary	**Preferred**	**Discount**	**Discount**

Table 3: Summary Assessment of Service Delivery Options

Key: ✓✓ - fully achieves ✓ - partially achieves X - does not achieve

1.1.4 Implementation Options

This range of options considers the choices for implementation in relation to the preferred scope, solution and method of service delivery.

- Option 4.1: 'Big Bang'
- Option 4.2: Phased.

1.1.4.1 Option 4.1: 'Big Bang'

Description

Delivery of the capital solution as a single phase.

Advantages

The advantages are:

- Shorter timescale;
- Potential lower costs;
- Vision for the wellbeing hub will be implemented earlier;
- Earlier implementation of fit for purpose facilities for services.

Disadvantages

The main disadvantages are:

- Potential disruption to other facilities, LA and third sector services/car parking on the Park View site during construction works.

1.1.4.2 Option 4.2: Phased

Description

This option assumes that the implementation of the required services would be phased on an incremental basis in order to maintain the appropriate service capacity throughout the project.

Advantages

The are no real advantages to a phased solution.

Disadvantages

The main disadvantages are:

- Longer timescales and may not deliver the scheme within the required timescales;
- Potentially higher costs;
- Could disrupt services for longer;
- Will take longer to implement the vision for the wellbeing hub;
- Delay in providing fit for purpose facilities for all services.

1.1.4.3 Overall conclusion: implementation options

The table below summarises the assessment of each option against the spending objectives and CSFs.

	Option 4.1 'Big Bang'	**Option 4.2 Phased**
Spending Objectives		
1. Empower the person	✓✓	✓
2. Home first	✓✓	✓
3. Developing appropriate infrastructure	✓✓	✓
4. Outcomes that matter to people	✓✓	✓
5. Reducing health inequalities	✓✓	✓
6. Avoid harm, waste and variation	✓✓	✓
Critical Success Factors		
Strategic Fit	✓✓	✓
Business Need	✓✓	✓
Potential Affordability	✓✓	✓
Potential Achievability	✓✓	✓
Potential Value for Money	✓✓	X
Summary	**Preferred**	**Discount**

Table 4: Summary Assessment of Implementation Options

Key: ✓✓ - fully achieves ✓ - partially achieves X - does not achieve

1.1.5 Funding Options

In discussion with WG, it has been projected that the wellbeing hub will be publicly funded. In terms of the building location and interface with the community hub, discussions are underway with the local authority regarding implementation. It is, therefore, unnecessary to consider the use of alternative sources of finance.

APPENDIX 5 – CAPITAL COST AND LIFECYCLE FORMS

Full Business Case

Trust	Cardiff and Vale University Health Board
Site	Park View, Caerau and Ely, Cardiff
Project Title	Wellbeing Hub @ Park View
Option Title	More Ambitious - Option - 4
Prepared by	AtkinsRéalis
Date	May-25

BASIS OF ESTIMATING

Target Cost

BIS PUBSEC Index Level (4Q 2026):	331	approx. Mid-point of Construction
Equipment cost level:	N/A	
Location factor:	N/A	
Proposed start on site:	1Q 2026	
Proposed completion date:	3Q 2027	

Full Business Case Capital Cost Summary

	Costs managed by								
	SCP			HB/Trust			Total		
	Net	VAT	Gross	Net	VAT	Gross	Net	VAT	Gross
Works Cost	23,350,920.97	4,670,184.19	28,021,105.17				23,350,920.97	4,670,184.19	28,021,105.17
Fees:									
SCP:									
Constructor -pre-construction	2,204,057.91	0.00	2,204,057.91				2,204,057.91	0.00	2,204,057.91
Project Manager	688,648.03	0.00	688,648.03				688,648.03	0.00	688,648.03
Health Planner	INCL	INCL	INCL				0.00	INCL	INCL
Architect	INCL	INCL	INCL				0.00	INCL	INCL
Civil and Structural Engineer	INCL	INCL	INCL				0.00	INCL	INCL
Building Services Engineer	INCL	INCL	INCL				0.00	INCL	INCL
Planning Supervisor	INCL	INCL	INCL				0.00	INCL	INCL
Cost Manager	INCL	INCL	INCL				0.00	INCL	INCL
FM Advisor	INCL	INCL	INCL				0.00	INCL	INCL
Building Services Engineer - pre-construction	INCL	INCL	INCL				0.00	INCL	INCL
Other	INCL	INCL	INCL				0.00	INCL	INCL
HB:									
Project Manager				254,063.57	0.00	254,063.57	254,063.57	0.00	254,063.57
Trust Cost Advisor				275,766.00	0.00	275,766.00	275,766.00	0.00	275,766.00
Supervisor				160,000.00	0.00	160,000.00	160,000.00	0.00	160,000.00
Project Director				0.00	0.00	0.00	0.00	0.00	0.00
In-house Project Sponsorship				255,245.00	0.00	255,245.00	255,245.00	0.00	255,245.00
Financial Vetting				85,100.00	0.00	85,100.00	85,100.00	0.00	85,100.00
Audit				20,000.00	0.00	20,000.00	20,000.00	0.00	20,000.00
Specialist Advisors				100,000.00	0.00	100,000.00	100,000.00	0.00	100,000.00
Non-works Costs									
Land purchase costs and associated legal fees				20,000.00	0.00	20,000.00	20,000.00	0.00	20,000.00
Statutory and Local Authority charges				61,000.00	12,200.00	73,200.00	61,000.00	12,200.00	73,200.00
Planning and Building Control fees				25,000.00	5,000.00	30,000.00	25,000.00	5,000.00	30,000.00
Decant				36,600.00	7,320.00	43,920.00	36,600.00	7,320.00	43,920.00
IT Installations				279,825.00	55,965.00	335,790.00	279,825.00	55,965.00	335,790.00
Equipment Costs									
Group 2				86,071.12	17,214.22	103,285.34	86,071.12	17,214.22	103,285.34
Group 3				383,820.61	76,764.12	460,584.73	383,820.61	76,764.12	460,584.73
Group 4				0.00	0.00	0.00	0.00	0.00	0.00
Sundries				0.00	0.00	0.00	0.00	0.00	0.00
Contingencies:									
Quantified risk contingency	1,563,078.67	312,615.73	1,875,694.41	1,495,750.00	299,150.00	1,794,900.00	3,058,828.67	611,765.73	3,670,594.41
Anticipated Capital Cost Outturn	**27,806,705.59**	**4,982,799.93**	**32,789,505.52**	**3,538,241.30**	**473,613.35**	**4,011,854.64**	**31,344,946.88**	**5,456,413.27**	**36,801,360.16**

Full Business Case

Summary of Health Board Costs

	Net	VAT	Gross
HB Fees			
Project Manager	254,063.57	0.00	254,063.57
Trust Cost Advisor	275,766.00	0.00	275,766.00
Supervisor	160,000.00	0.00	160,000.00
Project Director	0.00	0.00	0.00
In-house Project Sponsorship	255,245.00	0.00	255,245.00
Financial Vetting	85,100.00	0.00	85,100.00
Audit	20,000.00	0.00	20,000.00
Specialist Advisors	100,000.00	0.00	100,000.00
Total Cost of HB Fees	**1,150,174.57**	**0.00**	**1,150,174.57**
Non-works costs:			
Land purchase costs and associated legal fees	20,000.00	0.00	20,000.00
Statutory and Local Authority charges	61,000.00	12,200.00	73,200.00
Planning and Building Control fees	25,000.00	5,000.00	30,000.00
Decant	36,600.00	7,320.00	43,920.00
IT Installations	279,825.00	55,965.00	335,790.00
Total Cost of HB Fees	**422,425.00**	**80,485.00**	**502,910.00**
Equipment Costs:			
Group 2	86,071.12	17,214.22	103,285.34
Group 3	383,820.61	76,764.12	460,584.73
Group 4	0.00	0.00	0.00
Sundries	0.00	0.00	0.00
Total HB Equipment Costs	**469,891.73**	**93,978.35**	**563,870.07**
Contingencies:			
HB Quantified Risk Contingency	**1,495,750.00**	299,150.00	1,794,900.00
HB Risk Provision	**1,495,750.00**	**299,150.00**	**1,794,900.00**
Total HB Anticipated Out-turn Costs	**3,538,241.30**	**473,613.35**	**4,011,854.64**

Full Business Case

Summary of Supply Chain Costs

	Net	VAT	Gross
Building	20,575,368.79	4,115,073.76	24,690,442.54
Total Cost of Building	20,575,368.79	4,115,073.76	24,690,442.54
Total Cost of External Works	2,775,552.19	555,110.44	3,330,662.62
Total Cost of Works	**23,350,920.97**	**4,670,184.19**	**28,021,105.17**
SCP Fees:			
Constructor - pre-construction	2,204,057.91	0.00	2,204,057.91
Project Manager	688,648.03	0.00	688,648.03
Health Planner	INCL	INCL	INCL
Architect	INCL	INCL	INCL
Civil and Structural Engineer	INCL	INCL	INCL
Building Services Engineer	INCL	INCL	INCL
Planning Supervisor	INCL	INCL	INCL
Cost Manager	INCL	INCL	INCL
FM Advisor	INCL	INCL	INCL
Building Services Installer - pre-construction	INCL	INCL	INCL
Other	INCL	INCL	INCL
Total Cost of SCP Fees	**2,892,705.94**	**0.00**	**2,892,705.94**
SCP Construction Risk	548,055.42	109,611.08	657,666.50
SCP Cost Inflation Risk	1,015,023.25	203,004.65	1,218,027.91
SCP Risk Provision	**1,563,078.67**	**312,615.73**	**1,875,694.41**
Total SCP Anticipated Target Out-turn Cost	**27,806,705.59**	**4,982,799.93**	**32,789,505.52**

Full Business Case

Wellbeing Hub @ Park View GFA: **3,765** m2

Elements			Total Cost of element	£/m2 GFA	Element %
0	Facilitating Works		**114,136.00**	**30.32**	**0.55%**
1	Substructure		**883,827.77**	**234.75**	**4.30%**
	Superstructure				
2.1	Frame		710,338.29	188.67	3.45%
2.2	Upper Floors		291,469.07	77.42	1.42%
2.3	Roof		1,744,347.79	463.31	8.48%
2.4	Stairs		85,422.50	22.69	0.42%
2.5	External walls		2,162,594.70	574.39	10.51%
2.6	Windows and external doors		783,076.99	207.99	3.81%
2.7	Internal walls and partitions		88,734.88	23.57	0.43%
2.8	Internal doors		450,731.46	119.72	2.19%
	Superstructure sub-total		**6,316,715.68**	**1,677.75**	**30.70%**
	Internal Finishes				
3.1	Wall finishes		208,168.30	55.29	1.01%
3.2	Floor finises		279,127.91	74.14	1.36%
3.3	Ceiling finishes		INCL	INCL	INCL
	Internal Finishes sub-total		**487,296.21**	**129.43**	**2.37%**
4	Fittings		**463,613.90**	**123.14**	**2.25%**
	Services				
5.1	Sanitary appliances		3,895,373.90	1,034.63	18.93%
5.2	Services Equipment		INCL	INCL	INCL
5.3	Disposal installations		INCL	INCL	INCL
5.4	Water installations		INCL	INCL	INCL
5.5	Heat Source		INCL	INCL	INCL
5.6	Space heating and air conditioning		INCL	INCL	INCL
5.7	Ventilating systems		INCL	INCL	INCL
5.8	Electrical installations		3,082,641.26	818.76	14.98%
5.9	Gas installations		INCL	INCL	INCL
5.10	Lift and conveyor installations		74,260.00	0.00	0.36%
5.11	Protective installations		INCL	INCL	INCL
5.12	Communications installations		INCL	INCL	INCL
5.13	Special installations		23,317.52	0.00	0.11%
5.14	Builder's work in connection		193,385.11	0.00	0.94%
	Services sub-total		**7,268,977.80**	**1,853.39**	**35.33%**
	Work to Existing Buildings				
7.1	Minor demolition and alteration works		50,957.40	13.53	0.25%
7.6	Renovation works		0.00	0.00	0.00%
	Work to existing buildings sub-total		**50,957.40**	**13.53**	**0.25%**
	Net building cost		**15,585,524.75**	**3,827.55**	**75.75%**
	Preliminaries		4,303,666.92	1,143.07	20.92%
			19,889,191.67	4,970.62	96.67%
	SCP Fee	3.45%	686,177.11	137,235.42	3.33%
	TOTAL COST OF BUILDING	**£**	**20,575,368.79**	**5,464.91**	**100.00%**

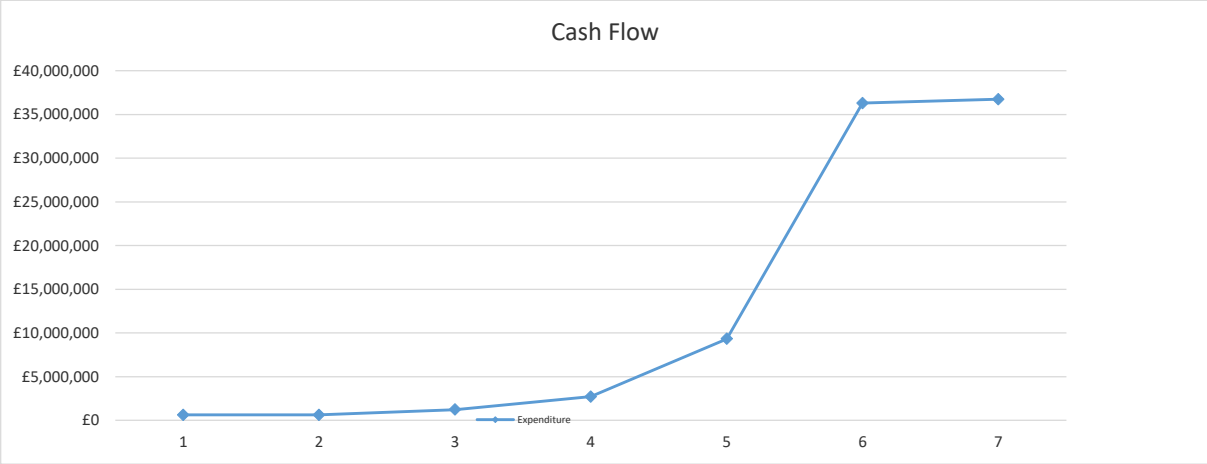
Elements		Total Cost of element	£/m2 GFA	Element %
8 EXTERNAL WORKS				
8.1 Site preparation works		2,682,989.06	-	96.67%
8.2 Roads, Paths, Pavings and surfacings		INCL	-	INCL
8.3 Soft landscaping, planting and irrigation systems		INCL	-	INCL
8.4 Fencing, railings and walls		INCL	-	INCL
8.5 External fixtures		INCL	-	INCL
8.6 External draingae		INCL	-	INCL
8.7 External services		INCL	-	INCL
8.8 Minor building works and ancillary buildings		INCL	-	INCL
		2,682,989.06	-	**96.67%**
Preliminaries		INCL	-	INCL
		2,682,989.06	-	**96.67%**
SCP Fee	3.45%	92,563.12	-	3.33%
TOTAL COST OF EXTERNAL WORKS	**£**	**2,775,552.19**	-	**100.00%**

PROJECT CASHFLOW FORECAST

Proposed start on site: 1Q 2026
Proposed completion date: 3Q 2027

	Year	0	1	2	3	4	5	6	Total
	Financial year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
Works Cost		0	0	0	0	3,502,638	19,498,019	350,264	23,350,921
Fees		629,107	0	613,713	1,435,762	680,089	633,447	50,762	4,042,880
Non-works Costs		0	0	0	36,600	78,550	307,275	0	422,425
Equipment Costs		0	0	0	0	0	469,892	0	469,892
Risk provision		0	0	0	0	1,376,473	1,682,356	0	3,058,829
Sub-total		629,107	0	613,713	1,472,362	5,637,750	22,590,988	401,026	31,344,947
Gross VAT		125,821	0	122,743	294,472	1,127,550	4,518,198	80,205	6,268,989
Less: Reclaimable VAT		125,821	0	122,743	287,152	140,018	126,689	10,152	812,576
Net VAT		0	0	0	7,320	987,532	4,391,508	70,053	5,456,413
Total		629,107	0	613,713	1,479,682	6,625,283	26,982,496	471,079	36,801,360

Years	0	1	2	3	4	5	6
Expenditure	£629,107	£629,107	£1,242,820	£2,722,502	£9,347,784	£36,330,281	£36,801,360



CASHFLOW FORECAST OF FUNDING SOURCES

Proposed start on site: 1Q 2026
Proposed completion date: 3Q 2027

Funding source: Department for Health and Social Services: Welsh Assembly Government (Works, Fees and Non-Works Cost)

Year	0	1	2	3	4	5	6	Total
Financial year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
Works Cost	£0	£0	£0	£0	£3,502,638	£19,498,019	£350,264	£23,350,921
Fees	£629,107	£0	£613,713	£1,435,762	£680,089	£633,447	£50,762	£4,042,880
Non-works Costs	£0	£0	£0	£36,600	£78,550	£307,275	£0	£422,425
Equipment Costs	£0	£0	£0	£0	£0	£0	£0	£0
Risk provision	£0	£0	£0	£0	£1,376,473	£1,682,356	£0	£3,058,829
Sub-total	**£629,107**	**£0**	**£613,713**	**£1,472,362**	**£5,637,750**	**£22,121,096**	**£401,026**	**£30,875,055**
Gross VAT	£125,821	£0	£122,743	£294,472	£1,127,550	£4,424,219	£80,205	£6,175,011
Less: Reclaimable VAT	£125,821	£0	£122,743	£287,152	£140,018	£126,689	£10,152	£812,576
Net VAT	£0	£0	£0	£7,320	£987,532	£4,297,530	£70,053	£5,362,435
Total	**£629,107**	**£0**	**£613,713**	**£1,479,682**	**£6,625,283**	**£26,418,626**	**£471,079**	**£36,237,490**
						£140,017.87		

Funding source: Department for Health and Social Services: Welsh Assembly Government (Equipment Cost)

Year	0	1	2	3	4	5	6	Total
Financial year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
Works Cost	£0	£0	£0	£0	£0	£0	£0	£0
Fees	£0	£0	£0	£0	£0	£0	£0	£0
Non-works Costs	£0	£0	£0	£0	£0	£0	£0	£0
Equipment Costs	£0	£0	£0	£0	£0	£469,892	£0	£469,892
Risk provision	£0	£0	£0	£0	£0	£0	£0	£0
Sub-total	**£0**	**£0**	**£0**	**£0**	**£0**	**£469,892**	**£0**	**£469,892**
Gross VAT	£0	£0	£0	£0	£0	£93,978	£0	£93,978
Less: Reclaimable VAT	£0	£0	£0	£0	£0	£0	£0	£0
Net VAT	£0	£0	£0	£0	£0	£93,978	£0	£93,978
Total	**£0**	**£0**	**£0**	**£0**	**£0**	**£563,870**	**£0**	**£563,870**

Functional Content Comparison

Ref No	Accommodation	OBC Functional size	FBC Functional size	Change	Reason for change
	Wellbeing Hub @ Park View	3,394	3,765	371	including 399m2 associated with the Hyb Refurbishment Areas

AtkinsRéalis

Life Cycle Cost Plan

Park View Health & Wellbeing Hub

30.04.25

Cardiff and Vale Health Board

Notice

This document and its contents have been prepared and are intended solely as information for Park View Health & Wellbeing Hub and use in relation to Cardiff and Vale Health Board.

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Document history

Document title: Life Cycle Cost Plan

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
Rev 1.0	Life Cycle Cost Plan	TT	SA	AW	AW	17.02.25
Rev 2.0	Life Cycle Cost Plan	SA	HP	HD	BW	30.04.25

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Appendices

Appendix A: Life Cycle Cost Plan
Appendix B: Life Cycle Cost Plan Assumptions
Appendix C: Operational Energy Costs
Appendix D: Maintenance Costs
Appendix E: Life Cycle Cost Descriptors
Appendix F: Menu of Life Cycle Costs

Section A: Requirements for Life Cycle Costing

1.0 Objectives

1.1 This Life Cycle Cost Plan has been prepared for Park View Health & Wellbeing Hub, to provide at RIBA Stage 4 a life cycle cost estimate for a 60-year period of analysis of the Cardiff and Vale Health Board project design.

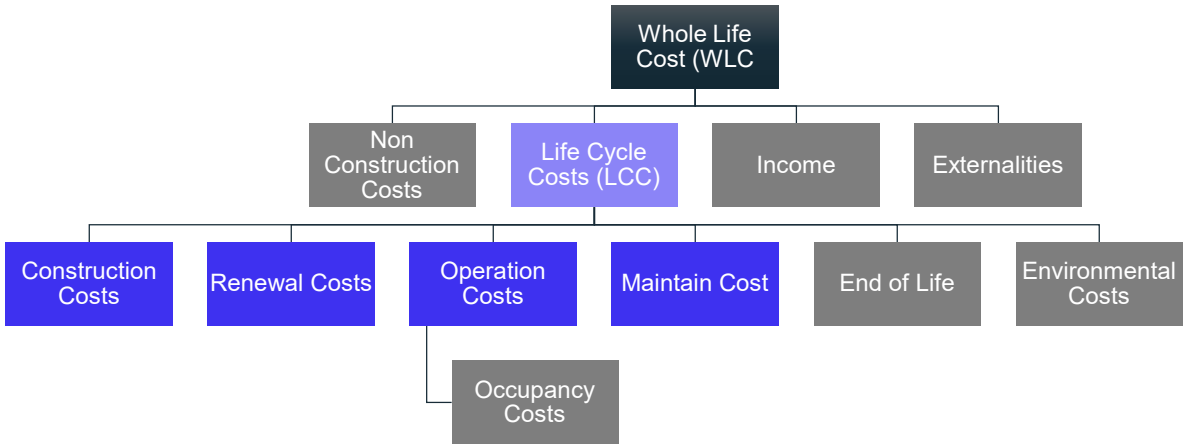
2.0 Scope & Definitions

2.1 This Life Cycle Cost Plan has been prepared using bottom-up cost planning techniques and data from a construction capital cost plan and design information from the project team.

2.2 The following key cost categories diagram, from the RICS New Rules of Measurement 3 (NRM3), clarifies how 'renewal costs', 'operation costs' and 'maintain costs' are related to life cycle costs and the wider non-construction, income and externalities that come under whole life costs:

2.3 This LCC analysis includes the following cost categories:

- Construction costs include construction capital costs.
- Renewal costs include item replacement costs.
- Maintain costs include planned maintenance only.
- Operation costs include energy consumption only.



For details of life cycle cost categories in scope please see Appendix F: Menu of Life Cycle Costs.

3.0 Form of Analysis & Reporting Requirements

3.1 This analysis follows the principles of the RICS new rules of measurement (NRM3).

3.2 The period of analysis is 60 years post construction.

3.3 The base date used for the construction capital cost rate build up is 2Q26.

3.4 The base date used for the life cycle cost is 2Q26.

3.5 The life cycle costs are reported in accordance with the RICS new rules of measurement (NRM3) elemental breakdown structure detailing the costs on an annual basis in both 'Real' and 'NPV' terms.

3.6 The following 'Long Term' discount rates, as defined in the HM Treasury The Green Book (Table 8. Declining Long Term Discount Rate), have been used to calculate the Present and Net Present Values.

Period of years	0-30	31-75	76-125
Discount rate	3.50%	3.00%	2.50%

4.0 Property Information

4.1 Property name: Park View Health & Wellbeing Hub

4.2 Property location: Cardiff

4.3 Brief description: A new build three storey Health and Wellbeing Hub including car parking, play areas and communal gardens located in West Cardiff

4.4 The Gross Internal Floor Areas (GIFA) used is follows: 3765m2.

5.0 Life Cycle Cost Estimate

5.1 The total estimated life cycle costs over the 60-year period of analysis are summarised as follows:

60 YEARS LCC TOTAL	Total (£)	Total (£/m2)/Annum	% of Total Cost
Construction	£27,780,359	£123	46%
Renewal and Redecorations	£22,125,325	£98	37%
Operation	£4,274,763	£19	7%
Planned Maintenance	£5,638,464	£25	9%
Total - Real terms	**£59,818,911**		
Total - NPV terms	**£38,503,092**		

5.2 Please refer to Appendix A for the life cycle cost plan and profile over the 60-year period of analysis per cost category:

5.3 The most significant life cycle replacement (LCR) items over the 60-year period of analysis with their respective factored service lives(FSL) are as follows:

Item	LCR	FSL	% Replacement
Air Supply and Extract Systems	£3,115,359	20	100%
Hv and Lv Cables and Wiring	£2,079,133	30	100%
Internal Lighting	£1,815,493	25	100%
Fire Alarms	£1,150,915	15	100%
Euroclad Panels	£871,329	40	100%
General FF&E	£863,671	20	100%
CCTV	£798,351	15	100%
Alumasc Warm Roof Coverings	£762,783	40	100%
Water Installations; Generally	£710,022	45	100%
Paging and Emergency Call Systems	£638,587	10	100%

5.6 Please refer to Appendix B for detailed LCC assumptions and cost breakdown.

Section B: Methodology & Assumptions

6.0 Methodology

Renewal Costs

6.1 The life cycle replacement (LCR) cost estimate utilises the descriptions, quantities and installation costs for each of the assets as given in the capital cost plan. Factored reference replacement frequencies are applied to the given quantities and capital costs. Percentage uplifts are then applied to the installation cost rates to give a life cycle replacement unit rate. The overall life cycle replacement cost per event for each component is then calculated. Based on the interval, the total LCR cost for an individual component is then calculated to generate the overall total for the period of analysis.

6.2 Renewal Uplift percentages were applied to the 'Construction Capital Cost Plan Rate' to arrive at a 'Life Cycle Replacement Rate'. The % addition varies according to the complexity of the element but is typically between 10 and 20%. The 'Uplift' makes allowance for:

- removal of existing (incl cart away),
- preparation to receive new,
- access,
- working within an existing building,
- preliminaries (in addition to base rate prelims),
- subcontractor profit.

Operation Costs

6.3 The operational energy cost for the project has been derived from Table 2 'Predicted building energy consumption for the baseline model through the year', in the Park View Wellbeing Hub RIBA Stage 4 BREEAM Ene01 Prediction of Operational Performance report produced by Aecom November 2024. The electricity rate used is the average electricity price including the Climate Change Levy for 3Q2024 (the latest available date) from the document Energy Prices Non-Domestic Prices issued by Department for Energy Security and NetZero. Please refer to Appendix C: Operational Energy Costs for more details.

Maintain Costs

6.5 The planned maintenance costs for the project have been derived on a £/m²/yr basis using high-level BCIS benchmark cost of £24.96/m2 for Health Centres, clinics, group practice surgeries. Price level at 2Q2026 and Wales. Please refer to Appendix D: Maintenance Costs for more details.

7.0 Information Received

7.1 Park View HWBC Stage 4 Target Cost Plan received 15/04/25
7.2 Park View HWBC Stage 4 Design Process Presentation 06/11/24
7.3 RIBA Stage 4 BREEAM Ene01 Prediction of Operational Energy Performance - November 2024

8.0 Reference Service Lives

8.1 The reference service lives for the asset components are drawn from our own databank of information, which has evolved from our in-house knowledge and data and from the following published sources:

- BS ISO 15686-5:2017 Building & constructed assets - Service life planning - Part 5: Life cycle costing,

- Standardized Method of Life Cycle Costing for Construction Procurement - A supplement to BS ISO 15686-5:2008,
- CIBSE Guide M - Appendix 12.A1: Indicative economic life expectancy - supplement (January 2020)
- BCIS Life Expectancy of Building Components Online,
- HAPM, BPG and BLP Component Life Manuals,
- BRE The Green Guide to Specifications 2008,

- Research Organisations such as CIBSE, CIRIA, TRADA,
- Test Houses and Certification Bodies,
- Published research and conference papers,
- Manufacturers warranties.

9.0 Assumptions

9.1 For detailed life cycle renewal percentages and service lives see Appendix B: Life Cycle Cost Plan Assumptions.

9.2 Component asset lifing has been conducted based on the same level of detail as provided in the RIBA Stage 4 Target Cost Plan.

9.3 Ceiling finishes are included within external walls in alignment with the Stage 4 Target Cost Plan.

9.4 Type and material of building systems and components were assumed where this information was not explicitly described.

9.5 A consideration was given in applying factored service lives to align major replacements of related building components that would naturally occur at the same time. This may indicate that a major refurbishment is required at or around year 40.

9.6 Three major FF&E refurbishments have been allowed for over the period of analysis at years 20, 40 and 60.

9.7 Redecoration of internal wall/ceiling finishes has been assumed to be required every 7 years and an allowance has been made for renewal of a surface layer only.

9.8 Partial repairs and refixing of the roof flashings and parapets have been allowed for to coincide with the replacement of the roof coverings.

9.9 LCC analysis is a predictive exercise using available defined design, cost and service life information and assumptions that may change over time.

10.0 Inclusions & Exclusions

For details about inclusions and exclusions please refer to Appendix F: Menu of Life Cycle Costs.

Section C: Cost Variables & Sensitivity Analysis

11.0 Uncertainty & Risks

11.1 No risk modelling has been applied to this Life Cycle Cost Plan at this stage.

12.0 Sensitivity Analysis

12.1 These LCCs are baseline estimates at this stage. No sensitivity analysis has yet been carried out.

13.0 Approvals & Validation

13.1 These initial LCC estimates are to be approved and validated by Park View Health & Wellbeing Hub.

13.2 The following On Costs are included within the 'Renewals' LCC estimate. These percentages are to be reviewed and revised as necessary.

- Maintenance Contractor's Management & Administration Costs @ 5.00%
- Maintenance Contractor's Overheads and Profit @ 5.00%
- Consultants' and Specialists' Fees @ 0.00%
- Employer Definable Maintenance Related Costs @ 0.00%
- Risk & Contingency @ 5.00%

Appendix A: Life Cycle Cost Plan

Appendix A: Life Cycle Cost Plan

Park View Health & Wellbeing Hub

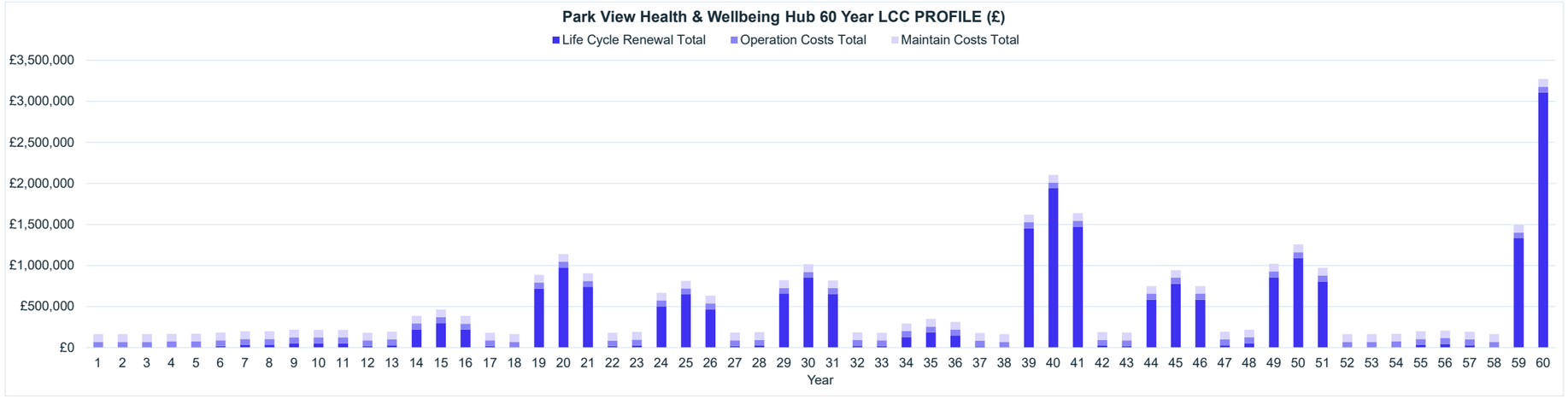
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Construction Cost																														
Life Cycle Renewal																														
1.1. Substructures																														
1.1. Substructures	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
2. Superstructure																														
2.1. Frame	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
2.2. Upper floors	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
2.3. Roof	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
2.4. Stairs and ramps	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
2.5. External walls	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
2.6. Windows and external doors	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£171	£228	£171	£0	£0	£0	£0	£0	£0	£0	£20,891	£27,855
2.7. Internal walls and partitions	£0	£0	£0	£0	£0	£0	£0	£0	£36	£48	£36	£0	£0	£0	£0	£0	£0	£0	£2,235	£2,980	£2,235	£0	£0	£1,511	£2,015	£1,511	£0	£0	£36	£48
2.8. Internal doors	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
3. Internal finishes																														
3.1. Wall finishes	£0	£0	£0	£0	£0	£9,228	£12,304	£9,228	£0	£0	£0	£0	£9,228	£14,997	£12,818	£2,693	£0	£0	£0	£9,228	£12,304	£9,228	£0	£0	£0	£0	£9,228	£12,304	£27,421	£24,257
3.2. Floor finishes	£0	£0	£0	£0	£0	£0	£7,457	£9,942	£7,457	£0	£2,882	£3,843	£4,235	£1,804	£8,810	£9,942	£7,457	£0	£50,847	£67,797	£50,847	£0	£10,339	£13,786	£10,339	£0	£1,353	£1,804	£1,353	£0
3.3. Ceiling finishes	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
4.1. Fittings, furnishings and equipment																														
4.1. Fittings, furnishings and equipment	£0	£0	£0	£3,149	£4,199	£3,149	£0	£0	£3,362	£4,483	£3,535	£230	£173	£20,644	£27,526	£20,644	£0	£0	£92,503	£123,337	£92,503	£0	£173	£40,251	£53,534	£40,021	£0	£0	£43,609	£58,145
5. Services																														
5.1. Sanitary appliances	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.2. Services equipment	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£7,387	£9,849	£7,387	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.3. Disposal installations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.4. Water installations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.5. Heat source	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.6. Space heating and air conditioning	£0	£0	£0	£0	£0	£6,745	£8,993	£6,745	£0	£0	£0	£0	£6,745	£8,993	£6,745	£0	£0	£0	£353,449	£478,010	£362,442	£6,745	£0	£126,746	£168,994	£126,746	£6,745	£8,993	£6,745	£0
5.7. Ventilation systems	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.8. Electrical installations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£145,614	£194,152	£145,614	£0	£0	£272,205	£362,940	£272,205	£0	£0	£311,870	£415,827
5.9. Fuel installations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.10. Lift and conveyor installations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£22,333	£29,777	£22,333	£0	£0	£0	£0	£0	£0	£0	£0	£0
5.11. Fire and lightning protection	£0	£0	£0	£0	£0	£0	£0	£0	£3,830	£5,107	£3,830	£0	£0	£86,319	£115,091	£86,319	£0	£0	£3,830	£5,107	£3,830	£0	£0	£0	£0	£0	£0	£0	£92,987	£123,983
5.12. Communication, security and control systems	£0	£0	£0	£0	£0	£0	£0	£0	£31,929	£42,572	£31,929	£0	£0	£89,321	£119,094	£89,321	£0	£0	£31,929	£42,572	£31,929	£0	£0	£0	£0	£0	£0	£0	£121,250	£161,667
5.13. Specialist installations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£8,871	£11,828	£8,871	£0	£0	£0	£0	£0	£0	£0	£0	£0	£8,871	£33,250	£37,434	£21,422	£0	£0	£0	£0
5.14. Builders' work in connection with services	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
8. External works																														
8.1. Site preparation works	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
8.2. Roads, paths and pavings	£0	£0	£0	£0	£0	£0	£5,779	£7,706	£5,779	£0	£693	£924	£693	£0	£9,195	£12,260	£9,195	£0	£5,275	£7,033	£5,275	£0	£6,472	£9,826	£8,068	£1,197	£0	£0	£29,090	£38,787
8.3. Soft landscaping, planting and irrigation systems	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
8.4. Fencing, railing and walls	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,475	£3,300	£2,475	£0	£0	£456	£608	£456	£0	£0	£0	£0
8.5. Site/street furniture and equipment	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,952	£2,603	£1,952	£0	£0	£2,529	£3,372	£2,529	£0	£0	£0	£0
8.6. External drainage	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£206	£274	£206	£0	£0	£0	£0	£0	£0	£0	£0	£0
8.7. External services	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,656	£2,208	£1,656	£0	£0	£565	£753
8.8. Minor building works and ancillary buildings	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Life Cycle Renewal Total	**£0**	**£0**	**£0**	**£3,149**	**£4,199**	**£19,122**	**£34,533**	**£33,621**	**£52,394**	**£52,210**	**£51,777**	**£16,826**	**£29,945**	**£222,077**	**£299,279**	**£221,178**	**£16,651**	**£0**	**£720,205**	**£976,246**	**£741,502**	**£15,973**	**£25,855**	**£502,217**	**£649,512**	**£467,743**	**£17,326**	**£23,101**	**£655,816**	**£851,321**
Operation																														
Operate - Utilities	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246
Operation Costs Total	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**
Maintain																														
Planned Maintenance Costs	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974
Maintain Costs Total	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**
Life Cycle Cost Total	**£165,220**	**£165,220**	**£165,220**	**£168,370**	**£169,420**	**£184,343**	**£199,753**	**£198,841**	**£217,614**	**£217,431**	**£216,997**	**£182,046**	**£195,165**	**£387,298**	**£464,499**	**£386,399**	**£181,872**	**£165,220**	**£885,426**	**£1,141,467**	**£906,723**	**£181,193**	**£191,076**	**£667,437**	**£814,733**	**£632,963**	**£182,546**	**£188,321**	**£821,037**	**£1,016,541**
LONG TERM DISCOUNT RATE	**0.9662**	**0.9335**	**0.9019**	**0.8714**	**0.8420**	**0.8135**	**0.7860**	**0.7594**	**0.7337**	**0.7089**	**0.6849**	**0.6618**	**0.6394**	**0.6178**	**0.5969**	**0.5767**	**0.5572**	**0.5384**	**0.5202**	**0.5026**	**0.4856**	**0.4692**	**0.4533**	**0.4380**	**0.4231**	**0.4088**	**0.3950**	**0.3817**	**0.3687**	**0.3563**
PRESENT VALUE	**£159,633**	**£154,235**	**£149,019**	**£146,725**	**£142,647**	**£149,963**	**£157,004**	**£151,002**	**£159,670**	**£154,141**	**£148,631**	**£120,475**	**£124,790**	**£239,265**	**£277,255**	**£222,838**	**£101,340**	**£88,948**	**£460,559**	**£573,662**	**£440,278**	**£85,007**	**£86,612**	**£292,309**	**£344,752**	**£258,779**	**£72,108**	**£71,874**	**£302,756**	**£362,172**
NET PRESENT VALUE	**£159,633**	**£313,868**	**£462,888**	**£609,612**	**£752,259**	**£902,222**	**£1,059,226**	**£1,210,228**	**£1,369,899**	**£1,524,039**	**£1,672,671**	**£1,793,146**	**£1,917,935**	**£2,157,201**	**£2,434,456**	**£2,657,295**	**£2,758,634**	**£2,847,583**	**£3,308,142**	**£3,881,804**	**£4,322,082**	**£4,407,089**	**£4,493,701**	**£4,786,010**	**£5,130,761**	**£5,389,541**	**£5,461,649**	**£5,533,522**	**£5,836,278**	**£6,198,450**

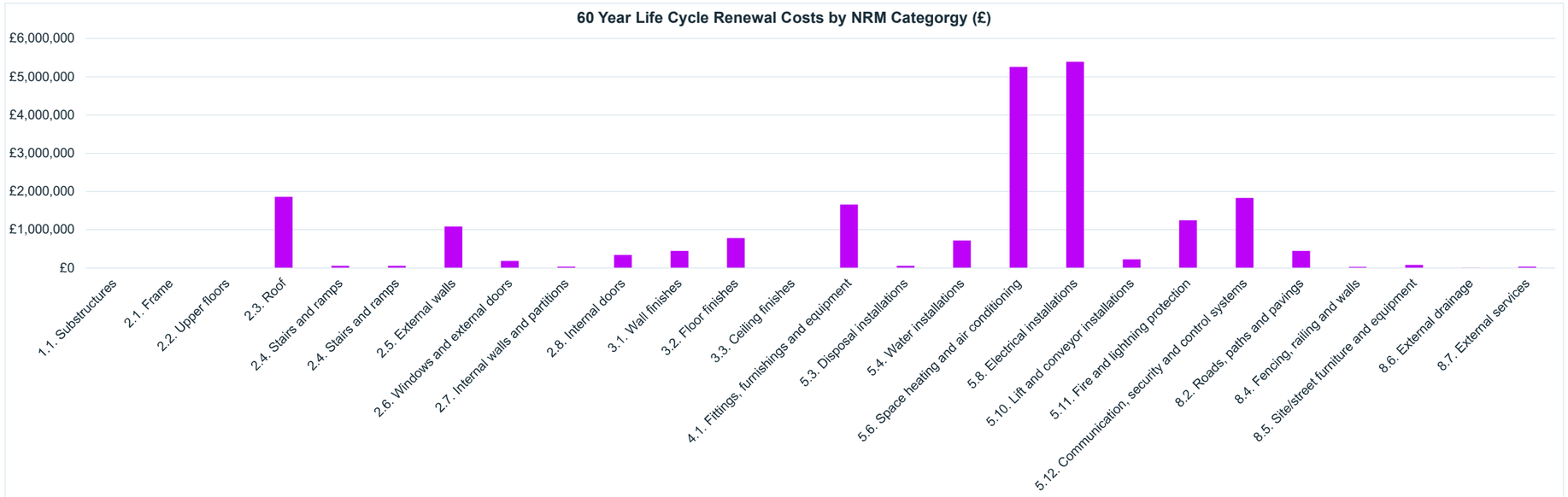
Appendix A: Life Cycle Cost Plan

Park View Health & Wellbeing Hub

	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	Total
Construction Cost																															**£27,780,359**
Life Cycle Renewal																															
1.1. Substructures																															
1.1. Substructures	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
2. Superstructure																															
2.1. Frame	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
2.2. Upper floors	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
2.3. Roof	£0	£0	£0	£0	£0	£0	£0	£0	£558,538	£744,718	£558,538	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£1,861,794**
2.4. Stairs and ramps	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£16,212	£21,616	£16,212	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£54,041**
2.5. External walls	£0	£0	£0	£75,788	£101,051	£75,788	£0	£0	£86,301	£115,068	£86,301	£0	£0	£0	£0	£0	£0	£0	£162,510	£216,680	£162,510	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£1,081,995**
2.6. Windows and external doors	£20,891	£0	£0	£0	£0	£0	£0	£0	£12,472	£16,630	£12,472	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£21,062	£49,144	**£181,986**
2.7. Internal walls and partitions	£36	£0	£0	£0	£0	£0	£0	£0	£2,374	£3,165	£2,374	£0	£0	£737	£982	£737	£0	£0	£1,547	£2,063	£1,547	£0	£0	£0	£0	£0	£0	£0	£2,235	£5,215	**£35,699**
2.8. Internal doors	£0	£0	£0	£8,951	£11,935	£8,951	£0	£0	£6,324	£8,432	£6,324	£0	£0	£1,881	£2,508	£1,881	£0	£0	£84,835	£113,114	£84,835	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£339,973**
3. Internal finishes																															
3.1. Wall finishes	£18,193	£0	£0	£9,228	£12,304	£9,228	£0	£0	£0	£0	£9,228	£12,304	£9,228	£2,693	£3,591	£2,693	£0	£9,228	£30,518	£33,513	£18,214	£0	£0	£0	£9,228	£12,304	£9,228	£0	£18,193	£42,450	**£446,030**
3.2. Floor finishes	£7,457	£9,942	£7,457	£10,149	£16,415	£13,993	£2,882	£0	£58,304	£77,739	£59,657	£1,804	£1,353	£0	£0	£0	£10,339	£13,786	£10,339	£0	£0	£0	£0	£0	£8,810	£11,746	£8,810	£0	£53,730	£125,370	**£782,379**
3.3. Ceiling finishes	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
4.1. Fittings, furnishings and equipment																															
4.1. Fittings, furnishings and equipment	£43,609	£0	£0	£3,149	£4,372	£3,380	£173	£0	£92,516	£123,354	£92,516	£0	£0	£20,644	£27,526	£20,644	£173	£230	£40,406	£53,645	£40,234	£0	£0	£3,149	£4,199	£3,149	£0	£0	£132,922	£310,151	**£1,655,311**
5. Services																															
5.1. Sanitary appliances	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
5.2. Services equipment	£0	£0	£0	£0	£0	£0	£0	£0	£7,387	£9,849	£7,387	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£7,387	£17,235	**£73,865**
5.3. Disposal installations	£0	£0	£0	£0	£0	£0	£0	£0	£17,363	£23,150	£17,363	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£57,876**
5.4. Water installations	£0	£0	£0	£0	£0	£0	£0	£0	£1,772	£2,363	£1,772	£0	£0	£213,007	£284,009	£213,007	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£715,929**
5.5. Heat source	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
5.6. Space heating and air conditioning	£0	£0	£0	£6,745	£8,993	£6,745	£0	£0	£373,037	£497,383	£379,782	£8,993	£6,745	£169,999	£226,665	£169,999	£0	£6,745	£156,965	£204,041	£147,972	£0	£0	£0	£6,745	£8,993	£6,745	£0	£353,449	£824,713	**£5,262,031**
5.7. Ventilation systems	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
5.8. Electrical installations	£311,870	£0	£0	£0	£0	£0	£0	£0	£158,931	£211,908	£158,931	£0	£0	£0	£0	£0	£0	£0	£272,205	£362,940	£272,205	£0	£0	£0	£0	£0	£0	£0	£457,484	£1,067,463	**£5,394,363**
5.9. Fuel installations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
5.10. Lift and conveyor installations	£0	£0	£0	£0	£0	£0	£0	£0	£22,333	£29,777	£22,333	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£22,333	£52,110	**£223,331**
5.11. Fire and lightning protection	£92,987	£0	£0	£0	£0	£0	£0	£0	£3,830	£5,107	£3,830	£0	£0	£86,319	£115,091	£86,319	£0	£0	£3,830	£5,107	£3,830	£0	£0	£0	£0	£0	£0	£0	£92,987	£216,971	**£1,246,446**
5.12. Communication, security and control systems	£121,250	£0	£0	£0	£0	£0	£0	£0	£31,929	£42,572	£31,929	£0	£0	£89,321	£119,094	£89,321	£0	£0	£31,929	£42,572	£31,929	£0	£0	£0	£0	£0	£0	£0	£121,250	£282,917	**£1,829,529**
5.13. Specialist installations	£0	£0	£0	£0	£8,871	£11,828	£8,871	£0	£0	£0	£0	£0	£0	£0	£0	£0	£8,871	£11,828	£30,293	£28,562	£21,422	£0	£0	£0	£0	£0	£0	£0	£8,871	£20,699	**£290,665**
5.14. Builders' work in connection with services	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
8. External works																															
8.1. Site preparation works	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
8.2. Roads, paths and pavings	£38,285	£12,260	£9,195	£3,180	£4,932	£4,103	£693	£0	£11,054	£14,738	£11,054	£0	£0	£0	£0	£0	£9,888	£13,183	£11,084	£1,596	£1,197	£0	£0	£0	£5,779	£7,706	£5,779	£0	£35,058	£81,801	**£445,808**
8.3. Soft landscaping, planting and irrigation systems	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
8.4. Fencing, railing and walls	£0	£0	£0	£0	£0	£0	£0	£0	£2,475	£3,300	£2,475	£0	£0	£0	£0	£0	£0	£0	£456	£608	£456	£0	£0	£0	£0	£0	£0	£0	£2,475	£5,775	**£27,791**
8.5. Site/street furniture and equipment	£0	£0	£0	£13,424	£17,899	£13,424	£0	£0	£1,952	£2,603	£1,952	£0	£0	£0	£0	£0	£0	£0	£2,529	£3,372	£2,529	£0	£0	£0	£0	£0	£0	£0	£1,952	£4,555	**£81,129**
8.6. External drainage	£0	£0	£0	£0	£0	£0	£0	£0	£206	£274	£206	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£206	£480	**£2,056**
8.7. External services	£565	£0	£0	£0	£0	£0	£0	£0	£6,147	£8,196	£6,147	£0	£0	£0	£0	£0	£0	£0	£1,656	£2,208	£1,656	£0	£0	£0	£0	£0	£0	£0	£565	£1,318	**£35,297**
8.8. Minor building works and ancillary buildings	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	**£0**
Life Cycle Renewal Total	**£655,142**	**£22,202**	**£16,651**	**£130,614**	**£186,772**	**£147,440**	**£12,619**	**£0**	**£1,455,245**	**£1,940,327**	**£1,472,571**	**£23,101**	**£17,326**	**£584,600**	**£779,466**	**£584,600**	**£29,271**	**£55,001**	**£857,317**	**£1,091,638**	**£806,749**	**£0**	**£0**	**£3,149**	**£34,761**	**£43,898**	**£30,562**	**£0**	**£1,332,158**	**£3,108,368**	**£22,125,325**
Operation																															
Operate - Utilities	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£71,246	£4,274,763
Operation Costs Total	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£71,246**	**£4,274,763**
Maintain																															
Planned Maintenance Costs	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£93,974	£5,638,464
Maintain Costs Total	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£93,974**	**£5,638,464**
Life Cycle Cost Total	**£820,363**	**£187,422**	**£181,872**	**£295,835**	**£351,992**	**£312,661**	**£177,840**	**£165,220**	**£1,620,466**	**£2,105,547**	**£1,637,791**	**£188,321**	**£182,546**	**£749,820**	**£944,687**	**£749,820**	**£194,491**	**£220,221**	**£1,022,537**	**£1,256,858**	**£971,969**	**£165,220**	**£165,220**	**£168,370**	**£199,981**	**£209,119**	**£195,782**	**£165,220**	**£1,497,378**	**£3,273,588**	**£32,038,552**
LONG TERM DISCOUNT RATE	**0.3459**	**0.3358**	**0.3260**	**0.3165**	**0.3073**	**0.2984**	**0.2897**	**0.2812**	**0.2731**	**0.2651**	**0.2574**	**0.2499**	**0.2426**	**0.2355**	**0.2287**	**0.2220**	**0.2156**	**0.2093**	**0.2032**	**0.1973**	**0.1915**	**0.1859**	**0.1805**	**0.1753**	**0.1702**	**0.1652**	**0.1604**	**0.1557**	**0.1512**	**0.1468**	
PRESENT VALUE	**£283,765**	**£62,941**	**£59,298**	**£93,646**	**£108,177**	**£93,291**	**£51,518**	**£46,468**	**£442,481**	**£558,190**	**£421,540**	**£47,059**	**£44,287**	**£176,614**	**£216,032**	**£166,476**	**£41,923**	**£46,087**	**£207,760**	**£247,931**	**£186,149**	**£30,721**	**£29,826**	**£29,509**	**£34,029**	**£34,547**	**£31,402**	**£25,728**	**£226,382**	**£480,504**	
NET PRESENT VALUE	**£6,482,214**	**£6,545,156**	**£6,604,454**	**£6,698,100**	**£6,806,278**	**£6,899,569**	**£6,951,087**	**£6,997,555**	**£7,440,035**	**£7,998,226**	**£8,419,765**	**£8,466,824**	**£8,511,112**	**£8,687,726**	**£8,903,758**	**£9,070,234**	**£9,112,157**	**£9,158,244**	**£9,366,004**	**£9,613,935**	**£9,800,084**	**£9,830,805**	**£9,860,631**	**£9,890,141**	**£9,924,170**	**£9,958,717**	**£9,990,119**	**£10,015,847**	**£10,242,229**	**£10,722,733**	**£10,722,733**

Appendix A: Life Cycle Cost Plan





Appendix B: Life Cycle Cost Plan Assumptions

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
														0	60									£0
														0	60									£0
			Substructures, 1.1 Substructures, 1.1.1 Standard F											0	60									£0
														0	60									£0
			IN - SITU CONCRETE/											0	60									£0
			E10: MIXING/CASTING/CURING/IN-SITU CONCRETE											0	60									£0
			Plain in-situ concrete; B.S.8500, grade C20 designated mix GEN1, 20 aggregate; design sulphate class DS-2, ACEC class AC-2											0	60									£0
			Blinding beds; poured on or against earth or unblinded hardcore											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	thickness not exceeding 150	5	m3	£279.70	**£1,398.48**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,091	0	£0
			Plain in-situ concrete; B.S.8500, designated mix FND2, 20 aggregate; min 25% GGBS cement replacement or equivalent embodied carbon; design sulphate class DS-2, ACEC class AC-2 (E10:105)											0	60									£0
			Foundations											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	2	m3	£216.86	**£433.72**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£648	0	£0
			Foundations poured on or against earth or unblinded hardcore											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	331	m3	£216.86	**£71,781.08**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£107,313	0	£0
			Isolated foundations; poured on or against earth or unblinded hardcore											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	99	m3	£216.86	**£21,469.27**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£32,097	0	£0
			Reinforced in-situ concrete; B.S.8500, designated mix RC30/37, 20 aggregate; min 25% GGBS cement replacement or equivalent embodied carbon; design sulphate class DS-2, ACEC class AC-2; vibrated (E10:105A)											0	60									£0
			Ground beams											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	12	m3	£203.60	**£2,443.22**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,653	0	£0
			Isolated foundations											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	77	m3	£203.60	**£15,677.34**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£23,438	0	£0
			Testing Concrete											0	60									£0
			Allow for providing concrete test cubes											0	60									£0
			in accordance with B.S.1881 and specification clauses	200	Set	Incl								0	60									£0
														0	60									£0
			E20: FORMWORK FOR IN-SITU CONCRETE											0	60									£0
			Formwork and basic finish											0	60									£0
			Sides of foundations; plain vertical											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height exceeding 1.00m	29	m2	£86.44	**£2,506.88**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,748	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height not exceeding 250	6	m	£25.08	**£150.48**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£225	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height 250 - 500	9	m	£43.22	**£389.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£582	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height 500 - 1.00m	110	m	£86.44	**£9,508.87**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£14,216	0	£0
			Sides of ground beams and edges of beds; plain vertical											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height 250 - 500	76	m	£43.22	**£3,284.88**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£4,911	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height 500 - 1.00m	11	m	£86.44	**£950.89**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,422	0	£0
														0	60									£0
			Proprietary underslab insulation											0	60									£0
			Extruded polystyrene to BS EN 13164; Kingpsan Insulation Ltd. GreenGuard GG500; compression strength 500 kPa; thermal conductivity 0.036 W/m2K; high performance fibre-free rigid extruded polystyrene insulant (E20:200A)											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; horizontal; laying loose on blinding in accordance with manufacturers requirements	53	m2	£68.55	**£3,633.02**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£5,431	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; vertical; laying loose in accordance with manufacturers requirements	56	m2	£68.55	**£3,838.66**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£5,739	0	£0
														0	60									£0
			E30: REINFORCEMENT FOR IN-SITU CONCRETE											0	60									£0
			Allow for											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to ground beams; allowance based on 230 kg/m3	2.65	T	£2,057.17	**£5,451.51**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£8,150	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to reinforced pads; allowance based on 85 kg/m3	6.51	T	£2,057.17	**£13,392.21**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£20,021	0	£0
														0	60									£0
			E41: WORKED FINISHES/ CUTTING TO IN-SITU CONCRETE											0	60									£0
			Worked finishes on in-situ concrete											0	60									£0
			Floating or similar to ground floor slabs; to engineers recommendations											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	surfaces	24	m2	£6.68	**£160.26**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£240	0	£0
			Tamping											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	surfaces	633	m2	£6.68	**£4,226.94**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£6,319	0	£0
														0	60									£0
			Substructures, 1.1 Substructures, 1.1.3 Lowest Flo											0	60									£0
														0	60									£0
			D20: EXCAVATING AND FILLING											0	60									£0
														0	60									£0
			Excavating											0	60									£0
			To reduce levels											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 0.25m	67	m3	£8.03	**£537.73**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£804	0	£0
			Trenches width exceeding 0.30m											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 0.25m	9	m3	£17.80	**£160.16**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£239	0	£0
			Pits											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 0.25m; 5nr	1	m3	£17.80	**£17.80**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£27	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 1.00m; 2nr	8	m3	£17.80	**£142.37**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£213	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 2.00m; 2nr	94	m3	£17.80	**£1,672.79**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,501	0	£0
			Contractor's risk items											0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	include for the groundworks subcontractor to mark, and expose where required, all services identified during the ground radar survey, this is to include for any hand digging or other special measures as necessary	1	item	£420.00	**£420.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Working space allowance to excavation; including additional earthwork support, disposal and backfilling withhardcore to be obtained off site											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	pits	73	m2	£27.25	**£1,989.37**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,974	0	**£0**
			Earthwork support											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 1.00m; distance between opposing faces 2.00-4.00m	2	m2	£7.47	**£14.94**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£22	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 1.00m; distance between opposing faces exceeding 4.00m	2	m2	£7.47	**£14.94**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£22	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	maximum depth not exceeding 2.00m; distance between opposing faces exceeding 4.00m	82	m2	£7.47	**£612.54**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£916	0	**£0**
			Disposal of water											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	surface water	1	item	£750.00	**£750.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,121	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	ground water	1	item	£750.00	**£750.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,121	0	**£0**
			Compacting											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	bottoms of excavations	1343	m2	£2.96	**£3,971.21**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£5,937	0	**£0**
			Trimming											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	sides of cuttings; vertical or battered	28	m2	£2.96	**£82.80**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£124	0	**£0**
			Disposal of excavated material											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	off site (subject to further WAC testing)	178	m3	£64.91	**£11,553.15**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£17,272	0	**£0**
														0	60									**£0**
			Sand to be obtained off site											0	60									**£0**
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	average thickness not exceeding 0.25m	70	m3	£60.38	**£4,226.42**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£6,318	0	**£0**
			Surface packing to filling											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	to vertical or battered faces	105	m2	£1.48	**£155.24**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£232	0	**£0**
			Compacting											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	filling	1302	m2	£1.48	**£1,924.99**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,878	0	**£0**
														0	60									**£0**
			Granular material type 1 to be obtained off site											0	60									**£0**
			Filling to excavation; depositing in layers 150 maximum thickness											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	average thickness exceeding 0.25m	6	m3	£53.56	**£321.34**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£480	0	**£0**
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	average thickness not exceeding 0.25m	218	m3	£53.56	**£11,675.52**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£17,455	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	average thickness exceeding 0.25m	9	m3	£53.56	**£482.02**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£721	0	**£0**
			Surface packing to filling											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	to vertical or battered faces	83	m2	£1.48	**£122.71**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£183	0	**£0**
			Compacting											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	filling	1329	m2	£1.48	**£1,964.91**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,938	0	**£0**
														0	60									**£0**
			Cordek Filcor20 or similar approved void formers											0	60									**£0**
			Laying loose in accordance with manufacturers requirements											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	350 thick	7	m2	£51.50	**£360.53**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£539	0	**£0**
														0	60									**£0**
			IN - SITU CONCRETE/											0	60									**£0**
														0	60									**£0**
			E10: MIXING/CASTING/CURING/IN-SITU CONCRETE											0	60									**£0**
														0	60									**£0**
			Plain in-situ concrete; B.S.8500, grade C20 designated mix GEN1, 20 aggregate; design sulphate class DS-2, ACEC class AC-2											0	60									**£0**
			Blinding beds; poured on or against earth or unblinded hardcore											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	thickness not exceeding 150	3	m3	£279.70	**£839.09**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,254	0	**£0**
			Filling hollow walls											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	thickness not exceeding 150	5	m3	£203.97	**£1,019.83**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,525	0	**£0**
			Reinforced in-situ concrete; B.S.8500, designated mix RC30/37, 20 aggregate; min 25% GGBS cement replacement or equivalent embodied carbon; design sulphate class DS-2, ACEC class AC-2; vibrated (E10:105A)											0	60									**£0**
			Beds											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	thickness 150-450	1	m3	£203.60	**£203.60**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£304	0	**£0**
			Walls											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	thickness 150-450	2	m3	£203.60	**£407.20**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£609	0	**£0**
			Pudlo waterproof reinforced in-situ concrete; B.S.8500, designated mix RC32/40, 20 aggregate; min 25% GGBS cement replacement or equivalent embodied carbon; design sulphate class DS-2, ACEC class AC-2; vibrated; waterproofing additive											0	60									**£0**
			Isolated foundations											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	45	m3	£282.85	**£12,728.10**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£19,029	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	Allowance for additional dig to reach bearing strata	9	m3	£282.85	**£2,545.62**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,806	0	**£0**
			Walls											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	thickness 150-450	6	m3	£282.85	**£1,697.08**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,537	0	**£0**
			Reinforced in-situ concrete; B.S.8500, designated mix RC25/30, 20 aggregate; min 25% GGBS cement replacement or equivalent embodied carbon; design sulphate class DS-2, ACEC class AC-2; vibrated (E10:105B)											0	60									**£0**
			Beds											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	thickness not exceeding 150	286	m3	£196.97	**£56,334.04**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£84,219	0	**£0**
			Plinths											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	2	m3	£196.97	**£393.94**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£589	0	**£0**
			Conbextra GP non-shrinking cementitious grouting, Fosroc Ltd											0	60									**£0**
			Grouting											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	stanchion bases	90	nr	£19.00	**£1,710.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,556	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; indicative shear key in pocket infilled with grout only where shown on schedule; welded to underside of baseplate with 8mm FWFP typically	31	nr	£55.00	**£1,705.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,549	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	pockets at slab level to columns following completion of steel frame and ground floor slab; internal column	31	nr	£45.00	**£1,395.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,086	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	pockets at slab level to columns following completion of steel frame and ground floor slab; perimeter column	52	nr	£45.00	**£2,340.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,498	0	**£0**
			Testing Concrete											0	60									**£0**
			Allow for providing concrete test cubes											0	60									**£0**
			in accordance with B.S.1881 and specification clauses	R/o	set	Incl								0	60									**£0**
														0	60									**£0**
			E20: FORMWORK FOR IN-SITU CONCRETE											0	60									**£0**
			Formwork and basic finish											0	60									**£0**
			Sides of foundations; plain vertical											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height 500 - 1.00m	44	m	£86.44	**£3,803.55**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£5,686	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	Allowance for additional dig to reach bearing strata	8.8	m	£86.44	**£760.71**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,137	0	**£0**
			Sides of ground beams and edges of beds; plain vertical											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height not exceeding 250	37	m	£25.08	**£927.97**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,387	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height 250 - 500	293	m	£43.22	**£12,664.09**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£18,933	0	**£0**
			Sides of plinths; plain vertical											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height not exceeding 250	25	m	£25.08	**£627.01**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£937	0	**£0**
			Steps in top surfaces; plain vertical											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	height not exceeding 250	93	m	£25.08	**£2,332.48**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,487	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; rebates; plain rectangular 100 x 50	52	m	£25.08	**£1,304.18**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,950	0	**£0**
			Walls; vertical											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	plain	49	m2	£86.44	**£4,235.77**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£6,332	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; rebates; plain rectangular 100 x 50	7	m	£25.08	**£175.56**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£262	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; allow 25mm notch in face of lift wall for column tolerance	1	m	£125.00	**£125.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£187	0	**£0**
			Extra over a basic finish for a fine formed finish											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	walls	21	m2	£23.52	**£493.92**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£738	0	**£0**
			Wall kickers											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	straight	25	m	£20.82	**£520.44**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£778	0	**£0**
			Proprietary underslab insulation											0	60									**£0**
			Extruded polystyrene to BS EN 13164; Kingpsan Insulation Ltd. GreenGuard GG500; compression strength 500 kPa; thermal conductivity 0.036 W/m2K; high performance fibre-free rigid extruded polystyrene insulant (E20:200A)											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; horizontal; laying loose on blinding in accordance with manufacturers requirements	1352	m2	£68.55	**£92,676.34**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£138,551	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; horizontal; laying loose on concrete in accordance with manufacturers requirements	32	m2	£68.55	**£2,193.52**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,279	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; sloping; laying loose on blinding in accordance with manufacturers requirements	142	m2	£68.55	**£9,733.76**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£14,552	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	300 thick (3 x 100mm) to achieve U-value of 0.10 W/m2K; horizontal; laying loose on concrete in accordance with manufacturers requirements	8	m2	£102.82	**£822.57**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,230	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	450 thick (4 x 100mm & 1 x 50mm boards) to achieve U-value of 0.10 W/m2K; horizontal; laying loose on concrete in accordance with manufacturers requirements	112	m2	£155.63	**£17,431.06**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£26,059	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; vertical; laying loose in accordance with manufacturers requirements	74	m2	£68.55	**£5,072.52**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£7,583	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; wrapped around perimeter columns in accordance with manufacturers requirements	52	nr	£164.51	**£8,554.74**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£12,789	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	200 thick (2 x 100mm boards) to achieve U-value of 0.10 W/m2K; wrapped around internal columns in accordance with manufacturers requirements	31	nr	£164.51	**£5,099.94**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£7,624	0	**£0**
														0	60									**£0**
			E30: REINFORCEMENT FOR IN-SITU CONCRETE											0	60									**£0**
			Allow for											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to ground bearing slab; allowance based on 80 kg/m3	34.35	T	£2,057.17	**£70,663.95**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£105,643	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to suspended slab; allowance based on 110 kg/m3	0.86	T	£2,057.17	**£1,769.17**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,645	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to lift pits; allowance based on 85 kg/m3	3.79	T	£2,057.17	**£7,796.69**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£11,656	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to lift pit walls; allowance based on 85 kg/m3	0.55	T	£2,057.17	**£1,131.45**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,692	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to 200 thick service pit base; no reinforcement allowances given; overall volume of concrete stated	1	m3	£452.58	**£452.58**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£677	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to 250 thick service pit walls; no reinforcement allowances given; overall volume of concrete stated	2	m3	£905.16	**£1,810.31**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,706	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	reinforcement to 150 thick plinths; no reinforcement allowances given; overall volume of concrete stated	2	m3	£905.16	**£1,810.31**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,706	0	**£0**
			Reinforcement fabric; B.S.4483, hard drawn plain round steel; welded											0	60									**£0**
			Reference A252, 3.95kg/m2; side and end laps											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	90	m2	£10.50	**£945.25**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,413	0	**£0**
			Reference A393, 6.16kg/m2; side and end laps											0	60									**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	generally	1543	m2	£13.45	**£20,746.60**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£31,016	0	**£0**
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	strips in one width; 1200 wide	333	m2	£13.45	**£4,477.39**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£6,694	0	**£0**
														0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			E40: DESIGNED JOINTS IN IN-SITU CONCRETE											0	60								£0
														0	60								£0
			Plain joints											0	60								£0
			Expansion joint detail (EJ); incorporating 12 diameter x 400 long plain dowel bars at 300 centres, debonded for half length; 20mm compressible filler, joint sealed with approved fuel resistant sealant; formwork											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	in concrete, depth not exceeding 150; horizontal	20	m	£36.76	**£735.25**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,099	0	£0
			Isolation joint detail (IJ); incorporating 20mm 'miothene' compressible filler, joint sealed with approved fuel resistant sealant; formwork											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	in concrete, depth not exceeding 150; horizontal	64	m	£26.45	**£1,692.79**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,531	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	in concrete, depth 150 - 300; horizontal	4	m	£26.45	**£105.80**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£158	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	in concrete, depth 450 - 600; horizontal	62	m	£31.01	**£1,922.50**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,874	0	£0
			Formed joints											0	60								£0
			Formed tied joint detail (FTJ); incorporating 20 diameter dowel bars 900 long at 300 centres; optional groove formed by strip struck to edge of first bay cast; joint sealed later with approved sealant											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	in concrete, depth not exceeding 150; horizontal	39	m	£40.00	**£1,559.87**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,332	0	£0
			Cut joints											0	60								£0
			Induced tied joint detail (ITJ); incorporating sawn crack inducing groove, sealed with approved fuel resistant sealant; joints opening greater than 0.9mm should be filled with Fosroc Nitofil or similar approved											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	in concrete, depth not exceeding 150; horizontal	380	m	£7.48	**£2,843.08**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£4,250	0	£0
														0	60								£0
			E41: WORKED FINISHES/ CUTTING TO IN-SITU CONCRETE											0	60								£0
			Worked finishes on in-situ concrete											0	60								£0
			Trowelling											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	surfaces	26	m2	£6.68	**£173.62**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£260	0	£0
			Floating or similar to ground floor slabs; to engineers recommendations											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	surfaces	1564	m2	£6.68	**£10,443.81**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£15,613	0	£0
			Tamping											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	surfaces	102	m2	£6.68	**£681.12**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,018	0	£0
														0	60								£0
			E42: ACCESSORIES CAST INTO IN-SITU CONCRETE											0	60								£0
			Cast in accessories											0	60								£0
			Sleeves for ducts and pipes											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	for 150 diameter service ducts; 3nr	1	m	£79.54	**£79.54**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£119	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	for 150 diameter service ducts; 4nr	5	m	£79.54	**£397.69**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£595	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	for 100 diameter service pipes; 43nr	46	m	£45.91	**£2,111.96**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,157	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	for 150 diameter service pipes; 2nr	2	m	£79.54	**£159.08**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£238	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	for 300 diameter service pipes; 2nr	2	m	£120.25	**£240.51**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£360	0	£0
			Conduit to MEP sub-contractor details; final setting out to be confirmed by MEP Engineer											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	1250 x 160 on plan	1	nr	£152.32	**£152.32**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£228	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	1700 x 50 on plan	1	nr	£157.40	**£157.40**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£235	0	£0
			Holding down bolt assemblies to suit steel stanchion bases											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	M20 HILTI HAS rod anchors with HILTI HIT-HY 150 resin system, installed as per manufacturers instructions	28	nr	£48.75	**£1,365.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,041	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	24mm DIA grade 8.8 holding down bolts in 75 Dia. Expamet grout tubes and 100 x 100 x 10 thick plate, installed as per manufacturers instructions	332	nr	£48.75	**£16,185.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£24,197	0	£0
			Water bars											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	proprietary hydrophilic waterstops	36	m	£23.63	**£850.55**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,272	0	£0
														0	60								£0
			WATERPROOFING											0	60								£0
														0	60								£0
			J40: FLEXIBLE SHEET TANKING/DAMP PROOFING											0	60								£0
														0	60								£0
			Loose-laid plastics or rubber sheet damp-proofing; DPM to u/s of concrete slab generally; Atal UK; product reference: ATAL BBA DPM, 300 micrometres (1200 gauge); 150 lapped joints double taped using ATAL DS Butyl tape and ATAL single sided tape; including all the following accessories as necessary to complete installation: Atal DS Butyl Tape; Atal Single Sided Overlap Tape; Atal Premsil 100; Atal Protec2on Board; Atal Top Hats (J40:120)											0	60								£0
			Tanking and damp proofing											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	horizontal; insulation base	1614	m2	£10.00	**£16,133.54**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£24,120	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; column penetrations	83	nr	£111.72	**£9,272.76**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£13,863	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; turn-up at perimeter abutments 175 high	14	m	£1.75	**£24.49**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£37	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	horizontal; concrete base	24	m2	£10.00	**£239.90**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£359	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	horizontal; blinded hardcore base	12	m2	£10.00	**£119.95**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£179	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; turn-up at perimeter abutments 500 high	14	m	£5.00	**£69.97**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£105	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	vertical; concrete base	26	m2	£11.00	**£285.89**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£427	0	£0
			Loose-laid separation layer; separation between insulation and cast concrete slab; manufacturer and product reference to Contractor's choice; 125 micrometres (500 gauge) thickness; 150 lapped joints, sealed with jointing tape (J40:121)											0	60								£0
			Tanking and damp proofing											0	60								£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	horizontal; insulation base	1435	m2	£1.59	**£2,276.25**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£3,403	0	£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE											COSTS				
	Group element	Element												First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes											
			Self-adhesive bitumen membranes; to vertical perimeter face of slab; Atal UK; product reference: Atal Premsil 100; 1.5mm thick; fully bonded, smothed out to exclude air; allow 50mm for edge laps and 100mm for end laps; roll to fully adhere (J40:180)											0	60									£0
			Tanking and damp proofing											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	vertical; concrete base	138	m2	£58.80	**£8,114.40**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£12,131	0	£0
			Loose-laid bentonite damp-proofing/ tanking membranes; Atal UK; product reference: Atal Bentofix 5000; needle-punched GBR-C, comprising of a uniform layer of powdered sodium bentonite encapsulated between a slit-film woven and a staple-fibre nonwoven geotextile; 6mm thick; staggered joints; 100mm lapped joints to all adjacent edges, adjacent roll ends no less than 300mm, ensuring laps face downwards; overlap floor to wall joints a minimum of 350mm; 150mm lap required using 5x50mm fillet of Atal bentonite paste; 50mm x 50mm triangular fillet of Atal bentonite paste (J40:285)											0	60									£0
			Tanking and damp proofing											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	horizontal; insulation base	49	m2	£30.58	**£1,498.22**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£2,240	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	horizontal; concrete base	32	m2	£30.58	**£978.43**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,463	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	vertical; concrete base	72	m2	£42.34	**£3,048.19**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£4,557	0	£0
			Geocomposite studded cavity drainage/ venting membrane; Atal UK; product reference: Flo board 4E drain board; butt joints overlapped with 100mm geotextile piece oer joint and sealed with ABG jointing tape; fixing with shot fix or plug drill and fix plugs; all edges sealed with ABG Jointing Tape; at corners, Flo board must be cut and re-sealed. For all Flo board Systems, the use of an angle profile will ensure a secure installation (J40:295)											0	60									£0
			Tanking and damp proofing											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	vertical; concrete base	21	m2	£19.99	**£419.83**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£628	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	extra; the provision of a perforated pipe at the base of the wall and surrounded with filter stone, no furthe details	1	m	£55.86	**£55.86**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£84	0	£0
														0	60									£0
			SURFACE FINISHES											0	60									£0
														0	60									£0
			M60: PAINTING/CLEAR FINISHING; EXTERNAL WORK											0	60									£0
			Proprietary 450 micron high build epoxy coating to SSL (min) and fully protected during ground works; as drawing D-S-050001											0	60									£0
			Iron or steel structural work; columns											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	girth exceeding 300	61	m2	£14.94	**£911.42**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£1,363	0	£0
														0	60									£0
			MISCELLANEOUS											0	60									£0
														0	60									£0
			Allow for											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	isolation/movement joint between new suspended slab and existing building, approximately 470 high; as detail 5A & 5B as drawing PVWH-ACM-XX-ZZ-D-S-050003 rev P04	18	m	£31.01	**£558.14**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£834	0	£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	EPDM at junction between edge of slab and SFS sealed back to sheathing board; as detail drawing DT-A-251102; overall length stated	206	m	£23.36	**£4,812.74**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£7,195	0	£0
														0	60									£0
			External works, 8.1 Site preparation works											0	60									£0
														0	60									£0
			C90: ALTERATIONS - SPOT ITEMS											0	60									£0
			Various locations on site											0	60									£0
			Removing											0	60									£0
Park View Health & Wellbeing Hub	1. Substructure	1.1. Substructures	Bicycle shelter	1	nr	£250.00	**£250.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	30%	£374	0	£0
														0	60									£0
														0	60									£0
			External works, 8.2 Roads, paths and pavings, 8.2.											0	60									£0
														0	60									£0
			PAVING/PLANTING/FENCING/SITE FURNITURE											0	60									£0
			Q10: KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES											0	60									£0
			Precast concrete; Marshalls plc, Natural Grey colour, textured finish; BS EN 1340; bedding, jointing and pointing in cement mortar (1:3); on plain in-situ concrete foundation; BS 8500 ordinary prescribed mix GEN0											0	60									£0
			Kerbs; rectangular section; bullnosed type BN; concrete foundation and haunching; formwork											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	125 x 125 kerb; 275 x 345 foundation and haunching	159	m	£44.51	**£7,076.39**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£1,404	3	**£4,211**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	125 x 125 kerb; 275 x 345 foundation and haunching; curved, various radii	6	m	£58.94	**£353.64**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£70	3	**£210**
			Kerbs; rectangular section; half battered type HB2; concrete foundation and haunching; formwork											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	125 x 255 kerb; 275 x 345 foundation	360	m	£49.97	**£17,987.88**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£3,568	3	**£10,705**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	extra; 125 x 225-150 transition drop kerb, 900 long	19	nr	£13.19	**£250.61**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£50	3	**£149**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	125 x 255 kerb; 275 x 345 foundation; curved, various radii	26	m	£64.40	**£1,674.42**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£332	3	**£996**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	extra; 125 x 225-150 transition drop kerb, 900 long	3	nr	£13.19	**£39.57**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£8	3	**£24**
			Edgings; rectangular section; flat top type EF; concrete foundation and haunching; formwork											0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	50 x 150 edging; 250 x 225 foundation	561	m	£22.14	**£12,423.28**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£2,464	3	**£7,393**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	50 x 150 edging; 250 x 225 foundation; curved, various radii	420	m	£22.14	**£9,300.85**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£1,845	3	**£5,535**
			Precast concrete; Marshalls plc Conservation X Kerb, Silver Grey colour, textured finish; BS EN 1340; bedding, jointing and pointing in cement mortar (1:3); on plain in-situ concrete foundation; BS 8500 ordinary prescribed mix GEN0											0	60									**£0**
			Edgings; rectangular section; 50 upstand; concrete foundation and haunching; formwork											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	145 x 255 edging; foundation in accordance with the engineers recommendations	195	m	£90.21	**£17,591.27**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£3,490	3	**£10,469**
														0	60									**£0**
			Q20: GRANULAR SUB-BASES TO ROADS/PAVINGS											0	60									**£0**
			Granular sub-base material type 1; DOT specification clause 803; to be obtained off site (Q20:210)											0	60									**£0**
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	average thickness not exceeding 0.25m	811	m3	£53.56	**£43,435.09**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£8,616	0	**£0**
			Compacting											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	filling	3930	m2	£1.48	**£5,810.45**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£1,153	0	**£0**
			Coarse graded aggregate for permeable paving; hard crushed rock, to BS EN 13242, Gc85/15, 4/40 grading (Q20:215)											0	60									**£0**
			Filling to make up levels; depositing in layers 150 - 200 maximum thickness											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	average thickness exceeding 0.25m	1080	m3	£60.84	**£65,711.86**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£13,036	0	**£0**
			Compacting											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	filling	1916	m2	£1.48	**£2,832.78**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£562	0	**£0**
			Coarse graded aggregate for permeable paving, hydraulically bound; hard crushed rock, to BS EN 13242, Gc85/15, 4/40 grading; with cement binder, System 1, Class C5/6 (Q20:215 & 217)											0	60									**£0**
			Filling to make up levels; depositing in layers 150 - 200 maximum thickness											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	average thickness not exceeding 0.25m	164	m3	£60.84	**£9,978.47**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£1,979	0	**£0**
			Compacting											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	filling	1091	m2	£1.48	**£1,613.03**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£320	0	**£0**
			MOT Type 1 sub-base; in accordance with the play surface manufacturers recommendations											0	60									**£0**
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	average thickness not exceeding 0.25m	12	m3	£67.71	**£812.51**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£161	0	**£0**
			Compacting											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	filling	123	m2	£2.96	**£363.71**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£72	0	**£0**
			Surface treatments											0	60									**£0**
			Geotextile filter/ separator membrane; Contractor's choice; 300 overlap joints (Q20:170)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	laying on ground or sub-base in accordance with manufacturers requirements	1091	m2	£0.91	**£991.96**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£197	0	**£0**
			Impermeable membrane; Contractor's choice; 300 overlap with double sided tape positioned 50 into overlap (Q20:175)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	laying on ground or sub-base in accordance with manufacturers requirements	1091	m2	£2.96	**£3,225.92**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£640	0	**£0**
			Application of herbicides											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	treating with weed killer; two applications	5144	m2	£0.75	**£3,858.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Ground stabilisation material, Terram or similar approved											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	laying on ground or sub-base in accordance with manufacturers requirements	5144	m2	£0.91	**£4,677.02**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£928	0	**£0**
														0	60									**£0**
			Q22: COATED MACADAM/ASPHALT ROADS/PAVINGS											0	60									**£0**
														0	60									**£0**
			Asphalt concrete paving; to BS EN 13108-1; base course AC 32 dense base 40/60 grade, 150 compacted thickness; binder course AC 20 dense bin, 40/60 grade, 60 compacted thickness; surface course AC 14 close surf, 40/60 grade, 40 compacted thickness; rolled with roller (Q22:110)											0	60									**£0**
			250 roads on blinded hardcore base; level and to falls only											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	generally	629	m2	£77.53	**£48,768.39**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£9,674	2	**£19,349**
			Asphalt concrete paving Type A; to BS EN 13108-1; base course AC 32 dense base 40/60 grade, 150 compacted thickness; binder course AC 20 dense bin, 40/60 grade, 60 compacted thickness; surface course AC 14 close surf, 40/60 grade, 40 compacted thickness; rolled with roller (Q22:111)											0	60									**£0**
			250 roads on blinded hardcore base; level and to falls only											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	generally	824	m2	£77.53	**£63,887.36**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£12,674	2	**£25,347**
			Asphalt concrete paving; to BS EN 13108-1; binder course AC 20 dense bin, 100/150 grade, 50 compacted thickness; surface course AC 6 dense surf, 100/150 grade, 20 compacted thickness; rolled with roller (Q22:115)											0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			70 pavings on blinded hardcore base; level and to falls only											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	generally	858	m2	£35.28	**£30,273.43**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£6,005	2	**£12,011**
			Road base to flag pavement with heavy vehicle access; to BS EN 13108-1; base course AC 32 dense base 40/60 grade, 80 compacted thickness; rolled with roller											0	60									**£0**
			80 roads on blinded hardcore base; level and to falls only											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	generally	326	m2	£34.06	**£11,103.14**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£2,203	2	**£4,405**
														0	60									**£0**
			Q24: INTERLOCKING BRICK/BLOCK ROADS/PAVINGS											0	60									**£0**
														0	60									**£0**
			Concrete setts; Ref P5; Hardscape Products Ltd, Kellen Breccia / Lavaro / Liscio / CERO Paving (Breccia); to BS EN 1338, BS EN 1339 and BS EN 1340; Tagenta E colour, chamfered arrises, part of CERO range; 2-5 joints, symmetrical layout; bedding in 50 thick sharp sand to 7533 part 3, table D.2, category III; jointing with sand in accordance with BS 7533 part 3, table D.4 (Q24:110A)											0	60									**£0**
			100 x 100 x 80 units to pavings on sand, granular or blinded hardcore base											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	130 thick; in single rows; bedding and haunching in concrete accordance with the engineers recommendations	150	m	£17.70	**£2,655.48**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	130 thick; in double rows; bedding and haunching in concrete accordance with the engineers recommendations	129	m	£35.41	**£4,567.42**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£906	2	**£1,812**
			Permeable concrete block paving; Ref P1; Hardscape Products Ltd, Kellen Breccia / Lavaro / Liscio / CERO Paving (Breccia); to BS EN 1338, BS EN 1339 and BS EN 1340; Rosso colour, chamfered arrises, part of CERO range; 2-5 joints, symmetrical layout; bedding in 50 thick sharp sand to 7533 part 3, table D.2, category III; jointing with sand in accordance with BS 7533 part 3, table D.4 (Q24:117A)											0	60									**£0**
			210 x 105 x 80 units to roads on sand, granular or blinded hardcore base											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	130 thick; laid in straight herringbone pattern; level and to falls only	1050	m2	£126.68	**£133,013.11**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£26,386	2	**£52,773**
			Permeable concrete block paving; Ref P2; Hardscape Products Ltd, Kellen Breccia / Lavaro / Liscio / CERO Paving (Breccia); to BS EN 1338, BS EN 1339 and BS EN 1340; Nerosso Argento colour, chamfered arrises; 2-5 joints, symmetrical layout; bedding in 50 thick sharp sand to 7533 part 3, table D.2, category III; jointing with sand in accordance with BS 7533 part 3, table D.4 (Q24:117B)											0	60									**£0**
			210 x 105 x 80 units to roads on sand, granular or blinded hardcore base											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	130 thick; laid in straight herringbone pattern; level and to falls only	42	m2	£126.68	**£5,320.52**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£1,055	2	**£2,111**
														0	60									**£0**
			Q25: SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS											0	60									**£0**
			Concrete paving blocks; Ref P3; Hardscape Products Ltd, Kellen Breccia / Lavaro / Liscio / CERO Paving (Breccia); to BS EN 1338, BS EN 1339 and BS EN 1340; Tagenta B, Tagenta C, and Tagenta E colour, chamfered arrises, part of CERO range; butt joints, symmetrical layout; bedding in 50 thick sharp sand to 7533 part 4, table 5, category III; jointing with sand in accordance with BS 7533 part 4, table 6 (Q22:315A)											0	60									**£0**
			300 x 150 x 80 units to pavings on sand, granular or blinded hardcore base											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	130 thick; level and to falls only	395	m2	£120.37	**£47,545.23**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£9,432	2	**£18,864**
			Concrete paving blocks; Ref P4; Hardscape Products Ltd, Kellen Breccia / Lavaro / Liscio / CERO Paving (Breccia); to BS EN 1338, BS EN 1339 and BS EN 1340; Tagenta B colour, chamfered arrises, part of CERO range; butt joints, symmetrical layout; bedding in 50 thick sharp sand to 7533 part 4, table 5, category III; jointing with sand in accordance with BS 7533 part 4, table 6 (Q22:315B)											0	60									**£0**
			300 x 300 x 80 units to roads on asphalt base											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	130 thick; level and to falls only	326	m2	£120.37	**£39,239.86**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£7,784	2	**£15,568**
			300 x 300 x 80 units to pavings on sand, granular or blinded hardcore base											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	130 thick; level and to falls only	851	m2	£120.37	**£102,432.89**	TRUE	Renewal	Renewal	Paving; Concrete Blocks	15%	*Allowance for partial replacement of top coat*	0	60	30	BCIS	30	30	115%	15%	£20,320	2	**£40,640**
			Concrete tactile flags - blister tactile paving; Marshalls plc, Tactile Blister (400 x 400 x 65); Natural colour, regular plan form; butt joints, symmetrical layout; bedding on 25 thick sand:cement mortar (3:1) (Q25:320A)											0	60									**£0**
			400 x 400 x 65 units to pavings on sand, granular or blinded hardcore base											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	90 thick; level and to falls only	14	m2	£104.47	**£1,462.53**	TRUE	Renewal	Renewal	Tactile paving	15%	*Allowance for partial replacement of top coat*	0	60	-	-	25	25	115%	15%	£290	2	**£580**
														0	60									**£0**
			MISCELLANEOUS											0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
														0	60									£0
			Allow for											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	concrete surface to bin store; in accordance with the engineers recommendations; including sub-bases, membranes and the like	33	m2	£74.70	**£2,465.17**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£3,260	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	base to substation, if not included within the site services; including sub-bases, membranes and the like	16	m2	£78.64	**£1,258.19**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£1,664	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	ref K6 Road Kerb Type for Rain Gardens, including transition kerbs; type and details to be determined; including bedding and haunching to the engineers recommendations	27	m	£90.21	**£2,435.71**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£483	3	**£1,450**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	extra; curved, various radii	4	m	£57.74	**£230.95**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£46	3	**£137**
														0	60									£0
			External works, 8.3 Planting, 8.3.1 Seeding and Tu											0	60									£0
														0	60									£0
			PAVING/PLANTING/FENCING/SITE FURNITURE											0	60									£0
			Q20: GRANULAR SUB-BASES TO ROADS/PAVINGS											0	60									£0
			Granular material, 20 single size to suit drainage layer, to be obtained off site											0	60									£0
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	average thickness exceeding 0.25m	33	m3	£59.38	**£1,959.70**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£389	0	**£0**
			Compacting											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	filling	73	m2	£2.96	**£215.86**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£43	0	**£0**
			Surface treatments											0	60									£0
			Geotextile filter/ separator membrane; Contractor's choice; 300 overlap joints (Q20:170)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	laying on ground or sub-base in accordance with manufacturers requirements	146	m2	£1.36	**£198.89**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£39	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	to sides of excavation	63	m2	£1.36	**£85.82**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£17	0	**£0**
			Impermeable membrane; Contractor's choice; 300 overlap with double sided tape positioned 50 into overlap (Q20:175)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	laying on ground or sub-base in accordance with manufacturers requirements	219	m2	£2.96	**£647.55**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£128	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	to sides of excavation	63	m2	£2.96	**£186.28**	TRUE	Renewal	Renewal	Granular Subbase	15%		0	60	-	-	65	65	115%	15%	£37	0	**£0**
														0	60									£0
			Q28: TOPSOIL AND SOIL AMELIORANTS											0	60									£0
														0	60									£0
			Imported topsoil to BS 3882; Contractor's choice, Multipurpose, Within the parameters of 'sandy loam' textural class (Q28:315)											0	60									£0
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness not exceeding 0.25m	61	m3	£78.60	**£4,794.56**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Special imported topsoil and/or growing media - swales; Green-tech or similar approved Bioretention topsoil, grade as engineers details (Q28:340A)											0	60									£0
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness not exceeding 0.25m	29	m3	£138.38	**£4,013.16**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness exceeding 0.25m	37	m3	£138.38	**£5,120.24**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
														0	60									£0
			Q30: SEEDING/TURFING											0	60									£0
														0	60									£0
			Seeding											0	60									£0
			Reinforced grass system; Green-tech or similar approved, 150WW4080 - Bodpave 80 Plastic Paver; 75:25 sand:fine soil and polypropylene reinforcement; bedding on 35 thick lightly compacted 6-10mm free-drainage clean angular hard aggregate gravel chippings or course grit sand (Q30:361)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	areas of plastic reinforced grass system	27	m2	£81.01	**£2,187.21**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
														0	60									£0
			MISCELLANEOUS											0	60									£0
														0	60									£0
			Allow for											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	sub-base to grass reinforcement plastic paving; including membranes, and drainage as required; as shown on drawing D-L-700004; area of plastic reinforcement stated	27	m2	£28.63	**£773.14**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
														0	60									£0
			External works, 8.3 Planting, 8.3.2 External Plant											0	60									£0
														0	60									£0
			PAVING/PLANTING/FENCING/SITE FURNITURE											0	60									£0
			Q20: GRANULAR SUB-BASES TO ROADS/PAVINGS											0	60									£0
			Granular material, 20 single size to suit drainage layer, to be obtained off site											0	60									£0
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness not exceeding 0.25m	53	m3	£59.38	**£3,147.39**	FALSE	Renewal	Renewal	Not in scope			0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE										COSTS				
	Group element	Element																				
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Compacting											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	filling	266	m2	£2.96	**£786.55**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Surface treatments											0	60									£0
			Geotextile filter/ separator membrane; Contractor's choice; 300 overlap joints (Q20:170)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	laying on ground or sub-base in accordance with manufacturers requirements	533	m2	£1.36	**£726.10**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	to sides of excavation	67	m2	£1.36	**£91.27**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Impermeable membrane; Contractor's choice; 300 overlap with double sided tape positioned 50 into overlap (Q20:175)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	laying on ground or sub-base in accordance with manufacturers requirements	266	m2	£2.96	**£786.52**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	to sides of excavation	235	m2	£2.96	**£694.86**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
														0	60									£0
			Q28: TOPSOIL AND SOIL AMELIORANTS											0	60									£0
														0	60									£0
			Imported topsoil to BS 3882; Contractor's choice, Multipurpose, Within the parameters of 'sandy loam' textural class (Q28:315)											0	60									£0
			Filling to excavation; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness exceeding 0.25m	15	m3	£78.60	**£1,178.99**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness exceeding 0.25m	807	m3	£78.60	**£63,429.70**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Special imported topsoil and/or growing media - Arbosoil Hydro Max (Ash Max) - rain gardens; Green Blue Urban or similar approved, ARBORSOILHYDROA (Q28:340)											0	60									£0
			Filling to excavation; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness exceeding 0.25m	29	m3	£138.38	**£4,013.16**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness exceeding 0.25m	133	m3	£138.38	**£18,405.20**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Filling to make up levels; depositing in layers 150 maximum thickness											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	average thickness exceeding 0.25m	133	m3	£138.38	**£18,405.20**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
														0	60									£0
			Q31: PLANTING											0	60									£0
														0	60									£0
			Planting trees											0	60									£0
														0	60									£0
			Pit-planted large tree systems - trees in hard; GreenBlue Urban Ltd, SuDS RootSpace (GBURS61A); comprising; RootStart Mycorrhiza fungi, 200g per tree - RSPMF2.5LA; RF4-12A Rootform unit 1.2m x 1.2m x 0.4m deep comprising 4nr corner units and 4nr 500 sections, with 950 clear aperture for rootball; Structural twin-walled geonet - GLTWGNA; 20mm GeoGrid - GRN20A geotextile membrane; GBUABC150A Arbocell load bearing units 800 x 400 x 150 with clips; Close weave mesh - GBUCWM, Hessian - GBUHESA; GBUCIKI500A cast iron kerb inlet; silt trap; GBUDRSA 10-20mm clean angular drainage aggregate layer; Arborflow regulating chamber; GBUMULCHA Arbormulch bark mulch; GBUABC110B - ArborCell water storage crate (Q31:505A)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	complete package; overall area of Urban treepit ArborSystem stated; in accordance with drawing D-L-700003	48	m2	£952.85	**£45,736.98**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			overall perimeter	38	m	Incl								0	60									£0
			extra; allow for 20% additional geotextile and reinforcing geogrid for overlap and cutting requirements	1	item	Incl								0	60									£0
			Plastic sheets; GreenBlue Urban Ltd, ReRoot Root Barriers (RER300A); 1000 roll depth, ribbed profile (Q31:510)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	installed to sides of 1200 x 1200 x 1000 tree pits; in accordance with drawing D-L-700004	13	nr	£56.41	**£733.27**	FALSE	Renewal	Renewal	Not in scope			0	60									£0
			Tree irrigation rings (A); GreenBlue Urban Ltd or similar approved, RootRain Civic (RRCIVIC1A); Black colour, PE-HD grille inlet with powder-coated aluminium cap and retainer chain, 95 diameter inlet (Q31:512)											0	60									£0
			installed around top of rootball; in accordance with drawing D-L-700004	13	nr	Incl								0	60									£0
			Tree irrigation and aeration units - trees in hard; Green Blue Urban, RootRain Arborvent (RRARBV150B); Polyethylene, Black colour 100 diameter pipe; one 150 x 110 Grille inlet, anodized aluminium (Q31:512A)											0	60									£0
			installed in accordance with drawing D-L-700003	3	nr									0	60									£0
			Tree pit drainage - trees in soft; aggregate layer of clean gravel or broken stone, with no fines, graded 40 to 20 (Q31:515)											0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	175 deep	19	m2	£10.39	**£197.45**	FALSE	Renewal	Renewal	Not in scope			0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.3. Soft landscaping, planting and irrigation systems	geotextile filter, laid over aggregate	19	m2	£2.73	**£51.83**	FALSE	Renewal	Renewal	Not in scope			0	60									**£0**
			Root ball securing frames; GreenBlue Urban Ltd, ArborGuy - AnchorPlate (SASAP06A); Galvanized steel cables and ratchet tensioner, 3nr Galvanized mild steel deadman anchors; 1000 mm RootSpace depth (Q31:526)											0	60									**£0**
			installed in accordance with drawing D-L-700003	3	nr	Incl								0	60									**£0**
														0	60									**£0**
			External works, 8.6 External drainage, 8.6.1 Surfa											0	60									**£0**
														0	60									**£0**
			DISPOSAL SYSTEMS											0	60									**£0**
														0	60									**£0**
			R12: DRAINAGE BELOW GROUND											0	60									**£0**
														0	60									**£0**
			Excavating trenches to receive pipes not exceeding 200 nominal size; backfilling with DOT type 1 granular material, compacting; laying warning marker tape; disposing of surplus excavated material off site											0	60									**£0**
			Commencing from reduced ground level											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 500 - 750	105	m	£47.77	**£5,016.37**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 750 - 1000	134	m	£78.87	**£10,568.94**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1000 - 1250	121	m	£123.22	**£14,909.69**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1250 - 1500	47	m	£150.70	**£7,082.84**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1500 - 1750	70	m	£178.18	**£12,472.39**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1750 - 2000	9	m	£205.66	**£1,850.90**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 2000 - 2250	15	m	£233.13	**£3,497.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 2250 - 2500	65	m	£260.61	**£16,939.77**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 2500 - 2750	11	m	£288.09	**£3,168.99**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 3500 - 3750; below ground water level	3	m	£448.00	**£1,344.01**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Excavating trenches to receive pipes 225 nominal size; backfilling with DOT type 1 granular material, compacting; laying warning marker tape; disposing of surplus excavated material off site											0	60									**£0**
			Commencing from reduced ground level											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1000 - 1250	22	m	£120.81	**£2,657.79**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1250 - 1500	30	m	£148.29	**£4,448.60**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Excavating trenches to receive pipes 300 nominal size; backfilling with DOT type 1 granular material, compacting; laying warning marker tape; disposing of surplus excavated material off site											0	60									**£0**
			Commencing from reduced ground level											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1250 - 1500	41	m	£145.72	**£5,974.69**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1500 - 1750	73	m	£173.20	**£12,643.77**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1750 - 2000	24	m	£200.68	**£4,816.33**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Granular material, 4/10 nominal size, to be obtained off site (R12:667)											0	60									**£0**
			Beds and surrounds											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	400 x 150 bed; 150 thick surround to 100 nominal size pipe	57	m	£16.97	**£967.07**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,279	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	450 x 150 bed; 150 thick surround to 150 nominal size pipe	4	m	£19.05	**£76.19**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£101	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	450 x 450 bed; 150 thick surround to 150 nominal size pipe	169	m	£57.14	**£9,656.62**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£12,771	0	**£0**
			Granular material, 10/20 nominal size, to be obtained off site (R12:667)											0	60									**£0**
			Beds and surrounds											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	600 x 150 bed; 150 thick surround to 300 nominal size pipe	99	m	£28.71	**£2,841.81**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£3,758	0	**£0**
			Plain in-situ concrete; BS 8500, designated mix GEN 1, 20 aggregate; design sulphate class DS-2, ACEC class AC-2 (R12:678)											0	60									**£0**
			Beds and surrounds											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	400 x 150 bed; 150 thick surround to 100 nominal size pipe; forming construction joints at centres on pipe joints using 18 thick compressible board finished to profile of concrete	295	m	£54.19	**£15,986.82**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£21,143	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	450 x 150 bed; 150 thick surround to 150 nominal size pipe; forming construction joints at centres on pipe joints using 18 thick compressible board finished to profile of concrete	55	m	£60.84	**£3,346.09**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£4,425	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	525 x 150 bed; 150 thick surround to 225 nominal size pipe; forming construction joints at centres on pipe joints using 18 thick compressible board finished to profile of concrete	52	m	£77.28	**£4,018.65**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£5,315	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	600 x 150 bed; 150 thick surround to 300 nominal size pipe; forming construction joints at centres on pipe joints using 18 thick compressible board finished to profile of concrete	38	m	£83.95	**£3,189.94**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£4,219	0	**£0**
			Vertical casings											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	400 x 400 to 100 nominal size pipe	21	m	£28.02	**£588.51**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£778	0	**£0**
			Vitrified clayware pipes and fittings, BS EN 295-1, normal, extra strength; flexible mechanical joints (R12:110)											0	60									**£0**
			Pipework in trenches											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 nominal size	352	m	£23.58	**£8,301.13**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£10,978	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	116	nr	£14.95	**£1,733.72**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£2,293	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	116	nr	£17.88	**£2,073.82**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£2,743	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; rest bends	46	nr	£33.57	**£1,544.20**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£2,042	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; branches	17	nr	£36.52	**£620.87**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£821	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 nominal size	228	m	£28.02	**£6,389.52**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£8,450	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	44	nr	£42.95	**£1,889.69**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£2,499	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	44	nr	£45.88	**£2,018.65**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£2,670	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; branches	1	nr	£96.96	**£96.96**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£128	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; branches, reducing to 100	12	nr	£92.32	**£1,107.81**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,465	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	225 nominal size	52	m	£61.65	**£3,205.79**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£4,240	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	8	nr	£92.74	**£741.88**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£981	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	8	nr	£183.12	**£1,464.98**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,937	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; branches, reducing to 150	3	nr	£119.09	**£357.26**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£472	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	300 nominal size	137	m	£96.20	**£13,179.75**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£17,430	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	24	nr	£156.39	**£3,753.28**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£4,964	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	24	nr	£303.73	**£7,289.50**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£9,640	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; branches, reducing to 150	1	nr	£465.74	**£465.74**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£616	0	**£0**
			Pipework in trenches; vertical											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 nominal size	21	m	£23.58	**£495.24**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£655	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; RWP pipe adaptors	4	nr	£7.49	**£29.95**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£40	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; SS pipe adaptors	18	nr	£21.64	**£389.47**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£515	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; SVP pipe adaptors	24	nr	£21.64	**£519.30**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£687	0	**£0**
			Vitrified clay accessories											0	60									**£0**
			One piece gullies and covers Type A, to Bin Store; manufacturer and product details to be determined; 450 x 225; joint to pipe; bedding and surrounding in concrete to B.S.8500 ordinary prescribed mix GEN1, 20 aggregate, design sulphate class DS-2, ACEC class AC-2; details to be determined (R12:316)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 outlet, square; 250 x 250 hinged ductile iron grating	1	nr	£272.92	**£272.92**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£361	0	**£0**
			Cast iron accessories coated											0	60									**£0**
			One piece gullies and covers; Wade International, G1004; joint to pipe; bedding and surrounding in concrete to B.S.8500 ordinary prescribed mix GEN1, 20 aggregate, design sulphate class DS-2, ACEC class AC-2; details to be determined (R12:315)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	223 x 220 gulley trap with top to suit 160 x 60 L15 grating	3	nr	£238.49	**£715.46**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£946	0	**£0**
														0	60									**£0**
			R12: DRAINAGE BELOW GROUND; MANHOLES											0	60									**£0**
														0	60									**£0**
			Manholes complete											0	60									**£0**
			Precast concrete Type B manholes complete comprising; excavation, disposal of excavated material, compacting bottoms, earthworks support, working space, 225 thick minimum in-situ GEN3 concrete base, precast rings to BS 5911:200, 150 thick GEN1 concrete surround, formwork, benchings and channels, branch connections, reinforced cover slab, concrete seating rings or engineering brick kerbs and step rungs; as shown on DR-C-000008-P01 (R12:407)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.280m deep to invert	1	nr	£2,586.73	**£2,586.73**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,421	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.365m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.390m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.510m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.595m deep to invert	1	nr	£3,284.21	**£3,284.21**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£4,343	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.650m deep to invert	1	nr	£3,284.21	**£3,284.21**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£4,343	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.735m deep to invert	1	nr	£3,284.21	**£3,284.21**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£4,343	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.900m deep to invert	1	nr	£3,632.96	**£3,632.96**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£4,805	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.975m deep to invert	1	nr	£3,632.96	**£3,632.96**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£4,805	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 2.170m deep to invert	1	nr	£3,981.70	**£3,981.70**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£5,266	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 2.385m deep to invert	1	nr	£3,981.70	**£3,981.70**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£5,266	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 2.640m deep to invert	1	nr	£4,679.19	**£4,679.19**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£6,188	0	**£0**
														0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Precast concrete Type B manholes (Hydrobrake chamber) complete comprising; excavation, disposal of excavated material, compacting bottoms, earthworks support, working space, 225 thick minimum in-situ GEN3 concrete base, precast rings to BS 5911:200, 150 thick GEN1 concrete surround, formwork, benchings and channels, branch connections, reinforced cover slab, concrete seating rings or engineering brick kerbs and step rungs; including Hydrobrake Optimum Flow Control and all required accessories, 11.2 L/s flow rate; fitted in accordance with the manufacturers recommendations; as shown on DR-C-000008-P01 (R12:407 & 437)											0	60										£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.435m deep to invert	1	nr	£6,994.66	**£6,994.66**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£9,250	0	**£0**
			Precast concrete Type C manholes complete comprising; excavation, disposal of excavated material, compacting bottoms, earthworks support, working space, in-situ concrete base, precast rings, concrete surround, formwork, benchings and channels, branch connections, cover slab, concrete seating rings or brick kerbs and step rungs; details to be determined (R12:407)											0	60										£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.125m deep to invert	1	nr	£2,586.73	**£2,586.73**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,421	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1350 internal diameter; approximately 1.000m deep to invert	1	nr	£3,393.02	**£3,393.02**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£4,487	0	**£0**
			Precast concrete catchpits complete comprising; excavation, disposal of excavated material, compacting bottoms, earthworks support, working space, 225 thick minimum in-situ GEN1 concrete base, precast rings to BS 5911:200, 150 thick GEN1 concrete surround, formwork, benchings and channels, branch connections, reinforced cover slab, concrete seating rings or engineering brick kerbs and step rungs; as shown on DR-C-000008-P01											0	60										£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.325m deep to invert	2	nr	£2,935.47	**£5,870.94**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£7,764	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.370m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.390m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.435m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.450m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.510m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 internal diameter; approximately 1.560m deep to invert	1	nr	£2,935.47	**£2,935.47**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
			Insitu concrete rectangular manholes complete comprising; excavation, disposal of excavated material, compacting bottoms, earthworks support, working space, 225 thick minimum in-situ concrete base, insitu concrete surround with precast concrete sections, jointed in bituminous strips; 20 thick compressible filler board between manhole and underside of slab; formwork, benchings and channels, branch connections; 20 thick compressible filler between manhole and underside of slab; as shown on DR-C-000008-P01											0	60										£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	750 x 675 internally; approximately 1.095m deep to invert	1	nr	£2,408.36	**£2,408.36**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,185	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	750 x 675 internally; approximately 1.315m deep to invert	1	nr	£2,754.24	**£2,754.24**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,642	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	750 x 675 internally; approximately 1.475m deep to invert	1	nr	£2,754.24	**£2,754.24**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,642	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	750 x 675 internally; approximately 1.570m deep to invert	1	nr	£3,100.12	**£3,100.12**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£4,100	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 x 750 internally; approximately 1.050m deep to invert	1	nr	£2,776.44	**£2,776.44**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,672	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 x 750 internally; approximately 1.245m deep to invert	1	nr	£2,776.44	**£2,776.44**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£3,672	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1200 x 750 internally; approximately 1.925m deep to invert	1	nr	£3,983.54	**£3,983.54**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£5,268	0	**£0**
			Standard units											0	60									**£0**
			Access covers; B.S.EN124; coated; bedding frame in cement mortar (1:3); bedding cover in grease and sand (R12:471)											0	60									**£0**
			B125 medium duty; clear opening 600 x 600	1	nr	Incl								0	60									**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
			C250 heavy duty; clear opening 600 x 600	4	nr	Incl								0	60									**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
			D400 heavy duty; clear opening 600 x 600	4	nr	Incl								0	60									**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
			Recessed access covers; B.S.EN124; coated; bedding frame in cement mortar (1:3); bedding cover in grease and sand (R12:472)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	B125 medium duty; clear opening 600 x 600	2	nr	£20.07	**£40.14**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£53	0	**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	C250 heavy duty; clear opening 600 x 600	8	nr	£20.07	**£160.58**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£212	0	**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	D400 heavy duty; clear opening 600 x 600	3	nr	£20.07	**£60.22**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£80	0	**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	C250 heavy duty; clear opening 900 x 600	6	nr	£77.81	**£466.88**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£617	0	**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	B125 medium duty; clear opening 675 x 675	4	nr	£52.65	**£210.60**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£279	0	**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS									EVENT CYCLE							COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	B125 medium duty; clear opening 1000 x 675	2	nr	£259.93	**£519.85**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£688	0	**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	C250 heavy duty; clear opening 1000 x 675	1	nr	£259.93	**£259.93**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£344	0	**£0**
			extra; suitable set of lifting keys	1	item	Incl								0	60									**£0**
														0	60									**£0**
			R12: DRAINAGE BELOW GROUND; INSPECTION CHAMBERS											0	60									**£0**
														0	60									**£0**
			Plastics accessories											0	60									**£0**
			Polypropylene inspection chambers; joint to pipe; preformed chamber base; 200 x 200 GEN 1 concrete collar, 150 thick surrounding in GEN 1 concrete to B.S.8500, 20 aggregate, design sulphate class DS-2, ACEC class AC-2; as shown on DR-C-000009-P01 (R12:401)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 outlets; 450 diameter x 0.850m deep, with 450 x 450 sealed recessed B125 duty access cover; raising piece as required; cutting to required height on site	2	nr	£833.21	**£1,666.42**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£2,204	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 outlets; 450 diameter x 0.910m deep, with 450 x 450 sealed recessed B125 duty access cover; raising piece as required; cutting to required height on site	1	nr	£833.21	**£833.21**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£1,102	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 outlets; 450 diameter x 1.000m deep, with 450 x 450 sealed recessed B125 duty access cover; raising piece as required; cutting to required height on site	1	nr	£833.21	**£833.21**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£1,102	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 outlets; 450 diameter x 1.025m deep, with 450 x 450 sealed recessed B125 duty access cover; raising piece as required; cutting to required height on site	1	nr	£833.21	**£833.21**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£1,102	0	**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 outlets; 450 diameter x 1.185m deep, with 450 x 450 sealed recessed C250 duty access cover; raising piece as required; cutting to required height on site	1	nr	£923.28	**£923.28**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£1,221	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	225 outlets; 450 diameter x 1.085m deep, with 450 x 450 sealed C250 duty access cover; raising piece as required; cutting to required height on site	1	nr	£923.28	**£923.28**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£1,221	0	**£0**
														0	60									**£0**
			R12: DRAINAGE BELOW GROUND; WORK TO EXISTING INSPECTION CHAMBERS OR THE LIKE											0	60									**£0**
			Various locations on site											0	60									**£0**
			Taking up access covers to existing manholes and adjusting frame to suit new recessed access covers (recessed covers measured separately)											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	size to be determined	3	nr	£250.00	**£750.00**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£992	0	**£0**
			Various locations on site											0	60									**£0**
			Connecting new drain to existing manhole; taking off and replacing cover; holing side; breaking up benching, inserting three quarter section branch channel bend to discharge over main channel; making good all work disturbed; maintaining flow during alteration											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1nr 150 diameter drains; manhole 4.500m deep to invert	1	nr	£750.00	**£750.00**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£992	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	1nr 100 diameter drains; manhole 1.000m approximate depth to invert	1	nr	£350.00	**£350.00**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£463	0	**£0**
														0	60									**£0**
			R12: DRAINAGE BELOW GROUND; WORK OUTSIDE OF SITE BOUNDARIES											0	60									**£0**
			Excavating trenches to receive pipes not exceeding 200 nominal size; backfilling with DOT type 1 granular material, compacting; laying warning marker tape; disposing of surplus excavated material off site											0	60									**£0**
			Commencing from reduced ground level											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 500 - 750	3	m	£47.77	**£143.32**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Excavating trenches to receive pipes 300 nominal size; backfilling with DOT type 1 granular material, compacting; laying warning marker tape; disposing of surplus excavated material off site											0	60									**£0**
			Commencing from reduced ground level											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average depth 1750 - 2000	1	m	£200.68	**£200.68**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Granular material, 10/20 nominal size, to be obtained off site (R12:667)											0	60									**£0**
			Beds and surrounds											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	600 x 150 bed; 150 thick surround to 300 nominal size pipe	1	m	£83.95	**£83.95**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£111	0	**£0**
			Plain in-situ concrete; BS 8500, designated mix GEN 1, 20 aggregate; design sulphate class DS-2, ACEC class AC-2 (R12:678)											0	60									**£0**
			Beds and surrounds											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	400 x 150 bed; 150 thick surround to 100 nominal size pipe; forming construction joints at centres on pipe joints using 18 thick compressible board finished to profile of concrete	3	m	£54.19	**£162.58**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£215	0	**£0**
			Vertical casings											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	400 x 400 to 100 nominal size pipe	1	m	£28.02	**£28.02**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£37	0	**£0**
			Vitrified clayware pipes and fittings, BS EN 295-1, normal, extra strength; flexible mechanical joints (R12:110)											0	60									**£0**
			Pipework in trenches											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 nominal size	3	m	£23.58	**£70.75**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£94	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	4	nr	£14.95	**£59.78**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£79	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	4	nr	£17.88	**£71.51**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£95	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; rest bends	2	nr	£33.57	**£67.14**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£89	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	300 nominal size	1	m	£96.20	**£96.20**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£127	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE											COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	2	nr	£156.39	**£312.77**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£414	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	2	nr	£303.73	**£607.46**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£803	0	**£0**
			Pipework in trenches; vertical											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 nominal size	1	m	£23.58	**£23.58**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£31	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; SVP pipe adaptors	2	nr	£21.64	**£43.27**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£57	0	**£0**
														0	60									**£0**
			MISCELLANEOUS											0	60									**£0**
														0	60									**£0**
			Allow for											0	60									**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	existing drainage serving hub roof to be intercepted and reconnected to existing outfall drainage; details to be determined; as noted on DR-C-000001-P05	1	item	£1,656.44	**£1,656.44**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£2,191	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	alternative outfall route through gateway, new manhole required, existing pipe falls / levels unknown; allow for the provision for a new manhole, surface water pipework, works inside and outside of site boundaries, locating and connecting to existing surface water drainage; comprising excavation, disposal, compaction, bedding, surround and any additional works or accessories required to complete installation in accordance with the engineers recommendations; as noted on DR-C-000001-P05; length of pipework stated on plan	12	m	£705.59	**£8,467.13**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£11,198	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	new recessed access covers to suit existing manholes; sizes to be determined	3	nr	£339.56	**£1,018.68**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,347	0	**£0**
														0	60									**£0**
			External works, 8.6 External drainage, 8.6.4 Land											0	60									**£0**
														0	60									**£0**
			DISPOSAL SYSTEMS											0	60									**£0**
			R13: LAND DRAINAGE; RAIN GARDENS OR THE LIKE											0	60									**£0**
			Excavating											0	60									**£0**
			Trenches width exceeding 0.30m											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	maximum depth not exceeding 1.00m	39	m3	£14.83	**£578.36**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Disposal of excavated material											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	off site	39	m3	£64.91	**£2,531.49**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Compaction											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	bottoms of excavations	65	m2	£2.96	**£192.20**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Earthwork support											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	maximum depth not exceeding 1.00m; distance between opposing faces not exceeding 2.00m	3	m2	£7.47	**£22.41**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	maximum depth not exceeding 1.00m; distance between opposing faces exceeding 4.00m	167	m2	£7.47	**£1,247.49**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Perforated vitrified clayware pipes and fittings, normal, extra strength; flexible mechanical joints; wrapped in geotextile membrane											0	60									**£0**
			Pipework in rain gardens											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	100 nominal size	56	m	£23.58	**£1,320.64**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,747	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	10	nr	£14.95	**£149.46**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£198	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	10	nr	£17.88	**£178.78**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£236	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; branches	5	nr	£36.52	**£182.61**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£241	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 nominal size	96	m	£28.02	**£2,690.33**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£3,558	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	12	nr	£42.95	**£515.37**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£682	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	12	nr	£45.88	**£550.54**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£728	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; rest bends	5	nr	£108.57	**£542.86**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£718	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	225 nominal size	16	m	£61.65	**£986.40**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,305	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	2	nr	£92.74	**£185.47**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£245	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	2	nr	£183.12	**£366.25**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£484	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; rest bends	1	nr	£403.23	**£403.23**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£533	0	**£0**
			Pipework in rain gardens; vertical											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 nominal size	3	m	£28.02	**£84.07**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£111	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	225 nominal size	1	m	£61.65	**£61.65**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£82	0	**£0**
			Pipework in bio-retention areas & swales											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 nominal size	37	m	£28.02	**£1,036.90**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,371	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	10	nr	£42.95	**£429.48**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£568	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	10	nr	£45.88	**£458.78**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£607	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; rest bends	3	nr	£108.57	**£325.71**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£431	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; branches	1	nr	£96.96	**£96.96**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£128	0	**£0**
			Pipework in bio-retention areas & swales; vertical											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 nominal size	2	m	£28.02	**£56.05**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£74	0	**£0**
			Pipework in car park areas											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 nominal size	98	m	£28.02	**£2,746.37**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£3,632	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	6	nr	£42.95	**£257.69**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£341	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	6	nr	£17.88	**£107.27**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£142	0	**£0**
			Pipework in tree pits											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	300 nominal size	11	m	£96.20	**£1,058.23**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,400	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; 600 long rocker pipe	2	nr	£156.39	**£312.77**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£414	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	extra; bends	2	nr	£303.73	**£607.46**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£803	0	**£0**
														0	60									**£0**
			Vitrified clay accessories											0	60									**£0**
			Overflow outlets; square hopper with lock-down grating; joint to pipe; dimensions and any additionally required accessories to be determined; concrete haunching in accordance with SuDS construction engineers recommendations; as shown on DR-C-000007-P03											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	to suit connection to 150 diameter pipework; dimensions to be determined	5	nr	£165.00	**£825.00**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,091	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	to suit connection to 225 diameter pipework; dimensions to be determined	4	nr	£265.00	**£1,060.00**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£1,402	0	**£0**
			Granular material, 20 single size, to be obtained off site											0	60									**£0**
			Filling to excavation											0	60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average thickness not exceeding 0.25m	2	m3	£59.38	**£118.77**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£157	0	**£0**
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average thickness exceeding 0.25m	5	m3	£59.38	**£296.92**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£393	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE											COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Granular material, 4/40 angular open graded sub-base to be obtained off site											0	60								£0
			Filling to excavation											0	60								£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	average thickness exceeding 0.25m	32	m3	£59.38	**£1,900.31**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£2,513	0	£0
			Surface treatments											0	60								£0
			Geo-textile filter / separator membrane; manufacturer to be determined; 300 wide overlapping joints (Q20:170)											0	60								£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	to surfaces of filling	14	m2	£1.36	**£19.07**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£25	0	£0
			Impermeable membrane; manufacturer to be determined; 300 wide overlapping joints (Q20:175)											0	60								£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	to surfaces of filling	59	m2	£2.96	**£174.45**	TRUE	Renewal	Renewal	Drainage Below Ground	100%		0	60	50	BCIS	65	65	115%	15%	£231	0	£0
														0	60								£0
			R13: LAND DRAINAGE; INSPECTION CHAMBERS OR THE LIKE											0	60								£0
														0	60								£0
			Plastics accessories											0	60								£0
			Polypropylene inspection chambers; joint to pipe; bedding and surround details to be determined; concrete haunching to access cover; in accordance with SuDS construction engineers details											0	60								£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	150 outlets; 225 diameter x 1.060m deep with open grated access cover to provide overflow drainage; raising piece as required; cutting to required height on site	1	nr	£772.60	**£772.60**	TRUE	Renewal	Renewal	Manholes/Inspection Chambers	100%		0	60	50	BCIS	65	65	115%	15%	£1,022	0	£0
														0	60								£0
			MISCELLANEOUS											0	60								£0
														0	60								£0
			Allow for											0	60								£0
			precast concrete drainage kerbs; type to be determined; bedding and hauncing in accordance with the manufacturers recommendations; as shown on DR-C-000001-P04; see specification reference (Q10:44)											0	60								£0
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	length stated on plan; straight	18	m	£156.73	**£2,821.16**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£560	3	£1,679
Park View Health & Wellbeing Hub	8. External works	8.6. External drainage	length stated on plan; curved	3	m	£211.09	**£633.27**	TRUE	Renewal	Renewal	Kerbs and Edgings	15%	*Allowance for partial patch-up and repairs*	0	60	30	BCIS	20	20	115%	15%	£126	3	£377
														0	60								£0
			External works, PRELIMINARIES											0	60								£0
														0	60								£0
			PRELIMINARIES											0	60								£0
			Builder's work in connection with external mains services, including but not limited to: excavating trenches, disposal, compactions, earthwork support, ducts, beds and surrounds, back filling, warning tiles and marker tapes, access chambers/draw pits, entries into buildings and the like; as drawing PVWH-ACM-XX-00-DR-BS-020002											0	60								£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	New LV duct route, 150mm duct; overall length on plan stated; within site boundary	31	m	£23.28	**£721.64**	TRUE	Renewal	Renewal	Electrical Mains Supply	100%		0	60	-	-	40	40	115%	20%	£996	1	£996
Park View Health & Wellbeing Hub	8. External works	8.7. External services	extra for: draw pit, as typical detail	3	nr	£654.10	**£1,962.29**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	2No. New HV dedicated route from NG final route to be confirmed by NG; overall length on plan stated; within site boundary	170	m	£43.63	**£7,417.01**	TRUE	Renewal	Renewal	Electrical Mains Supply	100%		0	60	-	-	40	40	115%	20%	£10,235	1	£10,235
Park View Health & Wellbeing Hub	8. External works	8.7. External services	extra for: new National Grid substation. Final location, routes and connection to existing National Grid network to be confirmed with National Grid	1	item	£1,364.74	**£1,364.74**	TRUE	Renewal	Renewal	High Voltage (Hv) Switchgear; Hv Packaged Substations	100%		0	60	30	CIBSE	30	30	115%	20%	£1,883	2	£3,767
Park View Health & Wellbeing Hub	8. External works	8.7. External services	extra for: draw pit, as typical detail; location assumed	1	nr	£654.10	**£654.10**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	2No. New HV dedicated route from NG final route to be confirmed by NG; overall length on plan stated; outside site boundary, include for: breaking out existing hard pavings and the like, reinstatement on completion	1	m	£126.66	**£126.66**	TRUE	Renewal	Renewal	Electrical Mains Supply	100%		0	60	-	-	40	40	115%	20%	£175	1	£175
Park View Health & Wellbeing Hub	8. External works	8.7. External services	extra for: draw pit, as typical detail; location assumed	1	nr	£752.39	**£752.39**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	New DATA duct route from BT, 2No. 150mm ducts; overall length on plan stated; within site boundary	118	m	£18.45	**£2,176.82**	TRUE	Renewal	Renewal	Electrical Mains Supply	100%		0	60	-	-	40	40	115%	20%	£3,004	1	£3,004
Park View Health & Wellbeing Hub	8. External works	8.7. External services	extra for: draw pit, as typical detail	10	nr	£922.03	**£9,220.30**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	New DATA duct route from BT, 2No. 150mm ducts; overall length on plan stated; outside site boundary, include for: breaking out existing hard pavings and the like, reinstatement on completion	9	m	£71.93	**£647.41**	TRUE	Renewal	Renewal	Electrical Mains Supply	100%		0	60	-	-	40	40	115%	20%	£893	1	£893
Park View Health & Wellbeing Hub	8. External works	8.7. External services	extra for: draw pit, as typical detail	2	nr	£1,029.14	**£2,058.29**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	MCWS (63mm diameter) mains cold water supply (Welsh Water); overall length on plan stated; within site boundary; pipes by others	74	m	£21.45	**£1,586.97**	TRUE	Renewal	Renewal	Mains Water Supply	100%		0	60	-	-	40	40	115%	20%	£2,190	1	£2,190
Park View Health & Wellbeing Hub	8. External works	8.7. External services	extra for: 1nr. new Welsh Water meter, located in pavement adjacent to main carriageway - BWIC only	1	item	£142.96	**£142.96**	TRUE	Renewal	Renewal	Mains Water Supply	100%		0	60	-	-	40	40	115%	20%	£197	1	£197
Park View Health & Wellbeing Hub	8. External works	8.7. External services	MCWS (63mm diameter) mains cold water supply (Welsh Water); overall length on plan stated; outside site boundary, include for: breaking out existing hard pavings and the like, reinstatement on completion; pipes by others	10	m	£99.63	**£996.29**	TRUE	Renewal	Renewal	Mains Water Supply	100%		0	60	-	-	40	40	115%	20%	£1,375	1	£1,375
Park View Health & Wellbeing Hub	8. External works	8.7. External services	additional allowance for metal warning strips within service trenches for CAT detection and the like	1	item	£1,032.50	**£1,032.50**	TRUE	Renewal	Renewal	Mains Water Supply	100%		0	60	-	-	40	40	115%	20%	£1,425	1	£1,425
Park View Health & Wellbeing Hub	8. External works	8.7. External services	include for the groundworks subcontractor to mark, and expose where required, all services identified during the ground radar survey, this is to include for any hand digging or other special measures as necessary	1	item	£420.00	**£420.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60								£0
			Personnel											0	60								£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Provision of 2no. non-working supervisers - reduce to 1 nr	60	week	£1,619.00	**£97,140.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Working Supervisor to every 5 operatives (refer to SHEMS-101)	60	week	Incl								0	60									£0
			Provision of Project Manager	60	week	Incl								0	60									£0
			Provision of setting out engineer; including all necessary surveying equipment	60	week	Incl								0	60									£0
			Provision of labour gang as required	60	week	Incl								0	60									£0
														0	60									£0
			Access & Distribution											0	60									£0
			Allowance for Concrete pump and driver	1	item	Incl								0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Provision of a Forklift & driver	60	week	£2,369.00	**£142,140.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Provision of Secured and lockable store	60	week	Incl								0	60									£0
														0	60									£0
			Safety and environmental											0	60									£0
			Allowance for any safety signage	1	item	Incl								0	60									£0
			Provision of safety inspections	60	week	Incl								0	60									£0
			Provision of protection caps to ends of bar reinforcement	1	item	Incl								0	60									£0
			Proprietary concrete wash out	60	week	Incl								0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Road Sweeper hire - daily road sweeping throughout the scheme	60	week	£289.30	**£17,357.76**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Provision of bunded fuel bowser and nappy mat	1	item	Incl								0	60									£0
			Provision of witches hat drain guards	1	item	Incl								0	60									£0
			Lockable temporary manhole covers to all new manholes	36	nr									0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	regular herbicide applications to soil and top soil bunds	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			provision of stop blocks adjacent to excavations	1	item	Incl								0	60									£0
														0	60									£0
			MISCELLANEOUS											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Delivery lay down area, including barriers	1	item	£1,502.02	**£1,502.02**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Removal and disposal off-site of temporary manhole covers	36	nr	£20.00	**£720.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Allow for all temporary task lighting	10	week	£375.00	**£2,250.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Site wide services protection of new services	1	item		**Incl**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Allow for vac-ex to expose all existing services	5	item	£2,312.30	**£11,561.50**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Additional vac ex allowance - allow 10 visits (Service trench)	10	item	£2,312.30	**£23,123.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Locate, identify and mark out services (Ring of confidence)	1	item	£2,100.00	**£2,100.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Grubbing up and cap existing drainage	1	item	£9,691.92	**£9,691.92**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Bases for temporary propping systems when forming openings within existing facades - each individual elements to be measured (excavate, dispose, concrete); extent to be determined	1	item	£599.12	**£599.12**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Breaking out of above concrete base after completion of forming opening and disposal off-site. (extent to be determined)	1	item	£401.58	**£401.58**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Dewatering of insulation to slab prior to installation of GF slab pour.	1	item	Incl								0	60									£0
			Temporary works for Formwork to edge of ground brearing slab	321	m	Incl								0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Alowance for air spade excavation for surface water trench beneath tree root zone from site out onto Cowbridge Road	1	m	£420.72	**£420.72**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Allowance for pumping out Ground/Surface water from inspection chambers	1	nr	Incl								0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Supply and installation of ChannelDrain Protection Covers & removal of above prior to completion.	1	m	£8.44	**£8.44**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	CCTV survey of drainage at completion of works	1	item	£6,526.80	**£6,526.80**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Further CCTV survey prior to any sectional handover and final handover.	1	item	£4,233.60	**£4,233.60**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			O&M Manual	1	item	Incl								0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Total of Preliminaries shown as inclusions above	1	item	£162,796.01	**£162,796.01**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
			Subcontractor Quotation Total				**£3,084,084.88**							0	60									£0
														0	60									£0
			Tender Adjustments											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Imported topsoil to areas following removal of access and compound	325	m3	£78.60	**£25,545.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Prepartion works and seed to above area	1300	m2	£3.00	**£3,900.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Extra for hazardous disposal around identified hotspot	75	m3	£106.58	**£7,993.50**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Excavate trench for temporary power installation	100	m	£43.63	**£4,363.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Provision of works to existing foundations where new extension abuts/adjoins; allow for underpinning if necessary and/or tie bars into new pads/ground beams subject to confirmation of the existing foundation condition and size etc.	1	item									0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Allowance for additional excavation and depth of foundations to reach formation level	1	item	£40,000.00	**£40,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Installation of bollards	16	nr	£250.00	**£4,000.00**	TRUE	Renewal	Renewal	Bollards	100%		0	60	-	-	25	25	115%	20%	£5,520	2	**£11,040**
			Package Attendances											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Substructures - General purpose mineral wool insulation to infill around voids; Rockwool Flexi insulation to BS EN 13162; butt joints (P10:195); 150m high	57	m	£25.00	**£1,425.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	20%	£1,967	0	£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Flat steel plate to edges of slab to support curtain walling cills; as detail drawing DT-A-257101; overall length stated	57	m	£20.00	**£1,140.00**	TRUE	Renewal	Renewal	Substructure	100%		0	60	67	BCIS	100	100	115%	20%	£1,573	0	£0
			Siltbuster - Transport, installation , fuel, bags	1	item									0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Silt fence around boundary	375	m	£25.56	**£9,585.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Traffic Management for drainage works on public footpath	1	item	£7,500.00	**£7,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Chemical testing before de-watering (advised by DQRA)	1	item	£1,500.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Adaptions to perimeter hoarding to undertake trenching works near perimeter	1	item	£1,827.60	**£1,827.60**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.7. External services	Supply and installlation of track mats over tree protection areas (extent to be determined)	1	item	£10,105.92	**£10,105.92**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			Superstructure, 2.1 Frame, 2.1 Frame											0	60									**£0**
														0	60									**£0**
			design, supply and erection of structural steel frame complete including all off site surface preparation and treatment and provision of holding down bolts and the like											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	structural steel framing generally; approximate overall weight stated	211.99	T	£1,915.44	**£406,055.00**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£537,008	0	**£0**
			additional 10% for fittings, connections and the like			Incl								0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	additional 10% for contingencies	21.199	T	£1,915.44	**£40,605.41**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£53,701	0	**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	approximate overall surface area for blast cleaning and off site treatments such as galvanising (c3 environment category)	14.06	T	£510.94	**£7,183.82**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£9,501	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	additional 10% for fittings, connections and the like	1.406	T	£510.94	**£718.38**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£950	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	additional 10% for contingencies	1.406	T	£510.94	**£718.38**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£950	0	**£0**
														0	60									**£0**
			approximate overall surface area for blast cleaning and off site treatments such as zinc epoxy primer (c2 internal environment category)			Incl								0	60									**£0**
			additional 10% for fittings, connections and the like			Incl								0	60									**£0**
			additional 10% for contingencies			Incl								0	60									**£0**
														0	60									**£0**
			Halfen Detan-D Tension Rod Systems			Incl								0	60									**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Allow for new parapet to 3No. sides of link roof to be formed in SFS to Sub-Contractors design. Contractor to allow for trough infills and plates to allow bearing support for SFS and decking where SFS is built off metal deck; as drawing PVWH-ACM-XX-ZZ-D-S-030002 rev P04	1	item	£2,200.00	**£2,200.00**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£2,910	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Mechanical anchors for lights	32	nr	£3.75	**£120.00**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£159	0	**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Provision of thermal breaks Parapet	115	no	£159.30	**£18,319.50**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£24,228	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Provision of thermal breaks -Column base	103	no	£430.70	**£44,362.10**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£58,669	0	**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Supply and fit resin anchor bolts - M12 diameter anchor bolts around riser voids	116	nr	£30.00	**£3,480.00**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£4,602	0	**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Intumescent Painting	1	item	£178,332.00	**£178,332.00**	TRUE	Renewal	Renewal	Intumescent Paint	100%	*Columns are encased and thus, no replacement has been allowed for over the period of analysis*	0	60	-	-	75	75	115%	15%	£235,844	0	**£0**
			On Site touch ups	1	item	Incl								0	60									**£0**
														0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Discount	-0.025	%	£702,094.59	**-£17,552.36**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
														0	60									**£0**
			Subcontractor Quotation Total				**£684,542.23**							0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			Tender Adjustments											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Tonnage Levelling (Tonnage check by AECOM - 200 T from model. Add 10% for connections & 10% for seondary steel & contingency)	6.811	T	£1,915.44	**£13,046.06**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£17,253	0	**£0**
														0	60									**£0**
			Package Attendances											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Independant Weld testing	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Protective barriers to crane exclusion zone	1	item	£1,500.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Lockable store	1	item	£750.00	**£750.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Plate tests for ground bearing crane platforms	2	nr	£750.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.1. Frame	Crane mats	5	wks	£1,300.00	**£6,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			Upper floors											0	60									**£0**
														0	60									**£0**
			IN - SITU CONCRETE/											0	60									**£0**
														0	60									**£0**
			E10: MIXING/CASTING/CURING/IN-SITU CONCRETE											0	60									**£0**
			Reinforced in-situ concrete; B.S.8500, designated mix RC25/30, to structural engineers specifications; vibrated (E10:105C)											0	60									**£0**
			Composite slabs											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	thickness not exceeding 150	264	m3	£192.93	**£50,934.40**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£67,361	0	**£0**
			Machine plinths											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	generally	4	m3	£1,631.06	**£6,524.22**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£8,628	0	**£0**
			Upstands											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	generally	1	m3	£6,438.08	**£6,438.08**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£8,514	0	**£0**
			Testing Concrete											0	60									**£0**
			Allow for providing concrete test cubes											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	in accordance with B.S.1881 and specification clauses	1	item	£1,505.04	**£1,505.04**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£1,990	0	**£0**
			E20: FORMWORK FOR IN-SITU CONCRETE											0	60									**£0**
			Formwork and basic finish											0	60									**£0**
			Sides of upstands; plain vertical											0	60									**£0**
			height 250 - 500	43	m	Incl								0	60									**£0**
			Machine bases and plinths; plain vertical											0	60									**£0**
			height not exceeding 250	43	m	Incl								0	60									**£0**
			E30: REINFORCEMENT FOR IN-SITU CONCRETE											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	reinforcement to composite upper floor slabs; allowance based on 50kg/m3	13.21	T	£1,575.00	**£20,805.75**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£27,516	0	**£0**
			Reinforcement fabric; B.S.4483, hard drawn plain round steel; welded											0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Reference A252, 3.95 kg/m2; 200 side laps; 200 end laps											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	generally	1761	m2	£7.68	**£13,524.48**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£17,886	0	£0
			Reference A393, 6.16kg/m2; side and end laps											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	generally	19	m2	£15.00	**£285.00**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£377	0	£0
			E41: WORKED FINISHES/ CUTTING TO IN-SITU CONCRETE											0	60									£0
			Worked finishes on in-situ concrete											0	60									£0
			Floating or similar to upper floor slabs; to engineers recommendations											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	surfaces	1761	m2	£3.19	**£5,614.15**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£7,425	0	£0
														0	60									£0
			STRUCTURAL/CARCASSING METAL/TIMBER											0	60									£0
														0	60									£0
			G30: METAL PROFILED SHEET DECKING											0	60									£0
			Tata Comflor60 (1.2mm gauge)											0	60									£0
			Decking; fixing to structural steelwork; drilling holes											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	decking	1761	m2	£20.78	**£36,593.58**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£48,395	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	allow for shear studs; 19 diameter x 100 long; to engineers recommendations; welding to top flanges of steelwork; overall area given	1761	m2	£3.32	**£5,846.60**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£7,732	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	galvanised steel perrmanent edge trim upstand and restraint strap to suit 150 thick concrete	394	m	£9.46	**£3,727.24**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£4,929	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Rake Cutting	1	item	£626.88	**£626.88**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£829	0	£0
														0	60									£0
			Roof											0	60									£0
			IN - SITU CONCRETE/											0	60									£0
			E10: MIXING/CASTING/CURING/IN-SITU CONCRETE											0	60									£0
			Reinforced in-situ concrete; B.S.8500, designated mix RC25/30, to structural engineers specifications; vibrated (E10:105C)											0	60									£0
			Composite slabs											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	thickness not exceeding 150	97	m3	£192.93	**£18,714.53**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£24,750	0	£0
			Testing Concrete											0	60									£0
			Allow for providing concrete test cubes											0	60									£0
			in accordance with B.S.1881 and specification clauses	1	item	Incl								0	60									£0
			E30: REINFORCEMENT FOR IN-SITU CONCRETE											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	reinforcement to composite upper floor slabs; allowance based on 50kg/m3	4.86	T	£1,575.00	**£7,654.50**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£10,123	0	£0
			Reinforcement fabric; B.S.4483, hard drawn plain round steel; welded											0	60									£0
			Reference A252, 3.95 kg/m2; 200 side laps; 200 end laps											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	generally	648	m2	£7.68	**£4,976.64**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£6,582	0	£0
			E41: WORKED FINISHES/ CUTTING TO IN-SITU CONCRETE											0	60									£0
			Worked finishes on in-situ concrete											0	60									£0
			Floating or similar to roof slabs; to engineers recommendations											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	surfaces	648	m2	£3.19	**£2,065.85**	TRUE	Renewal	Renewal	RC Slabs	100%		0	60	75	BCIS	100	100	115%	15%	£2,732	0	£0
														0	60									£0
			STRUCTURAL/CARCASSING METAL/TIMBER											0	60									£0
														0	60									£0
			G30: METAL PROFILED SHEET DECKING											0	60									£0
			Tata RoofDek D100 (0.9mm gauge)											0	60									£0
			Decking; fixing to structural steelwork; drilling holes											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	decking	955	m2	£23.48	**£22,423.40**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£29,655	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Rake Cutting	1	item	£278.21	**£278.21**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£368	0	£0
			Tata Comflor60 (1.2mm gauge)											0	60									£0
			Decking; fixing to structural steelwork; drilling holes											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	decking	648	m2	£20.78	**£13,465.44**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£17,808	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	allow for shear studs; 19 diameter x 100 long; to engineers recommendations; welding to top flanges of steelwork; overall area given	648	m2	£3.32	**£2,151.39**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£2,845	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	galvanised steel perrmanent edge trim upstand and restraint strap to suit 150 thick concrete	139	m	£9.46	**£1,314.94**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£1,739	0	£0
			Rake Cutting	1	item	Incl								0	60									£0
														0	60									£0
			MISCELLANEOUS											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	contingency allowance of reinforcement allowances stated by engineer	1	item	£2,846.03	**£2,846.03**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	GRP to internal service risers	24	m2	£350.00	**£8,400.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Lift mesh & rebar to floor levels	1	item	£6,000.00	**£6,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Access equipment - MEWP for safety net installation	1	item	£1,271.16	**£1,271.16**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Box on deck - first fix formworks	1	item	£165.81	**£165.81**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Non-working Supervisor	8	wks	£2,262.92	**£18,103.36**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Fire watch allowance to the above hot works	1	item	£1,478.62	**£1,478.62**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Movement Joints	1	item	£1,056.00	**£1,056.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Removal of ferrules	1	item	£1,075.36	**£1,075.36**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Collateral Warranty	1	item									0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Discount	-0.025	%	£265,866.66	**-£6,646.67**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
			Subcontractor Quotation Total				**£259,219.99**							0	60									£0
														0	60									£0
														0	60									£0
			Package Attendances											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Loading out decking packs	75	Packs	£90.00	**£6,750.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Allowance for temporary back propping required	481.8	nr	£15.00	**£7,227.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Installation/ dismantling of above	482	nr	£3.50	**£1,687.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Temporary Works Design	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Dust supression	2409	m2	£2.50								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Allowance for Weld testing	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Making good after stud welding	3364	m2	£1.00	**£3,364.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Spreader pads for concrete pumps	1	item	£500.00	**£500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Crowd barriers to cordon off work area	1	item	£500.00	**£500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Sealing joints to prevent concrete leak	2409	m2	£1.00	**£2,409.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Profile fillers	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.2. Upper floors	Allow for cleaning decking on completion ready to receive the reinforcement & concrete	3364	m2	£0.98	**£3,312.08**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			Roof											0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			CLADDING/COVERING											0	60									**£0**
														0	60									**£0**
			H43: METAL PANEL CLADDING/FEATURES											0	60									**£0**
														0	60									**£0**
			Metal insulating sandwich panel to rear of parapets; Euroclad Ltd' F5 sandwich panel; 115kg/m3 density stone wool core; 75 thick, flat profile; Colourcoat Prisma finish grey/ white; (H43/125)											0	60									**£0**
			Cladding panels											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	vertical; fixing to cement board base with low conductive stainless steel screws with bonded washers	313	m2	£157.86	**£49,410.18**	TRUE	Renewal	Renewal	Euroclad Panels	100%	*Replacement to coincide with warm roof covering replacement*	0	60	40	Euroclad	40	40	115%	15%	£65,345	1	**£65,345**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	extra over for angles	25	nr	£52.22	**£1,305.50**	TRUE	Renewal	Renewal	Euroclad Panels	100%	*Replacement to coincide with warm roof covering replacement*	0	60	40	Euroclad	40	40	115%	15%	£1,727	1	**£1,727**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	extra over for drip flashing	391	m	£38.76	**£15,155.16**	TRUE	Renewal	Renewal	Euroclad Panels	100%	*Replacement to coincide with warm roof covering replacement*	0	60	40	Euroclad	40	40	115%	15%	£20,043	1	**£20,043**
														0	60									**£0**
			H72: ALUMINIUM STRIP SHEET COVERINGS/ FLASHINGS											0	60									**£0**
														0	60									**£0**
			Parapet copings in polyester powder coated aluminium; Alumasc Skyline system; (H72/460)											0	60									**£0**
			Cappings; horizontal; 1100 approximate girth; 100 lapped joints											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Welted top and bottom edges, clips at 450 centres, neoprene gaskets and sealant; thermally broken secret fixings	335	m	£165.60	**£55,475.00**	TRUE	Renewal	Renewal	Coping; Aluminium	100%		0	60	40	BCIS	40	40	115%	15%	£73,366	1	**£73,366**
			extra; angles			Incl								0	60									**£0**
			extra; stop ends			Incl								0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	18 thick marine plywood to parapet lids incl galv support	335	m	£52.50	**£17,587.50**	TRUE	Renewal	Renewal	Coping; Aluminium	100%		0	60	40	BCIS	40	40	115%	15%	£23,259	1	**£23,259**
														0	60									**£0**
														0	60									**£0**
			WATERPROOFING											0	60									**£0**
														0	60									**£0**
			J41: BUILT UP FELT ROOF COVERINGS											0	60									**£0**
														0	60									**£0**
			Built-up reinforced bitumen membrane warm deck roof covering - Composite Deck; priming with Alumasc Bitumen Primer; Euroroof Torch-On AVCL (air & vapour control layer), 100 side/ 150 end laps, dressing up at abutments; Alumasc BGT PIR insulation (tapered 190 - 350 thick), turning up at abutments; first layer 3 thick Derbigum Hi-Ten Universal Underlayer, torch bonded, 100 side/ 150 end laps; top layer 4.5 thick Derbigum Mineral polyester reinforced, charcoal grey finish, fully bonded by torching, 100 side/ 150 end laps; 4 thick Derbigum Black reinforcemnt strips; (J41/110)											0	60									**£0**
			Roof coverings; to cement and sand or concrete base											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	flat	647	m2	£303.24	**£196,197.00**	TRUE	Renewal	Renewal	Alumasc Warm Roof Coverings	100%		0	60	40	Alumasc	40	40	115%	15%	£259,471	1	**£259,471**
			Corrected quant											0	60									**£0**
			Abutments; to cement board base											0	60									**£0**
			Abutments to link & lobby											0	60									**£0**
			girth 400 - 600			Incl								0	60									**£0**
			extra; Alumasc aluminium termination bar			Incl								0	60									**£0**
			Detaling to gutter			Incl								0	60									**£0**
														0	60									**£0**
			Integral rainwater outlets											0	60									**£0**
			Harmer, horizontal two-way parapet outlet with spigot tail			Incl								0	60									**£0**
														0	60									**£0**
			Built-up reinforced bitumen membrane warm deck roof covering - Metal Deck; priming with Alumasc Bitumen Primer; Euroroof Torch-On AVCL (air & vapour control layer), 100 side/ 150 end laps, dressing up at abutments; Alumasc BGT PIR insulation (tapered 190 - 350 thick), turning up at abutments; first layer 3 thick Derbigum Hi-Ten Universal Underlayer, torch bonded, 100 side/ 150 end laps; top layer 4.5 thick Derbigum Mineral polyester reinforced, charcoal grey finish, fully bonded by torching, 100 side/ 150 end laps; 4 thick Derbigum Black reinforcemnt strips; (J41/110)											0	60									**£0**
			Roof coverings; to metal base											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	flat	955	m2	£354.10	**£338,161.00**	TRUE	Renewal	Renewal	Alumasc Warm Roof Coverings	100%		0	60	40	Alumasc	40	40	115%	15%	£447,218	1	**£447,218**
			Corrected quant											0	60									**£0**
			Abutments; to cement board base											0	60									**£0**
			girth 400 - 600			Incl								0	60									**£0**
			extra; Alumasc aluminium termination bar			Incl								0	60									**£0**
			Detailing to gutter			Incl								0	60									**£0**
														0	60									**£0**
			Integral rainwater outlets											0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Harmer, horizontal two-way parapet outlet with spigot tail			Incl								0	60								£0
														0	60								£0
			J42: SINGLE LAYER POLYMERIC ROOF COVERINGS											0	60								£0
														0	60								£0
			Sheet, EPDM self adhesive single layer; priming surfaces and applying in accordance with the manufacturers recommendation; minimum 150 laps; drawing ARC-XX-XX-DT-A-240102											0	60								£0
			Roof coverings; to timber base											0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	to parapet copping supports; wrapping and sealing to secondary framing system	594	m2	£45.38	**£26,955.72**	TRUE	Renewal	Renewal	Alumasc Warm Roof Coverings	100%		0	60	40	Alumasc	40	40	115%	15%	£35,649	1	**£35,649**
														0	60								£0
			P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS											0	60								£0
														0	60								£0
			Breather Membrane; 150 lapped joints											0	60								£0
			Plain areas											0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	vertical; to cement board base	391	m2	£23.20	**£9,071.20**	TRUE	Renewal	Renewal	Alumasc Warm Roof Coverings	100%		0	60	40	Alumasc	40	40	115%	15%	£11,997	1	**£11,997**
														0	60								£0
														0	60								£0
			MISCELLANEOUS											0	60								£0
														0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	18 thick marine plywood to cover metal deck profiles (Requirement TBC); roof type R2 as drawing XX-XX-DT-A-240050	955	m2	£37.05	**£35,382.75**	TRUE	Renewal	Renewal	Profiled Steel Decking	100%		0	60	60	BCIS	100	100	115%	15%	£46,794	0	£0
			Corrected quant											0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	rigid insulation to parapet capping; drawing ARC-XX-XX-DT-A-240102	335	m	£19.07	**£6,388.45**	TRUE	Renewal	Renewal	Alumasc Warm Roof Coverings	100%		0	60	40	Alumasc	40	40	115%	15%	£8,449	1	**£8,449**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	works in connection with roof penetrations	1	item	£5,544.00	**£5,544.00**	FALSE	Renewal	Renewal	No LCC implication			0	60								£0
			Un-insulated upstand detail to access hatch kerb abutment			Incl								0	60								£0
														0	60								£0
			R10: RAINWATER PIPEWORK/GUTTERS											0	60								£0
														0	60								£0
			Cast aluminium pipes and fittings, polyester powder coated finish; (R10/365)											0	60								£0
			Pipes; straight											0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	150 diameter	127.5	m	£160.81	**£20,503.00**	TRUE	Renewal	Renewal	Roof Drainage; Aluminium	100%		0	60	40	BCIS	40	40	115%	15%	£27,115	1	**£27,115**
			Shoes											0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	extra over for 'anti-climb' downpipes from Alumasc guardian range	16	nr	£65.00	**£1,040.00**	TRUE	Renewal	Renewal	Roof Drainage; Aluminium	100%		0	60	40	BCIS	40	40	115%	15%	£1,375	1	**£1,375**
			Aluminium pipework ancillaries											0	60								£0
			Rainwater heads											0	60								£0
			200 x 180 hopper; 150 diameter opening/ outlet spigot; flush joint to pipe			Incl								0	60								£0
			Rainwater installation											0	60								£0
			Testing and commissioning											0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	water tightness	1	item	£1,200.00	**£1,200.00**	FALSE	Renewal	Renewal	No LCC implication			0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Rainwater calculations	1	item	£250.00	**£250.00**	FALSE	Renewal	Renewal	No LCC implication			0	60								£0
														0	60								£0
			External walls											0	60								£0
														0	60								£0
			CLADDING/COVERING											0	60								£0
														0	60								£0
			H31: METAL PROFILED/FLAT SHEET CLADDING/COVERING/SIDING											0	60								£0
														0	60								£0
			Standing Seam Wall Cladding; Description: Euroclad Vieo profile cladding finish; Euroclad Ltd, Vieo; Fire performance: External wall cladding: As clause 203, Insulation: As clause 208; External sheets: Material: Standing seam, 0.9mm steel sheets - 454mm module widths - 'stage 1 seam type' - Installed vertically, Finish: Polyester powder coated to Colorcoat Prisma® range, Colour: Colourcoat Prisma range RAL RAL1035 & RAL1013, Fixings: Cladding sheets to be fixed at base only. Expansion to be allowed at top of sheets. Avoid breaking external sheets at intermediate floor levels. Single continuous vieo sheet to be used from top of parapet to base of level 01; Standing seam supports: 25mm Rocbars with Rocslab 25 Insulation fixed 660mm centres. Rocbars fixed with sliding clips to support seams. Rocbars fixed back to top hat fixings at 200mm centres using JT3 ST2 6.0 with HTV 40 SS washers, length to suit 205mm rocslab thickness; Insulation thickness: 205mm rocslab required between Rockbars and Tophat zones. Thickness to achieve a U-value of 0.12; Top hat fixings: 50mm top hats to fix back to SFS through sheathing board. Fixed horizontally. Roughly 600mm centres. (Note: fixings through breather membrane will require butyl tape to ensure correct level of sealing/air tightness is achieved); Additional requirements: Flashings, finish and colour matching external sheet. Allow for cladding accessories such as cill flashings and corner trims; (H31:115)											0	60								£0
			Wall cladding											0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	vertical	2075	m2	£269.81	**£559,846.00**	TRUE	Renewal	Renewal	Euroclad Panels	100%	*Replacement to coincide with warm roof covering replacement*	0	60	40	Euroclad	40	40	115%	15%	£740,396	1	**£740,396**
			Veio Ephyra - vertical wall cladding			Incl								0	60								£0
			extra over for: closing reveals of openings and the like using flashings, trims and the like			Incl								0	60								£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Allowance for an insulated flashing to the heads and the jambs of the windows and all external doors	853	m	£69.91	**£59,633.23**	TRUE	Renewal	Renewal	Flashings; Lead	15%	*Allowance for refixing when replacing roof finishes*	0	60	-	-	40	40	115%	15%	£11,830	1	**£11,830**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			extra over for: closing reveals at junction with recessed panels using flashings, trims and the like			Incl								0	60									£0
			extra over for: flashings, trims and the like, to external angles			Incl								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	extra for: additional framing and the like under parapet cappings; galvanised steel support to underside of ply fixed back to top-hat; timber infill pieces and insulation, in and around PFC section; overall length of cappings stated	328	m	£23.89	**£7,835.92**	TRUE	Renewal	Renewal	Columns and Beams; Steel	100%		0	60	67	BCIS	75	75	115%	15%	£10,363	0	**£0**
			extra for: PPC cill flashing, installed as part of cladding system, colour to match cladding; including galvanised steel support to cap top of brickwork cavity as part of cladding system, to be min.0.5mm thick to act as cavity closer; as detail drawing DT-A-251101 P02; (H72:470)			Incl								0	60									£0
			Drip flashing			Incl								0	60									£0
			Soffit Flashing			Incl								0	60									£0
														0	60									£0
			Recessed / Flat Cladding Panels; Description: Alternative cladding type to vertical banding on elevations. External wall type E4 & E5 ONLY. Allow for interlocking planks or flat panel rainscreen system; Manufacturer: Euroclad Ltd, Opus 200; Fire performance: External wall cladding: As clause 203, Insulation: As clause 208; External sheets: Material: 200mm module widths - interlocking plank profiles . Installed vertically. coated 0.7mm steel, Finish: Polyester powder coated to Colorcoat Prisma® range, Colour: Colour to suit RAL 7035, Fixings: Cladding sheets to be fixed at base only. Expansion to be allowed at top of sheets. Avoid breaking external sheets at intermediate floor levels. Single continuous sheet to be used from top of parapet to base of level 01; Supports: Sliding clips to support cladding sheet fixings. Rocbars fixed back to top hat fixings at 200mm centres using JT3 ST2 6.0 with HTV 40 SS washers, length to suit 205mm rocslab thickness; Insulation thickness: 205mm rocslab required between Rockbars and Tophat zones. Thickness to achieve a U-value of 0.12; Top hat fixings: 50mm top hats to fix back to SFS through sheathing board. Fixed horizontally. Roughly 600mm centres. (Note: fixings through breather membrane will require butyl tape to ensure correct level of sealing/air tightness is achieved); Additional requirements: Flashings, finish and colour matching external sheet. Allow for cladding accessories such as cill flashings and corner trims; (H31:117)											0	60									£0
			Wall cladding											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	vertical	60	m2	£302.22	**£18,133.00**	TRUE	Renewal	Renewal	Euroclad Panels	100%	*Replacement to coincide with warm roof covering replacement*	0	60	40	Euroclad	40	40	115%	15%	£23,981	1	**£23,981**
			extra over for: closing reveals of openings and the like using flashings, trims and the like			Incl								0	60									£0
														0	60									£0
			Flat pressed cladding; RAL 1013; panels fixed back to top-hat channels/helping hand brackets to suit entrance shape; rainscreen mineral wool insulation F30:150; including all trims, flashings and the like to complete installation in accordance with manufacturers recommendations and to suit Architects design intent											0	60									£0
			Wall cladding											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	vertical	1	item	£15,000.00	**£15,000.00**	TRUE	Renewal	Renewal	Euroclad Panels	100%	*Replacement to coincide with warm roof covering replacement*	0	60	40	Euroclad	40	40	115%	15%	£19,838	1	**£19,838**
			extra over for: closing reveals of openings and the like using flashings, trims and the like			Incl								0	60									£0
			extra over for: flashings, trims and the like, to external angles			Incl								0	60									£0
														0	60									£0
			P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS											0	60									£0
														0	60									£0
			Breather Membrane; Partel, EXOPERM MONO SA 250 - Self-Adhesive Breather Membrane; Joints: Lapped 100 mm minimum horizontally and 150 mm minimum vertically; Openings: Membrane fixed to reveals; Bottom edges: Membrane lapped over flashings, sills, etc. to allow free drainage to the exterior; Penetrations: Sealed; (P10:320)											0	60									£0
			Plain areas											0	60									£0
			vertical; installation in accordance with manufacturers recommendations			Incl								0	60									£0
														0	60									£0
			MISCELLANEOUS											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Cladding Penetrations	1	item	£42,668.00	**£42,668.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Provision of samples	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
			PRELIMINARIES											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	PPE	1	item		**£97,170.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Carriage charges											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Provision of 1no. non-Working Supervisors	21	week	£1,750.00	**£36,750.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Provision of labourers to unload delivieries, load out to working areas, remove waste to skips	21	week	Incl								0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Provision of banksman to accompany the forklift whilst in use & working in conjunction with the Traffic Marshalls	21	week	Incl								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Provision of a Forklift & driver	21	week	£2,250.00	**£47,250.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Provision of a Working Supervisor as per Kier SHEMS-101 document	1	item	Incl								0	60									£0
			Provision of all necessary Material distribution; horizontal and vertical	21	week	Incl								0	60									£0
			Allowance for crane mats	1	item	Incl								0	60									£0
			Other access & distribution equipment as necessary to complete your works ie MEWPS, Scissor lifts and towers	21	week	Incl								0	60									£0
			Safety Netting			Incl								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Provision for Flammables / Gas cages	1	item	£760.00	**£760.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Allowance for fire fighting equipment to the above hot works	1	item	£250.00	**£250.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Fire watch allowance to the above hot works; allow 1 hr per operation	1	item	£2,250.00	**£2,250.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Allowance for heat seeking equipment to the above hot works	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	The Subcontractor is to allow for attendance during the Air tightness Test.	1	item	£320.00	**£320.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			O&M Manual	1	item	Incl								0	60									£0
			Insurances - PI Level £5 MILLION	1	item	Incl								0	60									£0
			Allowance for all necessary calculations and shop, manufacturing / construction drawings includng for amendments to be made after comments by the Design Team	1	item	Incl								0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Discount	-0.025	%	£1,672,492.61	**-£41,812.32**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
			Subcontractor Quotation Total				**£1,630,680.29**							0	60									£0
														0	60									£0
			Tender Adjustments											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Allow for providing all packers and shims due to building tolerances between other adjacent products and materials	1	item	£2,000.00	**£2,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Detailing around plant screen bases	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Detailing around PV panel brackets	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Forming holes for outlets, pipes	1	item	£1,500.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Feature flashings to entrance cladding	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Penetrations & making good around elevation signage support	1	item	£1,500.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	any works as required to existing roof coverings to facilitate junction of extension; details and extent of work to be determined	1	item	£3,500.00	**£3,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Penetrations and wetahering around SVPs and gullies	27	nr	£150.00	**£4,050.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Package Attendances											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	CWCT Test	1	item	£2,000.00	**£2,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Final clean - jet wash detape after install	1	item	£2,500.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Temporary protection to roof and removal	1603	m2	£2.50	**£4,007.50**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Temporary RWG's	1	item	£3,000.00	**£3,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Weatherproofing of penetrations	1	item	£5,000.00	**£5,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
														0	60									£0
			L10: WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES											0	60									£0
														0	60									£0
			Freestanding louvre screening system with acoustic backing panel; (L10/655)											0	60									£0
														0	60									£0
			Configured Platforms' Speedscreen incorporating Peacemaker screen type; self weight screen system; prefabricated modules, complete with surrounding frame, supports, ballast and Louvre blades with acoustic infill; inner layer of polyethylene foam pads for sound absorption, 'Louver100' outer surround; louvre configured in one bank, horizontal, standard pitch blade; standard galvanised steel (silver) finish											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	2400 high louvre, 3000 overall height; drawing ARC-XX-RF-PL-A-240030, 36 m long	1	item	£64,110.00	**£64,110.00**	TRUE	Renewal	Renewal	Louvres; Aluminium	100%		0	60	40	BCIS	40	40	115%	15%	£84,785	1	**£84,785**
														0	60									£0
														0	60									£0
			Subcontractor Quotation Total				**£64,110.00**							0	60									£0
														0	60									£0
														0	60									£0
			additional costs associated with louvre screening system following plant impact assessment (currently in abayance) and review by Acoustician	0.05	%	£64,110.00								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	louvre type L1; 910 x 2560 as drawing PVWH-ARC-XX-XX-SH-A-321002 rev P02; installed in accordance with the manufacturers recommendations	1	nr	£2,000.00	**£2,000.00**	TRUE	Renewal	Renewal	Louvres; Aluminium	100%		0	60	40	BCIS	40	40	115%	15%	£2,645	1	**£2,645**
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	louvre type L1; 1135 x 2560 as drawing PVWH-ARC-XX-XX-SH-A-321002 rev P02; installed in accordance with the manufacturers recommendations	1	nr	£2,500.00	**£2,500.00**	TRUE	Renewal	Renewal	Louvres; Aluminium	100%		0	60	40	BCIS	40	40	115%	15%	£3,306	1	**£3,306**
			Package Attendances											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.3. Roof	Installation of louvre screening system by manufacturers approved installers (Height Projects)	1	item	£10,000.00	**£10,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
			Protection to roof	1	item	£500.00								0	60									£0
														0	60									£0
														0	60									£0
			E50: PRECAST CONCRETE FRAME STRUCTURES											0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
														0	60									£0
			Contractor designed precast concrete stairs; steel bar reinforcement, type A finish in accordance with BS 8110:1997 Part 1 clause 6.2.8; hoist, bed and grout - Stair 1 as drawing ARC-XX-ZZ-DR-A-230002											0	60									£0
														0	60									£0
			Return flight staircases; level 00 to 01											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	1400 wide x 4050 rise overall in 2nr flights comprising 23nr treads 280 wide and 24nr risers 168 high; intermediate half space landing 3000 x 1680	1	nr	£29,682.00	**£29,682.00**	TRUE	Renewal	Renewal	Stairs Structure; Concrete	100%		0	60	70	BCIS	100	100	115%	10%	£37,548	0	£0
														0	60									£0
			Return flight staircases; level 01 to 02											0	60									£0
			1400 wide x 4050 rise overall in 2nr flights comprising 23nr treads 280 wide and 24nr risers 168 high; intermediate half space landing 3000 x 1680	1	nr	Incl								0	60									£0
														0	60									£0
			Contractor designed precast concrete stairs; steel bar reinforcement, type A finish in accordance with BS 8110:1997 Part 1 clause 6.2.8; hoist, bed and grout - Stair 2 as drawing ARC-XX-ZZ-DR-A-230003											0	60									£0
			Return flight staircases; level 00 to 01											0	60									£0
														0	60									£0
			1400 wide x 4050 rise overall in 2nr flights comprising 23nr treads 280 wide and 24nr risers 168 high; intermediate half space landing 3300 x 1680	1	nr	Incl								0	60									£0
			Return flight staircases; level 01 to 02											0	60									£0
														0	60									£0
			1400 wide x 4050 rise overall in 2nr flights comprising 23nr treads 280 wide and 24nr risers 168 high; intermediate half space landing 3300 x 1680	1	nr	Incl								0	60									£0
														0	60									£0
			Contractor designed precast concrete stairs; steel bar reinforcement, type A finish in accordance with BS 8110:1997 Part 1 clause 6.2.8; hoist, bed and grout - Feature Stair as drawing ARC-XX-ZZ-DR-A-230001											0	60									£0
														0	60									£0
			Quarter-Return flight staircases; level 00 to 01											0	60									£0
			1750 wide x 4050 rise overall in 2nr flights comprising 23nr treads 280 wide and 24nr risers 168 high; intermediate quarter space landing 1900 x 1800	1	nr	Incl								0	60									£0
														0	60									£0
			MISCELLANEOUS											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Balastrade Pockets	46	nr	£45.00	**£2,070.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£2,619	1	**£2,619**
														0	60									£0
			Subcontractor Quotation Total				**£31,752.00**							0	60									£0
														0	60									£0
			Package Attendances											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Installation - Crane lifts by steelwork conractor	1	item	£5,000.00	**£5,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Provision of lifting loops/ clutch	10	item	£40.00	**£400.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Fixing of pre-cast stairs - fixing/drilling into all surface types/building fabric	5	nr	£350.00	**£1,750.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Fill lifting eyes with resin in readiness for flooring, and repair stairs	10	nr	£250.00	**£2,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Stair flight supports	3	n2	£250.00	**£750.00**	TRUE	Renewal	Renewal	Stairs Structure; Concrete	100%		0	60	70	BCIS	100	100	115%	10%	£949	0	£0
														0	60									£0
														0	60									£0
			L30: STAIRS/WALKWAYS/BALUSTRADES											0	60									£0
														0	60									£0
			Proprietary Balustrades; Handrail Design Ltd' icon TUBE; 50 (nominal) diameter stainless steel (304) - satin polished uprights; 10 thick clear toughrned glass infill panels; stainless steel (304) support brackets; 40 (nominal) diameter 'Nymet' coated aluminium handrails; (L30/560A)											0	60									£0
			Isolated balustrades; drawing ARC-XX-ZZ-DR-A-230002; welded fabrication ground to smooth finish											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	900 high, raking; fixing to concrete in accordance with the manufacturers recommendations	32	m	£417.00	**£13,344.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£16,880	1	**£16,880**
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	1100 high, horizontal; fixing to concrete in accordance with the manufacturers recommendations	10	m	£417.00	**£4,170.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£5,275	1	**£5,275**
			extra; angles	14	nr	Incl								0	60									£0
			extra; bends	12	nr	Incl								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Quant correction - additional 11m on staircore 1	11	m	£417.00	**£4,587.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£5,803	1	**£5,803**
														0	60									£0
			Associated handrails to match balustrading											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	fixing to masonry/ steel in accordance with the manufacturers recommendations	57	m	£139.00	**£7,923.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£10,023	1	**£10,023**
			extra; angles	12	nr	Incl								0	60									£0
			extra; bends	9	nr	Incl								0	60									£0
			extra; exposed ends	4	nr	Incl								0	60									£0
														0	60									£0
			Proprietary Balustrades; Handrail Design Ltd' icon GRID; 50 (nominal) diameter stainless steel (304) - satin polished uprights; 6 thick perforated steel infill panels, in RAL 1035 finish; stainless steel (304) support brackets; 40 (nominal) diameter engineered white oak handrails; (L30/561)											0	60									£0

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ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Isolated balustrades; drawing ARC-XX-ZZ-DR-A-230001; welded fabrication ground to smooth finish											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	900 high, raking; fixing to concrete in accordance with the manufacturers recommendations	12	m	£483.00	**£5,796.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£7,332	1	**£7,332**
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	1100 high, horizontal; fixing to concrete in accordance with the manufacturers recommendations	8	m	£483.00	**£3,864.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£4,888	1	**£4,888**
			extra; angles	4	nr	Incl								0	60									£0
			extra; bends	4	nr	Incl								0	60									£0
			extra; exposed ends	3	nr	Incl								0	60									£0
														0	60									£0
			Associated handrails to match balustrading											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	fixing to concrete in accordance with the manufacturers recommendations	6	m	£161.00	**£966.00**	TRUE	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%		0	60	30	BCIS	50	50	115%	10%	£1,222	1	**£1,222**
			extra; angles	1	nr	Incl								0	60									£0
			extra; bends	1	nr	Incl								0	60									£0
			extra; exposed ends	1	nr	Incl								0	60									£0
														0	60									£0
			MISCELLANEOUS											0	60									£0
														0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	metal stringer to outer wall of Feature stair; drawing ARC-XX-ZZ-DR-A-230001; 3d view; 6.0m approximate length	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
			Provision of a Working Supervisor	3	week	Incl								0	60									£0
			Access equipment for working at height upto 5.0m in height	3	week	Incl								0	60									£0
			Access equipment for working at height within stairwells	3	week	Incl								0	60									£0
			Allow for all temporary task lighting	3	week	Incl								0	60									£0
			Allow for all temporary power; Transformers & leads	3	week	Incl								0	60									£0
			Allowance for site measure	1	item	Incl								0	60									£0
			Extra over for fixing the balustrades to the concrete stringers and edge of concrete slabs with bolts and resin fixings	62	m	Incl								0	60									£0
			Extra over for allowance for cast in socket section of balustrade including rose covers for the floor mounted balustrade sections to enable the floor finishes to be installed prior to the balustrading being completed (number of cast in sockets to be determined)	1	item	Incl								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Protection - foam sleeving & tape wrapping	63	m	£3.50	**£220.50**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
			Subcontractor Quotation Total				**£41,870.50**							0	60									£0
														0	60									£0
			Package Attendances											0	60									£0
														0	60									£0
			Core drilling	1	item	£2,000.00								0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Patresses to support handrail bracket fixings	1	item	£500.00	**£500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Secure rose covers following finishes	1	item	£150.00	**£150.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.4. Stairs and ramps	Weld testing	1	item	£750.00	**£750.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									£0
														0	60									£0
														0	60									£0
			MASONRY											0	60									£0
			F10: BRICK/BLOCK WALLING											0	60									£0
			Clay facing brickwork, to BS EN 771-1; Wienerberger Ltd. product reference: Grey coloured brick, allow for Thorn Grijs; in Class M6 / Group 2 cement-lime mortar (1:1.5:4-5); allow for CEMEX standard range of colours; flush pointing as work proceeds (F10:110)											0	60									£0
			Walls											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	102.5 thick; stretcher bond; facework one side	54	m2	£182.44	**£9,851.76**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£13,029	0	**£0**
			Insulated block for below DP; Shoeck, product reference: Shöck Sconnex Type M; 750 x 200 x 113; solid; half lap stretcher; minimum compressive strength 0.05 N/mm2; in cement mortar (1:3) (F10:395A)											0	60									£0
			Thermal dolly course											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	100 wide x 150 high	11	m	£25.00	**£275.00**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£364	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	300 wide x 113 high	245	m	£25.00	**£6,125.00**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£8,100	0	**£0**
			Autoclaved aerated concrete (AAC) common blockwork, to BS EN 771-4, manufacturer and product reference to Contractor's choice; 440 x 215, solid blocks, compressive strength 7.3N/mm2; in cement mortar (1:3); pointing as work proceeds (F10:360)											0	60									£0
			Walls											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	100 thick; stretcher bond	101	m2	£55.90	**£5,645.90**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£7,467	0	**£0**
														0	60									£0
			F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING											0	60									£0
			Forming cavities between walls and other work											0	60									£0
			Cavity with Ancon 25/14 Restraint system to inlclude 25/14 channels and SD25 ties in stainless steel with polyethylene insulation retainers, channel spacing to be 600 centres and to co-ordinate with SFS inner leaf, ties at 375 vertical centres; Ancon compression sleeves, Ancon high-thread fixing screws; 100 Kingspan Greenguard GG300 cavity insulation or similar approved; (F30:248 & F30:158)											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	150 wide overall	43	m2	£54.79	**£2,355.97**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£3,116	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Cavity with Ancon 25/14 Restraint system to inlclude 25/14 channels and SD25 ties in stainless steel with polyethylene insulation retainers, channel spacing to be 600 centres and to co-ordinate with SFS inner leaf, ties at 375 vertical centres; Ancon compression sleeves, Ancon high-thread fixing screws; 170 Kingspan Greenguard GG300 cavity insulation or similar approved; (F30:248 & F30:158)												0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	220 wide overall	119	m2	£71.49	**£8,507.31**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£11,251	0	**£0**
			Damp proof courses											0	60									**£0**
			Visqueen Zedex CPT High Performance DPC; 100 laps, sealed; bedding in class M6 mortar; no allowance made for laps; include for Detailing Strip, DPC Jointing Tape and surface fixing system (F30:345)											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width not exceeding 225; horizontal	21	m2	£7.61	**£159.81**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£211	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity trays; width exceeding 225; horizontal	103	m2	£20.57	**£2,118.71**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£2,802	0	**£0**
			Designed joints											0	60									**£0**
			Expansion joints in facing brickwork											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	10 wide; vertical; in 102.5 thick wall; filling with closed cell polyethylene foam filler, Manufacturer and product reference to Contractor's choice; Sika Ltd. Hybriflex 480 sealant pointing one side; including preparation, cleaners, primers and sealers (F30:610)	5	m	£8.00	**£40.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£53	0	**£0**
			Expansion joints in blockwork											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	10 wide; vertical; in 100 thick wall; filling with closed cell polyethylene foam filler, Manufacturer and product reference to Contractor's choice; Sika Ltd. Hybriflex 480 sealant pointing one side; including preparation, cleaners, primers and sealers (F30:610)	26	m	£8.00	**£208.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£275	0	**£0**
			Proprietary items											0	60									**£0**
			Plastics ventilating inserts, product reference: Beak Weep; building into vertical joint (F30:132)											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	to 102.5 brickwork	208	nr	£5.00	**£1,040.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£1,375	0	**£0**
			Stainless steel ties and the like; Ancon											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	general purpose slip ties for movement joints; Ancon Movement/ Lateral Restraint Slip Ties; Ancon PPS wall tie type entres in stainless steel grade 1.4301 (304) at manufacturer's prescribed centres (F30:282)	31	m	£16.09	**£498.79**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£660	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	additional ties, windposts, bed joint reinforcement, shelf angles and the like as may be required in connection with masonry	1	item	£5,000.00	**£5,000.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£6,613	0	**£0**
														0	60									**£0**
			Superstructure, 2.5.1 External Enclosing Walls abo											0	60									**£0**
			MASONRY											0	60									**£0**
			F10: BRICK/BLOCK WALLING											0	60									**£0**
			Clay facing brickwork, to BS EN 771-1; Wienerberger Ltd. product reference: Grey coloured brick, allow for Thorn Grijs; in Class M6 / Group 2 cement-lime mortar (1:1.5:4-5); allow for CEMEX standard range of colours; flush pointing as work proceeds (F10:110)											0	60									**£0**
			Walls											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	102.5 thick; stretcher bond; facework one side	418	m2	£182.44	**£76,259.92**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£100,854	0	**£0**
			Closing cavities; vertical											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	210 wide with brickwork 102.5 thick	241	m	£38.31	**£9,232.71**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£12,210	0	**£0**
			Closing cavities; horizontal											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	210 wide with brickwork 102.5 thick	47	m	£38.31	**£1,800.57**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£2,381	0	**£0**
														0	60									**£0**
			F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING											0	60									**£0**
			Forming cavities between walls and other work											0	60									**£0**
			Cavity, comprising: 50 wide clear cavity; 160 thick Rockwool Duo slab rainscreen mineral wool insulation F30:155, partial fill; channel/slot ties, Leviat, Ancon 25/14 restraint system, to include 25/14 channels and SD25 ties, Ancon compression sleeves and high-thread fixing screws F30:248											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	210 wide overall	418	m2	£68.98	**£28,833.64**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£38,132	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for: closing cavity at tops of walls	215	m	£47.54	**£10,221.10**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£13,517	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for: firestopping cavity, around window openings and the like	335	m	£47.54	**£15,925.90**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£21,062	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for: firestopping cavity, vertical; BLUE; (F30:181A)	46	m	£51.50	**£2,369.00**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£3,133	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for: firestopping cavity, vertical; RED; (F30:181A)	32	m	£51.50	**£1,648.00**	TRUE	Renewal	Renewal	Cavity Barriers	100%		0	60	-	-	80	80	115%	15%	£2,179	0	**£0**
			Damp proof courses											0	60									**£0**
			Visqueen Zedex CPT High Performance DPC; 100 laps, sealed; bedding in class M6 mortar; no allowance made for laps; include for Detailing Strip, DPC Jointing Tape and surface fixing system (F30:345)											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width not exceeding 225; vertical	25	m2	£7.61	**£190.25**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£252	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width not exceeding 225; horizontal	3	m2	£7.61	**£22.83**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£30	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity trays; width exceeding 225; horizontal	76	m2	£20.57	**£1,563.32**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£2,067	0	**£0**
			FR30 Cavity closer; (F30:181A)											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	as detail drawing DT-A-322102 P01	335	m	£47.54	**£15,925.90**	TRUE	Renewal	Renewal	External Walls; Facing Brick	100%		0	60	80	BCIS	80	80	115%	15%	£21,062	0	**£0**
			Designed joints											0	60									**£0**
			Expansion joints in facing brickwork											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	10 wide; vertical; in 102.5 thick wall; filling with closed cell polyethylene foam filler, Manufacturer and product reference to Contractor's choice; Sika Ltd. Hybriflex 480 sealant pointing one side; including preparation, cleaners, primers and sealers (F30:610)	72	m	£8.00	**£576.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£762	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	any additional expansion joints and the like as required in external walls, over and above that already measured	1	item	£5,000.00	**£5,000.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£6,613	0	**£0**
			Proprietary items											0	60									**£0**
			Stainless steel ties and the like											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	reveal support plate; Leviat, Ancon reveal support plate, austenitic stainless steel grade 1.4301 (304); overall length of reveals stated; (F30:260)	241	m	£40.00	**£9,640.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£12,749	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	masonry support angle; Leviat, Ancon Optima standard masonry support, austenitic stainless steel grade 1.4301 (304); Fix back to concrete/steelwork using expansion bolts/cast-in channel/stainless steel set screws/Steelgrip. System to be installed in accordance with Leviat's instructions; Accessories: Thermal break, BK03-135; (F30:265)	5	m	£300.00	**£1,500.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£1,984	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	any additional expansion joints and the like as required in external walls, over and above that already measured	1	item	£5,000.00	**£5,000.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£6,613	0	**£0**
														0	60									**£0**
			Superstructure, 2.7 Internal walls and partitions,											0	60									**£0**
			MASONRY											0	60									**£0**
			F10: BRICK/BLOCK WALLING											0	60									**£0**
			Autoclaved aerated concrete (AAC) common blockwork, to BS EN 771-4, manufacturer and product reference to Contractor's choice; 440 x 215, solid blocks, compressive strength 10N/mm2; in cement mortar (1:1:6); pointing as work proceeds (F10:360)											0	60									**£0**
			Walls											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	215 thick; stretcher bond	155	m2	£104.00	**£16,120.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£21,319	0	**£0**
														0	60									**£0**
			F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING											0	60									**£0**
			Forming cavities between walls and other work											0	60									**£0**
			Cavity, comprising: 78 wide clear cavity; fully infilled with mineral wool insulation, specification reference to be determined; including for channel, slot ties and insulation retainers as required to suit SFS system; as shown on DT-A-251103											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	78 wide overall	49	m2	£49.61	**£2,430.89**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£3,215	0	**£0**
			Designed joints											0	60									**£0**
			Fire stopping tops of brickwork or blockwork to underside of roof coverings											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	215 wide overall; horizontal	17	m	£47.51	**£807.67**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£1,068	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	expansion joints and the like as required in internal walls	1	item	£5,000.00	**£5,000.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£6,613	0	**£0**
														0	60									**£0**
			Proprietary items											0	60									**£0**
			Precast prestressed concrete lintels to BS EN 845-2; Manufacturer: Naylor Concrete Products Ltd, Product reference: Fire-Spec range, Fire R8; bedding in cement-lime mortar (1:1:6) (F30:735)											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	215 x 1500 long	5	nr	£438.25	**£2,191.25**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£2,898	0	**£0**
			Stainless steel ties and the like; Ancon											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	head restraints at tops of brickwork or blockwork to underside of roof structure	17	m	£24.18	**£411.06**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£544	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	any additional expansion joints and the like as required in external walls, over and above that already measured	1	item	£5,000.00	**£5,000.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£6,613	0	**£0**
														0	60									**£0**
			BUILDING FABRIC SUNDRIES											0	60									**£0**
			P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS											0	60									**£0**
			Vapour control layer, (lapped and bonded); Partel, Izoperm Plus FR - A2 fire-resistant vapour control layer; Joints and edges: sealed with double-sided tape with vapour resistivity not less than the air and vapour control layer; Penetrations: sealed; (P10:310)											0	60									**£0**
			Plain areas											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; to outisde of liftshaft Blockwork as shown on DT-A-351103	49	m2	£20.00	**£980.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£1,296	0	**£0**
			In internal walls											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; installation in accordance with manufacturers recommendations	150	m2	£20.00	**£3,000.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£3,968	0	**£0**
														0	60									**£0**
			Work to existing buildings, 2.5 External walls, EX											0	60									**£0**
			EXISTING SITE/BUILDINGS/SERVICES											0	60									**£0**
			C90: ALTERATIONS - SPOT ITEMS											0	60									**£0**
			Works to existing building, as drawing PL-A-140001 P02											0	60									**£0**
			Filling in openings; infilled with either masonry or lightweight partition (Structural Engineer to advise on preference). Area of infilled wall to be finished flush with the adjacent wall areas and decorated to match (proposed finishes where applicable)											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	in existing external walls	4	m2	£200.00	**£800.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£1,058	0	**£0**
			Works to existing building, as drawing PL-A-250003 P05											0	60									**£0**
			Filling in openings; existing entrance door to be replaced with external blockwork wall infill. External face to be clad with Blue panelling to match existing - TBC											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	in existing external walls	14	m2	£100.00	**£1,400.00**	TRUE	Renewal	Renewal	External Walls; Blockwork	100%		0	60	60	BCIS	80	80	115%	15%	£1,852	0	**£0**
														0	60									**£0**
			PRELIMINARIES											0	60									**£0**
			Preliminaries; Personnel											0	60									**£0**
			Provision of 1no. non-Working Supervisors	12	week	£1,500.00								0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE										COSTS				
	Group element	Element																				
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of a Working Supervisor as per Kier SHEMS-101 document	12	week	£1,000.00	**£12,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of labourers to unload deliveries, load out to working areas, remove waste to skips	12	week	£500.00	**£6,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
														0	60									**£0**
			Miscellaneous items											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Safestand scaffolding for internal block / brick walling	1	item	£1,500.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Other access & distribution equipment as necessary to complete your works	1	item	£1,500.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	The Subcontractor is to allow for any necessary return visits to complete the Sub-Contract Works as follows, but not limited to: Infill sections left out for site access, infill holes from scaffold ties, working around steelwork, complete masonry to lift reveals, complete wall to hoist openings, complete wall to loading bay openings etc	1	item	£2,000.00	**£2,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provison of small plant includng a brick & block cutting machine	12	week	£50.00	**£600.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of Mortar bins	12	week	£50.00	**£600.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of Pallet Trucks	12	week	£50.00	**£600.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Additional cutting / support to interface between internal blockwork skin and perimeter UB Steel	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Additional DPC, Cavity trays, Weepholes on completion of design	1	item	£2,000.00	**£2,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Cleaning down brickwork / blockwork from efflorescence	782	m2	£6.39	**£4,996.98**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	allowance to build brick sample panel (3 x 3m)	1	nr	£250.00	**£250.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Supply and installation of block pallet covers whilst stored to prevent blocks absorbing water & being too heavy (aiding manual handling)	1	item	£800.00	**£800.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allowance for junction cloaks / stop ends for site formed dpcs / cavity trays (extent to be determined)	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allowance for wall starters / connectors (extent to be determined)	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Installation of RIW or similar to slab edges (extent to be determined)	1	item	£4,000.00	**£4,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Cavity fill below DPC	207	m2	£33.00	**£6,831.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
														0	60									**£0**
			Subcontractor quote total				**£312,354.24**							0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			Tender Adjustments											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Additional DPC, Cavity trays, Weepholes on completion of design	1	item	£1,000.00	**£1,000.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Joint reinforcement	418	m2	£5.00	**£2,090.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Cavity fill below DPC	207	m2	£12.50								0	60									**£0**
			Allowance for wall starters / connectors (extent to be determined)	1	item	£500.00								0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Cement Mixers	12	weeks	£300.00	**£3,600.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Opening templates	1	item	£1,500.00	**£1,500.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Packkage Attendances											0	60									**£0**
			Safestand scaffolding for internal block / brick walling	6	weeks	£450.00								0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Services to mixing station	1	item	£1,250.00	**£1,250.00**	FALSE	Renewal	Renewal	No LCC implication			0	60									**£0**
			Installation of RIW or similar to slab edges (extent to be determined)	1	item	£500.00								0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING											0	60									**£0**
														0	60									**£0**
			K11: RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS											0	60									**£0**
														0	60									**£0**
			Glass fibre-reinforced gypsum sheathing board to BS EN 15283-1; Siniat Weather Defence board; A1 Non-Combustible; installed horizontally in staggered 'brick bond' pattern; joints butted to create 2mm filled with Siniat Fire Rated Silicone Sealant; 25mm gap for deflection allowance at floor levels (K11:795)											0	60									**£0**
			12.5 thick to walls											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width not exceeding 300; fixing to SFS framing with Siniat Wet Area Self Drilling screws in accordance with manufacturers recommendations	57	m	£25.45	**£1,450.40**	TRUE	Renewal	Renewal	Weather Defence Board	100%		0	60	-	-	80	80	115%	15%	£1,918	0	**£0**
														0	60									**£0**
			Superstructure, 2.1 Frame, 2.1 Frame											0	60									**£0**
														0	60									**£0**
			MISCELLANEOUS											0	60									**£0**
			Estimator to allow for the following items of work not defined within the tender documents											0	60									**£0**
			Allow for											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow for new parapet to 3No. sides of link roof to be formed in SFS to Sub-Contractors design. Contractor to allow for trough infills and plates to allow bearing support for SFS and decking where SFS is built off metal deck; as drawing PVWH-ACM-XX-ZZ-D-S-030002 rev P04	1	item	£10,000.00	**£10,000.00**	TRUE	Renewal	Renewal	Parapet	15%	*Allowance for partial repairs whilst replacing roof finishes*	0	60	-	-	40	40	115%	15%	£1,984	1	**£1,984**
														0	60									**£0**
			Superstructure, 2.5.1 External Enclosing Walls abo											0	60									**£0**
														0	60									**£0**
			STRUCTURAL/CARCASSING METAL/TIMBER											0	60									**£0**
														0	60									**£0**
			G15: SECONDARY STRUCTURAL STEELWORK											0	60									**£0**
														0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Light steel wall framing systems to Sub-Contractor Design; Metsec, SFS Infill walling; Other requirements: Head detail to allow sufficient deflection movement to suit structural engineer requirements; 120mm deep SFS required at bracing locations; 240mm deep SFS required at parapet level to encase steelwork fully; Allow for steel z-bars where SFS is connecting to offset steelwork & where length of SFS is parallel to deck profiles; (G10:150)											0	60									£0
			SFS; including: head track, base track and studs at prescribed centres											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	120 wide; installation in accordance with the Manufacturers recommendations	258	m2	£46.20	**£11,919.75**	TRUE	Renewal	Renewal	Metsec SFS	100%		0	60	-	-	80	80	115%	15%	£15,764	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	150 wide; installation in accordance with the Manufacturers recommendations	1895	m2	£46.20	**£87,549.00**	TRUE	Renewal	Renewal	Metsec SFS	100%		0	60	-	-	80	80	115%	15%	£115,784	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	240 wide; installation in accordance with the Manufacturers recommendations	510	m2	£66.75	**£34,044.09**	TRUE	Renewal	Renewal	Metsec SFS	100%		0	60	-	-	80	80	115%	15%	£45,023	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Extra for: SFS infill to stell web to support steel angle for sheathing board and brick tie fixings to be designed by SFS sub-contractor; as necessary; to be coordinated with structural steel frame	1	item	£41.31	**£41.31**	TRUE	Renewal	Renewal	Metsec SFS	100%		0	60	-	-	80	80	115%	15%	£55	0	£0
														0	60									£0
			LININGS/SHEATHING/DRY PARTITIONING											0	60									£0
														0	60									£0
			K10: PLASTERBOARD DRY LINING/PARTITIONS/CEILINGS											0	60									£0
														0	60									£0
			Linings; 70 wide independant insulated lining finished with 2 layers 12.5 thick Megadeco board; (K10:146)											0	60									£0
			Linings to walls											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	103	m	£343.44	**£35,374.17**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£46,782	0	£0
			Linings to reveals and soffits of openings and recesses											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width not exceeding 300	81	m	£39.96	**£3,236.93**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£4,281	0	£0
														0	60									£0
			K11: RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS											0	60									£0
														0	60									£0
			Glass fibre-reinforced gypsum sheathing board to BS EN 15283-1; Siniat Weather Defence board; A1 Non-Combustible; installed horizontally in staggered 'brick bond' pattern; joints butted to create 2mm filled with Siniat Fire Rated Silicone Sealant; 25mm gap for deflection allowance at floor levels; (K11:795)											0	60									£0
			12 thick to walls											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width exceeding 300; fixing to SFS framing with Siniat Wet Area Self Drilling screws in accordance with manufacturers recommendations	3156	m2	£25.45	**£80,306.39**	TRUE	Renewal	Renewal	Weather Defence Board	100%		0	60	-	-	80	80	115%	15%	£106,205	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width not exceeding 300; fixing to SFS framing with Siniat Wet Area Self Drilling screws in accordance with manufacturers recommendations	550	m	£13.19	**£7,255.11**	TRUE	Renewal	Renewal	Weather Defence Board	100%		0	60	-	-	80	80	115%	15%	£9,595	0	£0
			Wall lining system (metal studs); Lining system to inside face of SFS; Siniat, SFS Lining; 2x12.5 thick Megadeco boards; Head condition: Steel beams and decking. Top of joint to be infilled with stone mineral wool strips and joint covered with cloaking angle, to be coloured white where exposed, Deflection allowance: 20mm; Finishing: GTEC taping and jointing system using appropriate GTEC Deco jointing materials; Other requirements: Apply 6mm continuous beads of GTEC Intumescent Acoustic Sealant around the perimeter of the framing or to the edge of outer layers of board, ensuring that all air-paths are sealed; (K10:155)											0	60									£0
			25 thick to walls											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width exceeding 300; fixing to SFS framing with Siniat Wet Area Self Drilling screws in accordance with manufacturers recommendations	1923	m2	£32.66	**£62,803.38**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£83,057	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra over for: Areas of moisture (K10:298): For WC's, showers and areas prone to wetting, reduce studs to max. 400mm centres and replaceouter board layer to GTEC Aqua board. For taping and jointing refer to Siniats guidance on wet area installation; (FIRE NOTE: For fire rated walls a moisture resistant board needs to be added to the face of the partition and not replace any board in order to maintain the fire testing of the partition); extent of work required to be determined	56	m	£129.36	**£7,244.16**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£9,580	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	width not exceeding 300; fixing to SFS framing with Siniat Wet Area Self Drilling screws in accordance with manufacturers recommendations	481	m	£18.31	**£8,804.81**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£11,644	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for: 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; full extent (height) of work to be determined; overall length on pattressing plan stated	114	m	£100.96	**£11,509.44**	TRUE	Renewal	Renewal	Pattressing	100%		0	60	-	-	65	65	115%	15%	£15,221	0	£0

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ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Encasement system (framed); Encasement system type BX2. To encase steelwork that is protected with intumescent paint (steel columns & beams within external wall line); Manufacturer: Siniat; Support system: For steel columns: Siniat encasement system (includes GTEC edge channels and CB clips at 600mm centres), For steel beams: 30/50mm steel zed bar fixed back to steelwork to allow intumescent expansion. To be used in conjunction with GTEC MF ladder frame of MFCE26 edge channels and MFCC50 ceiling channels at 600mm centres; Linings: 2x 12.5 thick Megadeco/Fireboard; voids filled with Rockwool Flexi; Finishing: GTEC taping and jointing system using appropriate GTEC Deco jointing materials; Other requirements: Apply 6mm continuous beads of GTEC Intumescent Acoustic Sealant around the perimeter of the framing or to the edge of outer layers of board, ensuring that all air-paths are sealed; (K10:266)											0	60									**£0**
			Beam casings; 2nr faces											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth not exceeding 600	769	m	£71.90	**£55,293.98**	TRUE	Renewal	Renewal	Column encasements	100%		0	60	-	-	65	65	115%	15%	£73,126	0	**£0**
			Column casings; 2nr faces											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth not exceeding 600	109	m	£65.56	**£7,146.21**	TRUE	Renewal	Renewal	Column encasements	100%		0	60	-	-	65	65	115%	15%	£9,451	0	**£0**
			Column casings; 3nr faces											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth not exceeding 600	713	m	£94.97	**£67,715.50**	TRUE	Renewal	Renewal	Column encasements	100%		0	60	-	-	65	65	115%	15%	£89,554	0	**£0**
														0	60									**£0**
			P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS											0	60									**£0**
			Breather Membrane; Partel, EXOPERM MONO SA 250 - Self-Adhesive Breather Membrane; Joints: Lapped 100 mm minimum horizontally and 150 mm minimum vertically; Openings: Membrane fixed to reveals; Bottom edges: Membrane lapped over flashings, sills, etc. to allow free drainage to the exterior; Penetrations: Sealed; (P10:320)											0	60									**£0**
			Plain areas											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; installation in accordance with manufacturers recommendations	3,288	m2	£19.84	**£65,223.54**	TRUE	Renewal	Renewal	External Walls; Breather Membrane/VCL	100%		0	60	-	-	80	80	115%	15%	£86,258	0	**£0**
			Vapour control layer, (lapped and bonded); Partel, Izoperm Plus FR - A2 fire-resistant vapour control layer; Joints and edges: sealed with double-sided tape with vapour resistivity not less than the air and vapour control layer; Penetrations: sealed; (P10:310)											0	60									**£0**
			Plain areas											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; installation in accordance with manufacturers recommendations	2316	m2	£16.44	**£38,064.00**	TRUE	Renewal	Renewal	External Walls; Breather Membrane/VCL	100%		0	60	-	-	80	80	115%	15%	£50,340	0	**£0**
			Mineral wool slab insulation; Rockwool, Steel frame slab; (P10:190)											0	60									**£0**
			120 thick; between members at prescribed centres											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; installation in accordance with manufacturers recommendations	258	m2	£17.77	**£4,583.49**	TRUE	Renewal	Renewal	Rockwool Thermal Insulation	100%		0	60	-	-	80	80	115%	15%	£6,062	0	**£0**
			150 thick; between members at prescribed centres											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; installation in accordance with manufacturers recommendations	1895	m2	£19.74	**£37,412.57**	TRUE	Renewal	Renewal	Rockwool Thermal Insulation	100%		0	60	-	-	80	80	115%	15%	£49,478	0	**£0**
			240 thick; between members at prescribed centres											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; installation in accordance with manufacturers recommendations	510	m2	£35.53	**£18,120.79**	TRUE	Renewal	Renewal	Rockwool Thermal Insulation	100%		0	60	-	-	80	80	115%	15%	£23,965	0	**£0**
			General purpose mineral wool insulation to infill around voids; Rockwool Flexi insulation to BS EN 13162; butt joints (P10:195)											0	60									**£0**
			204 thick; plain areas											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	vertical; between steel flange and back of spandrel panel, as detail drawing DT-A-257102 P01	108	m2	£40.32	**£4,354.58**	TRUE	Renewal	Renewal	Rockwool Thermal Insulation	100%		0	60	-	-	80	80	115%	15%	£5,759	0	**£0**
			Cavity fire barriers; Siderise CW-CB30 Cavity Barrier to archieve 30 minute fire rating. To span between edge of composite slab and rear of curtain walling. Supported from Z-brackets at 600mm centres fixed to top of concrete/deck; gaps around barrier sealed with Siderise Fire and Acoustic Gap Sealer; as detail drawing DT-A-257103 P01											0	60									**£0**
			In external walls											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	horizontal, at roof slab junction	317	m	£11.86	**£3,759.62**	TRUE	Renewal	Renewal	Cavity Barriers	100%		0	60	-	-	80	80	115%	15%	£4,972	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for: vertical fire barriers; extent of work to be determined	1	item	£5,000.00	**£5,000.00**	TRUE	Renewal	Renewal	Cavity Barriers	100%		0	60	-	-	80	80	115%	15%	£6,613	0	**£0**
			Cavity fire barriers; Siderise CW-FS120 Firestop to archieve 60 minute fire rating. To span between edge of composite slab and rear of curtain walling. Supported from Z-brackets at 600mm centres fixed to top of concrete; as detail drawing DT-A-257102 P01											0	60									**£0**
			In external walls											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	horizontal, at upper floor junction	377	m	£11.86	**£4,471.22**	TRUE	Renewal	Renewal	Cavity Barriers	100%		0	60	-	-	80	80	115%	15%	£5,913	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for: vertical fire barriers; extent of work to be determined	1	item	£5,000.00	**£5,000.00**	TRUE	Renewal	Renewal	Cavity Barriers	100%		0	60	-	-	80	80	115%	15%	£6,613	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	around openings	571	m	£11.72	**£6,692.12**	TRUE	Renewal	Renewal	Cavity Barriers	100%		0	60	-	-	80	80	115%	15%	£8,850	0	**£0**
														0	60									**£0**
			Internal walls and partitions											0	60									**£0**
														0	60									**£0**
														0	60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING											0	60									**£0**
														0	60									**£0**
			K10: PLASTERBOARD DRY LINING/PARTITIONS/CEILINGS											0	60									**£0**
														0	60									**£0**

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ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Partition type to be similar to P1; specification to be determined, 60 minute fire protection; consisting two layers 15 Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with screws to steel frame comprising 90mm C-Stud / channels; butt joints taped and jointed, spot filling, ready for direct decoration; approximately 150 thick overall, as shown on DT-A-322024											0	60									£0
			Partitions; boarded both sides											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 900 - 1200	4	m	£109.48	**£437.92**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£579	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for suitable capping	4	m	£25.00	**£100.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£132	0	£0
			Partition type to be similar to P1; specification to be determined, 60 minute fire protection; consisting two layers 15 Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with screws to steel frame comprising 90mm C-Stud / channels; butt joints taped and jointed, spot filling, ready for direct decoration; approximately 323 thick overall, as shown on DT-A-322024											0	60									£0
			Suspended partitions; boarded both sides											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 900 - 1200	4	m	£109.48	**£437.92**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£579	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for suitable capping to underside of partition	4	m	£25.00	**£100.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£132	0	£0
			P1 Metal stud partition system; Manufacturer: Siniat, Product reference: Siniat Single Frame Partition CS90R-15Md; Fire resistance classification: EI 60 minutes to EN 13501-2; Sound insulation: 43 Rw dB; one layer 15mm Siniat Megadeco, butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm performance self tapping screws to steel frame comprising Siniat C Studs CS90/Rx 600mm centres; Siniat U Track Deep Flange UDT92/P, Siniat U Track UT92/Rx; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125A)											0	60									£0
			Partitions; boarded both sides											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3600 - 3900	14	m	£236.42	**£3,309.95**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£4,377	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	6	m	£100.96	**£605.76**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£801	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	14	m	£54.88	**£768.32**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£1,016	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	352	m	£253.54	**£89,245.05**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£118,027	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for moisture resistant GTEC Aqua board in lieu of standard wallboard; each side measured separately (K10:298)	7	m	£129.36	**£905.52**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£1,198	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	337	m	£108.72	**£36,638.64**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£48,455	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	352	m	£54.88	**£19,317.76**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£25,548	0	£0
														0	60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Intersections to partitions											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	angles	94	m	£3.00	**£282.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£373	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	irregular angles	12	m	£6.00	**£72.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£95	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	tee junctions	59	m	£3.00	**£177.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£234	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	trimming to openings	443	m	£3.00	**£1,329.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£1,758	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	535	m	£3.00	**£1,605.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£2,123	0	**£0**
			Fair ends											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	with same finish as faces	16	m	£15.00	**£240.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£317	0	**£0**
														0	60									£0
			P2 Gypsum board partition system; Manufacturer: Siniat, Product reference: Siniat Single Frame Partition CS90r-15Md-50G; Fire resistance classification: EI 60 minutes to EN 13501-2; Sound insulation: 50 Rw dB; one layer 15mm Siniat Megadeco, butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm performance self tapping screws to steel frame comprising Siniat C Studs CS90/Rx 600mm centres; Siniat U Track Deep Flange UDT92/P, Siniat U Track UT92/Rx; 50 thick Glass Mineral Wool insulation between studs; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125b)											0	60									£0
			Partitions; boarded both sides											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	412	m	£275.82	**£113,635.97**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£150,284	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for moisture resistant GTEC Aqua board in lieu of standard wallboard; each side measured separately (K10:298)	8	m	£129.36	**£1,034.88**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£1,369	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	381	m	£108.72	**£41,422.32**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£54,781	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	412	m	£54.88	**£22,610.56**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£29,902	0	**£0**
														0	60									£0
			Intersections to partitions											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	angles	129	m	£3.00	**£387.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£512	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	irregular angles	4	m	£6.00	**£24.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£32	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	tee junctions	62	m	£3.00	**£186.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£246	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	trimming to openings	334	m	£3.00	**£1,002.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£1,325	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	336	m	£3.00	**£1,008.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£1,333	0	**£0**
			Fair ends											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	with same finish as faces	4	m	£15.00	**£60.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£79	0	**£0**
														0	60									£0
			P3 Metal stud partition system; Manufacturer: Siniat, Product reference: Siniat Single Frame Partition CS70R-215Md-25G; Fire resistance classification: EI 120 minutes to EN 13501-2; Sound insulation: 57 Rw dB; two layers 15mm Siniat Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm & 45mm performance self tapping screws to steel frame comprising Siniat C Studs CS70/Rx 600mm centres; Siniat U Track Deep Flange UDT72/P; Siniat U Track UT72/Rx; 25 thick Glass mineral wool between studs; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125C)											0	60									£0
			Partitions; boarded both sides											0	60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	38	m	£355.06	**£13,492.22**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£17,843	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for moisture resistant GTEC Aqua board in lieu of standard wallboard; each side measured separately (K10:298)	4	m	£129.36	**£517.44**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£684	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	35	m	£108.72	**£3,805.20**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£5,032	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	38	m	£54.88	**£2,085.44**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£2,758	0	**£0**
														0	60									**£0**
			Intersections to partitions											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	70	m	£3.00	**£210.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£278	0	**£0**
														0	60									**£0**
			P4 Metal stud partition system; Manufacturer: Siniat, Product reference: Siniat Single Frame Partition AS70R-215dB-50G; Fire resistance classification: EI 90 minutes to EN 13501-2; Sound insulation: 58 Rw dB; two layers 15mm Siniat dB Board, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm & 45mm performance self tapping screws to steel frame comprising Siniat Acoustic Studs AS70/Rx 600mm centres; Siniat U Track Deep Flange UDT72/P; Siniat U Track UT72/Rx; 50 thick Glass mineral wool between studs; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125D)											0	60									**£0**
			Partitions; boarded both sides											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	157	m	£348.92	**£54,779.77**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£72,446	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for moisture resistant GTEC Aqua board in lieu of standard wallboard; each side measured separately (K10:298)	4	m	£138.69	**£554.76**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£734	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	133	m	£108.72	**£14,459.76**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£19,123	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	157	m	£54.88	**£8,616.16**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£11,395	0	**£0**
														0	60									**£0**
			Intersections to partitions											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	180	m	£3.00	**£540.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£714	0	**£0**
														0	60									**£0**
			P5 Metal stud partition system; Manufacturer: Siniat, Product reference: similar to Siniat Twin Frame Partition Twin(AB)-CS50R-15Md15dB-50G(200); Fire resistance classification: EI 120 minutes to EN 13501-2; Sound insulation: 63, -8Ctr Rw dB; two layers comprising one layer 15mm Siniat dB Board and one layer 15 thick Siniat Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm & 45mm performance self tapping screws to steel frame comprising Siniat C Studs CS50/Rx 600mm centres ; Siniat U Track Deep Flange UDT52/P; Siniat U Track UT52/Rx. Acoustic Siniat Acoustic V Brace needed to fix between twin frame; 160 thick Rockwool Nyrock slab and Rockwool Flexi slab 50 thick to infull studs; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125E)											0	60									**£0**
			Partitions; boarded both sides											0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	39	m	£669.11	**£26,095.29**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£34,511	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	33	m	£108.72	**£3,587.76**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£4,745	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	39	m	£54.88	**£2,140.32**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£2,831	0	**£0**
														0	60									**£0**
			Intersections to partitions											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	angles	16	m	£3.00	**£48.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£63	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	trimming to openings	28	m	£3.00	**£84.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£111	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	16	m	£3.00	**£48.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£63	0	**£0**
														0	60									**£0**
			P6 Metal stud partition system; Manufacturer: Siniat, Product reference: Siniat Twin Frame Partition Twin(AB)-CS50R-15Md15dB-50G(200); Fire resistance classification: EI 120 minutes to EN 13501-2; Sound insulation: 63, -8Ctr Rw dB; two layers comprising one layer 15mm Siniat dB Board and one layer 15 thick Siniat Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm & 45mm performance self tapping screws to steel frame comprising Siniat C Studs CS50/Rx 600mm centres; Siniat U Track Deep Flange UDT52/P; Siniat U Track UT52/Rx, Acoustic Siniat Acoustic V Brace needed to fix between twin frame; 50 thick glass mineral wool fitted between studs; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125F)												0	60									**£0**
			Partitions; boarded both sides											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	13	m	£414.48	**£5,388.29**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£7,126	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	15	m	£108.72	**£1,630.80**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£2,157	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	13	m	£54.88	**£713.44**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£944	0	**£0**
														0	60									**£0**
			Intersections to partitions											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	23	m	£3.00	**£69.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£91	0	**£0**
														0	60									**£0**
			P7 Metal stud partition system; Manufacturer: Siniat, Product reference: Siniat Twin Frame Partition Twin(AB)-CS50R-15Md(170); Fire resistance classification: EI 60 minutes to EN 13501-2; Sound insulation: 45 dB; two layers 15mm Siniat Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm performance self tapping screws to steel frame comprising Siniat C Studs CS50/Rx 600mm centres; Siniat U Track UT52/Rx, bracing with Siniat Acoustic V Brace; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125G)												0	60									**£0**
			Partitions; boarded both sides											0	60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE										COSTS				
	Group element	Element																				
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3700 - 3900	5	m	£311.54	**£1,557.71**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£2,060	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	3	m	£100.96	**£302.88**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£401	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	5	m	£54.88	**£274.40**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£363	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	35	m	£334.43	**£11,705.13**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£15,480	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra for underlayer of 18mm Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations; each side measured separately	27	m	£108.72	**£2,935.44**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£3,882	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for deflection head to composite steel deck, including for continuous strip of 15mm Siniat Fire board fixed at 150 centres, filling any minor gaps with corofil acoustic intumescent sealant; open profiles of permanent metal formwork at ends of board to be infilled with 75 wide corofil C144 fire stop blocks compressed into place and coated on visible faces with Fastight coating; to soffit of composite floor slab where parallel with slab profiles in accordance with detail DT-A-332101 or Rockwool Firepro Trapezoidal Firestop System to suit deck profile, 15 thick fire board to close cavity between profile and partition with fire and acoustic sealant to gaps, 2 15 thick fire boards to allow 25mm deflection allowance to soffit of composite floor slab where perpendicular with profile in accordance with detail DT-A-572100	35	m	£54.88	**£1,920.80**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£2,540	0	**£0**
														0	60									**£0**
			Intersections to partitions											0	60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	angles	4	m	£3.00	**£12.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£16	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	77	m	£3.00	**£231.00**	TRUE	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%		0	60	50	BCIS	65	65	115%	15%	£305	0	**£0**
														0	60									**£0**
			L1 Wall lining system (DryLining); Manufacturer: Siniat, Product reference: Drylining system; one layer 15 mm Megadeco board, butt joints; applying 6mm continuous beads of GTEC Intumescent Acoustic Sealant around the perimeters of construction; fixing to framing comprising: to achieve a 25mm - 60mm cavity between wall and back of lining use GTEC SR brackets To achieve a 25mm - 130mm cavity between wall and back of lining use GTEC XR brackets, cavities vary, Framing centres: 600mm, Bracket centres (maximum): 800mm (vertical); butt joints taped and filled with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling; finished for direct decoration; priming with GTEC Intumescent Acoustic Sealant (K10:166)													60									**£0**
			Linings to walls												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3600 - 3900	7	m	£156.33	**£1,094.34**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£1,447	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for underlayer of 18 thick Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations	7	m	£100.96	**£706.72**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£935	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	29	m	£167.82	**£4,866.87**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£6,436	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for underlayer of 18 thick Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations	10	m	£108.72	**£1,087.20**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£1,438	0	**£0**
															60									**£0**
			L2 Wall lining system (metal studs); Manufacturer: Siniat, Product reference: Independent wall lining system; one layer 15 mm Megadeco board, butt joints; applying 6mm continuous beads of GTEC Intumescent Acoustic Sealant around the perimeters of construction; fixing to framing comprising: Siniat IS70B I Studs at 600mm centres; deflection allowance: 25mm; butt joints taped and filled with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling; finished for direct decoration; priming with GTEC Intumescent Acoustic Sealant (K10:145)													60									**£0**
			Linings to walls												60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE							COSTS				
	Group element	Element																							
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3600 - 3900	1	m	£176.64	**£176.64**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£234	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	28	m	£189.69	**£5,311.43**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£7,024	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for underlayer of 18 thick Plywood Pattress to be installed using MFCS wall channel or GTEC metal angles, in accordance with manufacturers recommendations	11	m	£108.72	**£1,195.92**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£1,582	0	**£0**
															60									**£0**
			External angles												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	joints filled with joint filler tape and joint finish	31	m	£7.27	**£225.40**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£298	0	**£0**
															60									**£0**
			Encasement system (frameless) linings; Manufacturer: Siniat, Product reference: Siniat Encasement System RCE002; Fire resistance of encasement system: To BS EN 13501-2. REI 60, Reaction to fire: To BS EN 13501-1, class B-s3, d2 or better; Support system: Sizes and spacings of intermediate backing strips/ noggings/ metal angles and fixings as recommended by board manufacturer; Linings: One layer of 15mm GTEC Megadeco board to be used generally, butt joints; Applying 6mm continuous beads of GTEC Intumescent Acoustic Sealant around the perimeter of the framing or to the edge of outer layers of board, ensuring that all air-paths are sealed; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:265)											60									**£0**
			Linings to columns; 2 nr faces												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth not exceeding 600	27	m	£45.02	**£1,215.59**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£1,608	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth 600 - 1200	8	m	£48.75	**£389.98**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£516	0	**£0**
			Linings to columns; 3 nr faces												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth 600 - 1200	94	m	£69.12	**£6,497.69**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£8,593	0	**£0**
			Linings to columns; 4 nr faces												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth 600 - 1200	54	m	£82.75	**£4,468.60**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£5,910	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth 1200 - 1800	8	m	£101.73	**£813.83**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£1,076	0	**£0**
															60									**£0**
			Encasement system (frameless) linings; Manufacturer: Siniat, Product reference: Siniat Encasement System RCE002; Fire resistance of encasement system: To BS EN 13501-2. REI 60, Reaction to fire: To BS EN 13501-1, class B-s3, d2 or better; Support system: Sizes and spacings of intermediate backing strips/ noggings/ metal angles and fixings as recommended by board manufacturer; Linings: two layers of 15mm GTEC Megadeco board to be used generally, staggered butt joints; Applying 6mm continuous beads of GTEC Intumescent Acoustic Sealant around the perimeter of the framing or to the edge of outer layers of board, ensuring that all air-paths are sealed; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:265)											60									**£0**
			Linings to columns; 2 nr faces												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth not exceeding 600	86	m	£61.42	**£5,282.17**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£6,986	0	**£0**
			Linings to columns; 3 nr faces												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth not exceeding 600	12	m	£79.74	**£956.91**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£1,266	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth 600 - 1200	43	m	£91.94	**£3,953.49**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£5,228	0	**£0**
			Linings to columns; 4 nr faces												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	total girth 600 - 1200	4	m	£108.68	**£434.73**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£575	0	**£0**
															60									**£0**
															60									**£0**
			MISCELLANEOUS												60									**£0**
															60									**£0**
			the potential provision for fire rated steel beam encasement to structural engineers design, including for rockwool firepro firestop system; in accordance with DT-A-572100; beams running parralel with partition heads and otherwise; extent to be determined												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Lining to beams; 3 nr faces; single board	987	m	£69.12	**£68,225.72**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£90,229	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Lining to beams; 3nr faces; double board	404	m	£79.74	**£32,215.94**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£42,606	0	**£0**
															60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	the provision for suspended 102 thick partition comprising one layer 15mm thick Siniat fireboard to 100mm above highest suspended ceiling level each side of siniat GTEC partition studs and to underside of flange channel, suspended from upper floor structure; including for deflection head of 15 thick Siniat fire board and all relevant accessories; Siniat Gtec head channel fixed to underside of Siniat fire board/ composite floor flab; installation complete including for all accessories and work as required in accordance with DT-A-332101 typical plasterboard bulkhead detail; locational extent to be determined, total length of bulkheads measured off the ceilings plans stated	179	m	£37.44	**£6,702.57**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£8,864	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	the formation of socket box openings in fire/acoustic rated partitions in accordance with K10:297; overall extent to be determined	370	nr	£27.48	**£10,167.60**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Wall finishes												60									**£0**
															60									**£0**
			MISCELLANEOUS												60									**£0**
															60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	lining or similar to top of plasterboard bulkhead; 4 degrees from horizontal; including finish as required; as shown indicatively in detail S3, drawing DR-A-257001	17	m2	£73.31	**£1,246.34**	**TRUE**	Renewal	Renewal	Dry Lining; Plywood	100%			60	35	BCIS	65	65	115%	15%	£1,648	0	**£0**
															60									**£0**
			Ceiling finishes												60									**£0**
															60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING												60									**£0**
															60									**£0**
			K10: PLASTERBOARD DRY LINING/PARTITIONS/CEILINGS												60									**£0**
															60									**£0**
			Plasterboard MF suspended ceiling system. Description: Ceiling type PL. To be GTEC Suspended MF ceiling. Standard: To BS EN 13964. Evidence of compliance: Submit Declaration of Performance (DoP). Lining board: 12.5mm Siniat standard board. Finishing: GTEC taping and jointing system using appropriate GTEC Deco jointing materials. Primer/ Sealer: If standard board - Siniat universal sealer. Suspension system: Boards fixed to Siniat MFCC50 ceiling channel at maximum 450mm centres fixed using siniat wafer head screws to Siniat MFCP44 primary channels at maximum 1200mm centres supported from metal angle hangers at max 1200mm centres fixed to underside of structure. Grid type: Suspended directly from soffit. Hangers: Siniat metal angle at maximum 1200mm centres.Length: To suit ceiling height indicated on 332 series ceiling drawings. Top fixing: To suit structural soffit of composite metal deck, metal deck & plasterboard encased steelwork. Access units: Quantity, size and setting out to be confirmed by M&E engineers. Integrated services fittings: Hangers and housings for linear luminaires. Other requirements: Edge channels needed for ceiling edges. System performance. Standard: To BS EN 13964. Structural: The ceiling system must safely support all anticipated loads including services fittings. Fire performance. Reaction to fire: To BS EN 13501-1, class B-s3, d2 or better. Fire resistance: Not required (K10:215)												60									**£0**
			Linings to ceilings												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	generally	810	m2	£46.64	**£37,781.56**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£49,966	1	**£49,966**
			Upstands												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height not exceeding 300	42	m	£29.61	**£1,243.69**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£1,645	1	**£1,645**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 600 - 900	4	m	£41.39	**£165.56**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£219	1	**£219**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 1200 - 1500	54	m	£62.09	**£3,352.65**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£4,434	1	**£4,434**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 1500 - 1800	7	m	£111.76	**£782.29**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£1,035	1	**£1,035**
			Upstands; with concealed LED tape to M&E requirement												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height not exceeding 300	72	m	£5.00	**£360.00**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£476	1	**£476**
															60									**£0**
			Abutments												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	perimeter abutment detailing to suit ceiling system	1,061	m	£5.00	**£5,305.00**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£7,016	1	**£7,016**
															60									**£0**
			Acoustic plasterboard MF suspended ceiling system. Description: Ceiling type PL-A. To be GTEC Acoustic Suspended MF ceiling. Standard: To BS EN 13964. Evidence of compliance: Submit Declaration of Performance (DoP). Lining board: 12.5mm Siniat Creason C10no8. Finishing: GTEC taping and jointing system using appropriate GTEC Deco jointing materials. Suspension system: Boards fixed to Siniat MFCC50 ceiling channel at maximum 450mm centres fixed using siniat wafer head screws to Siniat MFCP44 primary channels at maximum 1200mm centres supported from metal angle hangers at max 1200mm centres fixed to underside of structure. Grid type: Suspended directly from soffit. Hangers: Siniat metal angle at maximum 1200mm centres. Length: To suit ceiling height indicated on 332 series ceiling drawings.Top fixing: To suit structural soffit of Composite metal deck, metal deck & plasterboard encased steelwork. Insulation: 50mm thick glass mineral wool insulation. Access units: Quantity, size and setting out to be confirmed by M&E engineers. Integrated services fittings: Hangers and housings for linear luminaires Other requirements: Edge channels needed for ceiling edges. Minimum 300mm void required above top face of insulation to underside of structural soffit fixing.Ceiling fixtures and access hatches to be set out aligning with the 600x600 perforation grid. System performance. Standard: To BS EN 13964. Fire performance. Reaction to fire: To BS EN 13501-1, class B-s3, d2 or better. Fire resistance: Not required. Airborne sound insulation (complete floor and ceiling												60									**£0**
			Linings to ceilings												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	generally	206	m2	£77.51	**£15,966.11**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£21,115	1	**£21,115**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	6.50 - 8.00m above floor	295	m2	£96.72	**£28,533.62**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£37,736	1	**£37,736**
															60									**£0**
			Abutments												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	perimeter abutment detailing to suit ceiling system	164	m	£5.00	**£820.00**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£1,084	1	**£1,084**
															60									**£0**
															60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING												60									**£0**
															60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			K40: DEMOUNTABLE SUSPENDED CEILINGS												60									£0
															60									£0
			Suspended ceiling system. Description: Ceiling type C1. Standard: To BS EN 13964. Manufacturer: Ecophon. Product reference: Hygiene Meditec A tiles. Evidence of compliance: All ceilings kits to be UKCA/ UKNI/ CE marked. Submit Declaration of Performance (DoP). Ceiling. Performance: Refer to clause 205, 220 & 230 for compliance with performance requirements. Type: Modular tile. Module: 600 x 600 mm. Grid. Form: Interlocking. Exposure: Exposed. Access: Identified infill units demountable. Suspension system: Required. Perimeter trim: Required. Accessories: Edge sealant- Connect Lighting clip- Connect Universal clip- Connect Bridging profile and clip. Integrated services fittings: Hangers and housings for linear luminaires (K40:105A)											60									£0
			Ceilings; fixing hangers in accordance with the manufacturers recommendations												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	suspended 2400 AFFL	324	m2	£35.44	**£11,481.53**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£15,184	1	**£15,184**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	suspended 2700 AFFL	1,033	m2	£40.75	**£42,097.16**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£55,673	1	**£55,673**
			Plain edge trims												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	type to suit suspended ceiling system and architects requirements	1486	m	£2.90	**£4,302.90**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£5,691	1	**£5,691**
															60									£0
			Allow for												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	clipping tiles to prevent uplift	1357	m2	£4.75	**£6,445.75**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	patressing for fittings and the like	1	item	£1,853.66	**£1,853.66**	**TRUE**	Renewal	Renewal	Pattressing	100%			60	-	-	65	65	115%	15%	£2,451	0	£0
															60									£0
			Suspended ceiling system. Description: Ceiling type C2. Standard: To BS EN 13964. Manufacturer: Ecophon. Product reference: Ecophon Gedina A tiles. Evidence of compliance: All ceilings kits to be UKCA/ UKNI/ CE marked. Submit Declaration of Performance (DoP). Ceiling. Performance: Refer to clause 205, 220 & 230 for compliance with performance requirements. Type: Modular tile. Module: 1200 x 600 mm. Soffit height above finished floor level: Refer to ceiling plans 332 Series. Grid. Form: Interlocking. Exposure: Exposed. Access: Identified infill units demountable. Suspension system: Required. Perimeter trim: Required. Accessories: Edge sealant - Connect Lighting clip - Connect universal clip - Connect Bridging profile clip. Integrated services fittings: Hangers and housings for linear luminaires (K40:105B)											60									£0
			Ceilings; fixing hangers in accordance with the manufacturers recommendations												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	suspended 2400 AFFL	48	m2	£33.04	**£1,585.96**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£2,097	1	**£2,097**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	suspended 2600 AFFL	223	m2	£38.00	**£8,473.33**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£11,206	1	**£11,206**
															60									£0
			Plain edge trims												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	type to suit suspended ceiling system and architects requirements; junction to plasterboard ceiling	478	m	£2.90	**£1,384.11**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£1,830	1	**£1,830**
															60									£0
			Allow for												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	clipping tiles to prevent uplift	271	m2	£4.75	**£1,287.25**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	patressing for fittings and the like	1	item	£370.19	**£370.19**	**TRUE**	Renewal	Renewal	Pattressing	100%			60	-	-	65	65	115%	15%	£490	0	£0
															60									£0
			Suspended ceiling system. Description: Ceiling type C4. To areas of high humidity. Standard: To BS EN 13964. Manufacturer: Ecophon. Product reference: Hygiene Performance A. Evidence of compliance: All ceilings kits to be UKCA/ UKNI/ CE marked. Submit Declaration of Performance (DoP). Ceiling. Performance: Refer to clause 203, 220 & 230 for compliance with performance requirements. Type: Modular tile. Module: 600 x 600 mm. Grid. Form: Interlocking. Exposure: Exposed. Access: Identified infill units demountable. Suspension system: Required. Perimeter trim: Required. Accessories: Edge sealant - Connect lighting clip - connect universal clip - connect bridging profile and clip. Integrated services fittings: Hangers and housings for linear luminaires (K40:105D)											60									£0
			Ceilings; fixing hangers in accordance with the manufacturers recommendations												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	suspended 2400 AFFL	41	m2	£51.33	**£2,104.72**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£2,783	1	**£2,783**
			Plain edge trims												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	type to suit suspended ceiling system and architects requirements	58	m	£4.90	**£284.02**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£376	1	**£376**
															60									£0
			Allow for												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	clipping tiles to prevent uplift	41	m2	£4.75	**£194.75**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	patressing for fittings and the like	1	item	£56.01	**£56.01**	**TRUE**	Renewal	Renewal	Pattressing	100%			60	-	-	65	65	115%	15%	£74	0	£0
															60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Insulated soffit system. Description: Ceiling type C5. Insulated soffit to external / ventilated areas. Manufacturer: Kingspan. Product reference: KOOLTHERM K110 & K110 Plus. Evidence of compliance: All ceilings kits to be UKCA/ UKNI/ CE marked. Submit Declaration of Performance (DoP). Ceiling. Performance: To achieve a U-value of 0.12W/m2K Type: Insulated plasterboard. Soffit height above finished floor level: Fixed to underside of composite floor above and to surround steel beams in these areas. Thickness: 70mm K110 overlaid with 91mm K110+ soffit board. Facing: K110 PLUS board finished with 6mm non-combustible building board outer face. Edges to be protected by a suitable self adhesive aluminium foil tape. Fixing to supports: EJOT Soffit Insulation Screw DDS 7.3 - 11 Fixings per board (K40:105E)																								**£0**
			Ceilings; fixing directly to underside of structure												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	generally	155	m2	£138.94	**£21,535.31**	**TRUE**	Renewal	Renewal	Rigid Insulation	100%			60	-	-	80	80	115%	15%	£28,480	0	**£0**
															60									**£0**
			Suspended Acoustic Baffles												60									**£0**
			Ceiling type B1. Range of Ecophon Solo baffles. Manufacturer: Ecophon. Product reference: Solo baffles to high occupancy areas such as waiting areas. Standard: To BS EN 13964. Evidence of compliance: All ceilings kits to be UKCA/ UKNI/ CE marked. Submit Declaration of Performance (DoP). Ceiling. Performance: Refer to clause 205, 220 & 230 for compliance with performance requirements; Suspension system: Required (K40:110)												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	1200 diameter; 2600 AFFL	16	nr	£265.54	**£4,248.63**	**TRUE**	Renewal	Renewal	Acoustic Baffles	100%			60	-	-	35	35	115%	15%	£5,619	1	**£5,619**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	800 diameter; 2600 AFFL	16	nr	£205.64	**£3,290.25**	**TRUE**	Renewal	Renewal	Acoustic Baffles	100%			60	-	-	35	35	115%	15%	£4,351	1	**£4,351**
															60									**£0**
			MISCELLANEOUS												60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 1300 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier	2	m	£125.00	**£250.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£331	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 1450 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier	2	m	£140.00	**£280.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£370	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 1650 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier	2	m	£160.00	**£320.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£423	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 895 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier; secondary steelwork required to support the base, allow for 90 x 90 SHS	9	m	£80.00	**£720.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£952	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 1200 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier; secondary steelwork required to support the base, allow for 90 x 90 SHS	2	m	£120.00	**£240.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£317	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 1300 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier; secondary steelwork required to support the base, allow for 90 x 90 SHS	4	m	£125.00	**£500.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£661	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 1450 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier; secondary steelwork required to support the base, allow for 90 x 90 SHS	3	m	£140.00	**£420.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£555	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	cavity barriers within suspended ceiling void, to be either mineral wool reinforced mattress with foil face to two sides. ROCKWOOL Fire barrier EN.as K10:545 or fire rated plasterboard walls to be constructed above ceiling line to provide 30/15 minutes (Integrity/ Insulation) as K10:545 dependant on void detection and fire engineer recommendations; barrier approximately 1500 high; typical barrier as drawing PVWH-ARC-XX-XX-DT-A-332102~P01_Typical Ceiling Void Fire Barrier; secondary steelwork required to support the base, allow for 90 x 90 SHS	1	m	£150.00	**£150.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£198	0	**£0**
															60									**£0**
			Work to existing buildings												60									**£0**
															60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING												60									**£0**
															60									**£0**
			K10: PLASTERBOARD DRY LINING/PARTITIONS/CEILINGS												60									**£0**
															60									**£0**
			Partition type to be similar to P1; specification to be determined, 60 minute fire protection; consisting two layers 15 Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with screws to steel frame comprising 90mm C-Stud / channels; butt joints taped and jointed, spot filling, ready for direct decoration; approximately 150 thick overall, as shown on DT-A-322020												60									**£0**
			Partitions; boarded both sides												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3600 - 3900	9	m	£347.08	**£3,123.75**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£4,131	0	**£0**
															60									**£0**
			Intersections to partitions												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	trimming to openings	6	m	£3.00	**£18.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£24	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	7	m	£3.00	**£21.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£28	0	**£0**
															60									**£0**
			P1 Metal stud partition system; Manufacturer: Siniat, Product reference: Siniat Single Frame Partition CS90R-15Md; Fire resistance classification: EI 60 minutes to EN 13501-2; Sound insulation: 43 Rw dB; one layer 15mm Siniat Megadeco, butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm performance self tapping screws to steel frame comprising Siniat C Studs CS90/Rx 600mm centres; Siniat U Track Deep Flange UDT92/P, Siniat U Track UT92/Rx; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125A)												60									**£0**
			Partitions; boarded both sides												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	39	m	£253.54	**£9,887.95**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£13,077	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for suitable deflection head assumed to existing roof level; details to be determined	39	m	£10.65	**£415.44**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£549	0	**£0**
															60									**£0**
			Intersections to partitions												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	angles	4	m	£3.00	**£12.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£16	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	irregular angles	8	m	£3.00	**£24.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£32	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	trimming to openings	28	m	£3.00	**£84.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£111	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	31	m	£3.00	**£93.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£123	0	**£0**
															60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			P2 Gypsum board partition system; Manufacturer: Siniat, Product reference: Siniat Single Frame Partition CS90r-15Md-50G; Fire resistance classification: EI 60 minutes to EN 13501-2; Sound insulation: 50 Rw dB; one layer 15mm Siniat Megadeco, butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm performance self tapping screws to steel frame comprising Siniat C Studs CS90/Rx 600mm centres; Siniat U Track Deep Flange UDT92/P, Siniat U Track UT92/Rx; 50 thick Glass Mineral Wool insulation between studs; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125b)											60										£0
			Partitions; boarded both sides												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	23	m	£275.82	**£6,343.76**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£8,390	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for suitable deflection head assumed to existing roof level; details to be determined	23	m	£10.65	**£245.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£324	0	**£0**
															60									**£0**
			Intersections to partitions												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	angles	4	m	£3.00	**£12.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£16	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	trimming to openings	5	m	£3.00	**£15.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£20	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	16	m	£3.00	**£48.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£63	0	**£0**
															60									**£0**
			P3 Metal stud partition system; Manufacturer: Siniat, Product reference: Siniat Single Frame Partition CS70R-215Md-25G; Fire resistance classification: EI 120 minutes to EN 13501-2; Sound insulation: 57 Rw dB; two layers 15mm Siniat Megadeco, staggered butt joints; applying 6mm continuous beads of intumescent acoustic sealant around the perimeter of construction on both sides, fixing with 35mm & 45mm performance self tapping screws to steel frame comprising Siniat C Studs CS70/Rx 600mm centres; Siniat U Track Deep Flange UDT72/P; Siniat U Track UT72/Rx; 25 thick Glass mineral wool between studs; butt joints taped and jointed with GTEC taping and jointing system using appropriate GTEC Deco jointing materials, spot filling, ready for direct decoration (K10:125C)											60										£0
															60									**£0**
			Partitions; boarded both sides												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	height 3900 - 4200	4	m	£355.06	**£1,420.23**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£1,878	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	extra, for suitable deflection head assumed to existing roof level; details to be determined	4	m	£10.65	**£42.61**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£56	0	**£0**
															60									**£0**
			Intersections to partitions												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	abutments	8	m	£3.00	**£24.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£32	0	**£0**
															60									**£0**
			Ceiling finishes												60									**£0**
															60									**£0**
															60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING												60									**£0**
															60									**£0**
			K10: PLASTERBOARD DRY LINING/PARTITIONS/CEILINGS												60									**£0**
															60									**£0**
			Plasterboard MF suspended ceiling system. Description: Ceiling type PL. To be GTEC Suspended MF ceiling. Standard: To BS EN 13964. Evidence of compliance: Submit Declaration of Performance (DoP). Lining board: 12.5mm Siniat standard board. Finishing: GTEC taping and jointing system using appropriate GTEC Deco jointing materials. Primer/ Sealer: If standard board - Siniat universal sealer. Suspension system: Boards fixed to Siniat MFCC50 ceiling channel at maximum 450mm centres fixed using siniat wafer head screws to Siniat MFCP44 primary channels at maximum 1200mm centres supported from metal angle hangers at max 1200mm centres fixed to underside of structure. Grid type: Suspended directly from soffit. Hangers: Siniat metal angle at maximum 1200mm centres.Length: To suit ceiling height indicated on 332 series ceiling drawings. Top fixing: To suit structural soffit of composite metal deck, metal deck & plasterboard encased steelwork. Access units: Quantity, size and setting out to be confirmed by M&E engineers. Integrated services fittings: Hangers and housings for linear luminaires. Other requirements: Edge channels needed for ceiling edges. System performance. Standard: To BS EN 13964. Structural: The ceiling system must safely support all anticipated loads including services fittings. Fire performance. Reaction to fire: To BS EN 13501-1, class B-s3, d2 or better. Fire resistance: Not required (K10:215)											60										£0
			Linings to ceilings												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	generally	139	m2	£46.64	**£6,483.50**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£8,574	1	**£8,574**
			Abutments												60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	perimeter abutment detailing to suit ceiling system	49	m	£5.00	**£245.00**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£324	1	**£324**
															60									**£0**
			K40: DEMOUNTABLE SUSPENDED CEILINGS												60									**£0**
															60									**£0**
			Suspended ceiling system. Description: Ceiling type C1. Standard: To BS EN 13964. Manufacturer: Ecophon. Product reference: Hygiene Meditec A tiles. Evidence of compliance: All ceilings kits to be UKCA/ UKNI/ CE marked. Submit Declaration of Performance (DoP). Ceiling. Performance: Refer to clause 205, 220 & 230 for compliance with performance requirements. Type: Modular tile. Module: 600 x 600 mm. Grid. Form: Interlocking. Exposure: Exposed. Access: Identified infill units demountable. Suspension system: Required. Perimeter trim: Required. Accessories: Edge sealant- Connect Lighting clip- Connect Universal clip- Connect Bridging profile and clip. Integrated services fittings: Hangers and housings for linear luminaires (K40:105A)												60									**£0**
			Ceilings; fixing hangers to existing structure												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	suspended 2700 AFFL	247	m2	£35.44	**£8,752.89**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£11,576	1	**£11,576**
			Plain edge trims												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	type to suit suspended ceiling system and architects requirements	162	m	£2.90	**£469.09**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£620	1	**£620**
															60									**£0**
			Allow for												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	clipping tiles to prevent uplift	247	m2	£4.75	**£1,173.25**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£1,552	1	**£1,552**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	patressing for fittings and the like	1	item	£334.93	**£334.93**	**TRUE**	Renewal	Renewal	Suspended Ceilings	100%			60	25	BCIS	35	35	115%	15%	£443	1	**£443**
															60									**£0**
															60									**£0**
															60									**£0**
			PRELIMINARIES												60									**£0**
			Ceilings & Partitions												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of 2no. non-working supervisers - Reduced to 1	20	week	£950.00	**£19,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of a Project Manager	20	week	£1,200.00	**£24,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of labourers to unload delivieries, load out to working areas, remove waste to skips	20	week	£1,800.00	**£36,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of banksman to accompany the forklift whilst in use & working in conjunction with the Traffic Marshalls	20	week	£600.00	**£12,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Provision of any other site staff as required	20	week	£0.00									60									**£0**
															60									**£0**
			Accommodation and Store; including all delivery, foundations, power & water supply necessary												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Acoustic & dust controlled cutting rooms	20	week	£250.00	**£5,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Any other site accommodation and stores to complete your works	1	item	£2,000.00									60									**£0**
															60									**£0**
			Segregation												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Ecobarrier Soundproof Cutting stations & mixing area, segregation & signage	2	nr	£2,000.00	**£4,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	subcontractor to provide all segregation required whilst operating mechanical plant	1	item	£2,000.00	**£2,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	subcontractor to provide all segregation relating to their working area	1	item	£1,000.00	**£1,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	subcontractor to provide all necessary trade specific safety signage	1	item	£1,000.00	**£1,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Access & Distribution												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Access equipment for working at height up to 5.0m in height	20	week	£700.00	**£14,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Access equipment for working at height within stairwells	1	item	£1,000.00	**£1,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Miscellaneous items												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow for all temporary task lighting	20	week	£50.00	**£1,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow for all temporary power; Transformers & leads	20	week	£25.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	plaster / plasterboard skips (Note skips to include a solid top and to be locked)	1	item	£15,000.00	**£15,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	plasterboard shredder	20	week	£1,000.00	**£20,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	As-built & Information for O&M's	1	item	£500.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Proprietary plasterboard sheet storage trolleys	20	week	£100.00	**£2,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	PPE for site staff including; Hard hats, Hi-Vis, Gloves, Steel toe-cap boots, safety glasses and chin straps	1	item	£2,000.00	**£2,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allowance for all timber studs in partitions at junctions with door heads & jambs plus in glazed partitions around the openings	805	m	£5.00	**£4,025.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
								FALSE			No LCC implication				60									**£0**
			SFS												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of 2no. non-working supervisers -reduced to 1	12	week	£950.00	**£11,400.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of a Project Manager	12	week	£1,200.00	**£14,400.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of labourers to unload delivieries, load out to working areas, remove waste to skips	12	week	£400.00	**£4,800.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of banksman to accompany the forklift whilst in use & working in conjunction with the Traffic Marshalls	12	week	£400.00	**£4,800.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Accommodation and Store; including all delivery, foundations, power & water supply necessary												60									**£0**
			Any other site accommodation and stores to complete your works	1	item	£1,200.00									60									**£0**
															60									**£0**
			Segregation												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	subcontractor to provide all segregation required whilst operating mechanical plant	1	item	£2,000.00	**£2,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	subcontractor to provide all necessary trade specific safety signage	1	item	£1,000.00	**£1,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Access & Distribution												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Access equipment for working at height up to 5.0m in height	12	week	£700.00	**£8,400.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Miscellaneous items												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow for all temporary task lighting	12	week	£50.00	**£600.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow for all temporary power; Transformers & leads	12	week	£25.00	**£300.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	As-built & Information for O&M's	1	item	£500.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Safety and environmental												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	PPE for site staff including; Hard hats, Hi-Vis, Gloves, Steel toe-cap boots, safety glasses and chin straps	1	item	£2,000.00	**£2,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Discount	-0.025		£1,798,059.26	**-£44,951.48**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
															60									**£0**
			Tender Adjustments												60									**£0**
			Price risk to second placed on SFS - all provisional subject to Metsec design	0.5											60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Extra for: Thermal break connection plates, Farrat Isolevel Ltd, STRUKTRA TBK; Required between areas of external and internal steelwork connections	1	item	£5,000.00	**£5,000.00**	**TRUE**	Renewal	Renewal	Rockwool Thermal Insulation	100%			60	-	-	80	80	115%	15%	£6,613	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Detailed design and calculations	1	item	£2,500.00	**£2,500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Window connections / detailing	1	item	£3,500.00	**£3,500.00**	**TRUE**	Renewal	Renewal	Windows; Aluminium	100%			60	35	BCIS	40	40	115%	15%	£4,629	1	**£4,629**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Underlayer of lead lining to specialist design and details, each side measured separately	10	m	£250.00	**£2,500.00**	**TRUE**	Renewal	Renewal	Lead lining	100%			60	-	-	65	65	115%	15%	£3,306	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	additional linings to partitions where fire rated dampers are required as specification K10:296; extent and locations to be determined	154	m2	£55.00	**£8,470.00**	**TRUE**	Renewal	Renewal	Dry Lining; Plywood	100%			60	35	BCIS	65	65	115%	15%	£11,202	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	E/O allowance for zed bar offset encasements	317	m	£7.97	**£2,527.84**	**TRUE**	Renewal	Renewal	Column encasements	100%			60	-	-	65	65	115%	15%	£3,343	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Silicone to partition perimeters	4464	m	£2.00	**£8,928.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£11,807	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Updated Siniat pack - Partition type P5, as specified, achieves a U-value of 0.17 W/m²K. To meet the required U-value of 0.12 W/m²K, the nominal wall thickness will need to be increased to 450mm, including 390mm of insulation	39	m	£66.91	**£2,609.53**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£3,451	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allowance for ceiling access panels	24	nr	£78.28	**£1,878.72**	**TRUE**	Renewal	Renewal	Access Hatches	100%			60	-	-	40	40	115%	15%	£2,485	1	**£2,485**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	intumescent/acoustic sealant to ceiling perimeters as necessary	2876	m	£2.00	**£5,752.00**	**TRUE**	Renewal	Renewal	Intumescent Paint	100%	*Columns are encased and thus, no replacement has been allowed for over the period of analysis*		60	-	-	75	75	115%	15%	£7,607	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Bulkhead detailing	1	item	£7,500.00	**£7,500.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£9,919	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Fire stopping	0.02		£1,438,829.71	**£28,776.59**	**TRUE**	Renewal	Renewal	Cavity Barriers	100%			60	-	-	80	80	115%	15%	£38,057	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Board out temporary fire rated battery charging room	1	item	£3,000.00	**£3,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Package Attendances												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	infra-red heaters & dehumidifiers for drying plaster	20	week	£200.00	**£4,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
															60									**£0**
			H11: CURTAIN WALLING												60									**£0**
															60									**£0**
			Stick frame curtain walling; Curtain walling system. Manufacturer: Kawneer UK Ltd. or similar approved. Product reference: AA100 HI Thermally Broken Aluminium 50 mm Stick Curtain Wall System. To achieve passivhaus requirements. Type: Fully capped and pressure-plated system. Size: 150mm back box section with reinforcement to mullions / transoms where required in order to meet performance and deflection requirements of the system. Finish: Polyester powder-coated to BS 6495. Internal: RAL 1035, External: RAL 1035, Film thickness:: 60 micrometres minimum. Glazing: Glazed units to be triple glazed to achieve 0.81 U-value & 33 G-value; Panel/ facing type: Composite infill panels, external cover plate fixed. External material: Laminated ceramic-coated glass to RAL1035. Internal material: Aluminium sheet. Core insulation: Mineral wool board to BS EN 13162, thickness to achieve 1.2 W/m2K. Other requirements: Provide all necessary EPDM perimeter gasketry, cover flashings, insulated closer sections, cill sections, end caps, and sealant as required in order to provide a fully consolidated installation. Visible accessories, trims etc. to be RAL XXXX at 60 micrometres to match the curtain wall framing (H11:111)													60									**£0**
			Reference CW-001; overall size 5000 x 9200; as drawing PVWH-ARC-XX-XX-DR-A-257001 rev P02												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	flat	46	m2		**£282,506.30**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£373,615	1	**£373,615**
			extra over for												60									**£0**
			glazed toughened spandrel panel; insulated to manufacturers recommendations; in lieu of standard glazing	18	m2	Incl									60									**£0**
			perimeter heads	5	m	Incl									60									**£0**
			perimeter sills	5	m	Incl									60									**£0**
			perimeter abutments	15	m	Incl									60									**£0**
			external angle jointing mullion	3	m	Incl									60									**£0**

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ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£1,150.00	**£1,150.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£1,521	1	**£1,521**
			Brise Soleil - Fins; Product reference: Extended mullion caps. Profile: Vertical rectangular fin profile 500mm deep; (H11:131)	1	item	Incl									60									**£0**
			automatic window units in curtain walling; Product reference: AA®720 Aluminium Thermally Broken Window: Bottom hung window. 420mm Height x 850mm width; ironmongery (L10:331A)	12	nr	Incl									60									**£0**
															60									**£0**
			Reference CW-002; overall size 5947 x 2710; as drawing PVWH-ARC-XX-XX-DR-A-257001 rev P02												60									**£0**
			flat	16	m2	Incl									60									**£0**
			extra over for												60									**£0**
			perimeter heads	6	m	Incl									60									**£0**
			perimeter sills	6	m	Incl									60									**£0**
			perimeter abutments	3	m	Incl									60									**£0**
			external angle jointing mullion	3	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£398.25	**£398.25**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£527	1	**£527**
			Brise Soleil - Fins; Product reference: Extended mullion caps. Profile: Vertical rectangular fin profile 500mm deep; (H11:131)	1	item	Incl									60									**£0**
															60									**£0**
			Reference CW-002-2; overall size 5972 x 2710; as drawing PVWH-ARC-XX-XX-DR-A-257001 rev P02												60									**£0**
			flat	16	m2	Incl									60									**£0**
			extra over for												60									**£0**
			perimeter heads	6	m	Incl									60									**£0**
			perimeter sills	6	m	Incl									60									**£0**
			perimeter abutments	3	m	Incl									60									**£0**
			external angle jointing mullion	3	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£405.00	**£405.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£536	1	**£536**
			Brise Soleil - Fins; Product reference: Extended mullion caps. Profile: Vertical rectangular fin profile 500mm deep; (H11:131)	1	item	Incl									60									**£0**
															60									**£0**
			Reference CW-003; overall size 9159 x 2710; as drawing PVWH-ARC-XX-XX-DR-A-257001 rev P02												60									**£0**
			flat	25	m2	Incl									60									**£0**
			extra over for												60									**£0**
			glazed toughened spandrel panel; insulated to manufacturers recommendations; in lieu of standard glazing	10	m2	Incl									60									**£0**
			perimeter heads	9	m	Incl									60									**£0**
			perimeter sills	9	m	Incl									60									**£0**
			internal angle jointing mullion	5	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£621.00	**£621.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£821	1	**£821**
			Brise Soleil - Fins; Product reference: Extended mullion caps. Profile: Vertical rectangular fin profile 500mm deep; (H11:131)	1	item	Incl									60									**£0**
															60									**£0**
			Reference CW-004; overall size 10536 x 9200; as drawing PVWH-ARC-XX-XX-DR-A-257001 rev P02												60									**£0**
			flat	95	m2	Incl									60									**£0**
			extra over for												60									**£0**
			glazed toughened spandrel panel; insulated to manufacturers recommendations; in lieu of standard glazing	41	m2	Incl									60									**£0**
			perimeter heads	11	m	Incl									60									**£0**
			perimeter sills	11	m	Incl									60									**£0**
			perimeter abutments	16	m	Incl									60									**£0**
			internal angle jointing mullion	3	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£2,415.00	**£2,415.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£3,194	1	**£3,194**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Brise Soleil - Fins; Product reference: Extended mullion caps. Profile: Vertical rectangular fin profile 500mm deep; (H11:131)	1	item	Incl									60										**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Brise Soleil - Mesh; Description: Curved mesh required for solar shading to CW-004. To be Anvil Expanded Mesh product. Mesh panels to be 1450mm wide and curve inwards 200mm. Design to have small holes. Colour to be RAL 1035; Manufacturer: Taylor Maxwell. Product reference: Anvil expanded mesh cladding (H11:132)	67	m2	£483.81	**£32,415.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£42,869	1	**£42,869**
			Glazed external doors within curtain walling; door ED-0-003; 1261 x 2205.5 overall door type EA5 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; Product reference: Kawneer AA 720Hi Aluminium thermally broken door; Performance: Secure by design & PAS 24 complaint (TBC by estates security team); ironmongery to suit use and location, manual lock, key operated; (L20:493B)	1	nr	Incl									60										**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Sleeve reinforcement for mullions	1	item	£9,224.60	**£9,224.60**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£12,200	1	**£12,200**
															60									**£0**
			Reference CW-005; overall size 4980 x 9200; as drawing PVWH-ARC-XX-XX-DR-A-257002 rev P02												60									**£0**
			flat	46	m2	Incl									60									**£0**
			extra over for												60									**£0**
			glazed toughened spandrel panel; insulated to manufacturers recommendations; in lieu of standard glazing	11	m2	Incl									60									**£0**
			perimeter heads	5	m	Incl									60									**£0**
			perimeter sills	5	m	Incl									60									**£0**
			perimeter abutments	18	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£1,150.00	**£1,150.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£1,521	1	**£1,521**
			Brise Soleil - Fins; Product reference: Extended mullion caps. Profile: Vertical rectangular fin profile 500mm deep; (H11:131)	1	item	Incl									60										**£0**
															60									**£0**
			Reference CW-006; overall size 5527 x 9200; as drawing PVWH-ARC-XX-XX-DR-A-257003 rev P02												60									**£0**
			flat	51	m2	Incl									60									**£0**
			extra over for												60									**£0**
			glazed toughened spandrel panel; insulated to manufacturers recommendations; in lieu of standard glazing	28	m2	Incl									60									**£0**
			perimeter heads	6	m	Incl									60									**£0**
			perimeter sills	6	m	Incl									60									**£0**
			perimeter abutments	18	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£1,265.00	**£1,265.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£1,673	1	**£1,673**
			Glazed external doors within curtain walling; door ED-0-012; 2010 x 2110 overall door type EA1 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; Product reference: Kawneer AA 720Hi Aluminium thermally broken door; Performance: Secure by design & PAS 24 complaint (TBC by estates security team); ironmongery to suit use and location, monitored lock lined to alarm/intercom (L20:492B)	1	nr	Incl									60										**£0**
															60									**£0**
			Reference CW-007-1; overall size 3287 x 2710; as drawing PVWH-ARC-XX-XX-DR-A-257004 rev P02												60									**£0**
			flat	9	m2	Incl									60									**£0**
			extra over for												60									**£0**
			perimeter heads	3	m	Incl									60									**£0**
			perimeter sills	3	m	Incl									60									**£0**
			perimeter abutments	3	m	Incl									60									**£0**
			internal angle jointing mullion	3	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£222.75	**£222.75**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£295	1	**£295**
			Glazed automatic opening external doors within curtain walling; door ED-0-001; 1961 x 2180.5 overall door type EA1 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; Product reference: Kawneer AA 720Hi Aluminium thermally broken door; Performance: Secure by design & PAS 24 compliant (TBC by estates security team); ironmongery to suit use and location, manual lock and key operated; (L20:492B)	1	nr	Incl									60										**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
			Reference CW-007-2; overall size 1155 x 2710; as drawing PVWH-ARC-XX-XX-DR-A-257004 rev P02												60									£0
			flat	3	m2	Incl									60									£0
			extra over for												60									£0
			perimeter heads	1	m	Incl									60									£0
			perimeter sills	1	m	Incl									60									£0
			perimeter abutments	3	m	Incl									60									£0
			internal angle jointing mullion	3	m	Incl									60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	manifestation as H11:111; Manifestation at two levels, 850 to 1000mm and 1400 to 1600mm, and contrasting visually with the background through the glass in all lighting conditions. Manifestation format / type to be in accordance with clause 2.24 (b) of Approved Document Part M 2010 (TBC by client); as necessary (not indicated on curtain walling drawing)	1	item	£81.00	**£81.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£107	1	**£107**
															60									£0
			L10: WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES												60									£0
															60									£0
			Composite window units												60									£0
															60									£0
			Manufacturer: Velfac Windows; Product reference: VELFAC 200 ENERGY Triple Glazed Window Units. Standard: Non-fire- and/ or smoke-rated windows to BS EN 14351-1. Third-party certification: Q-Mark product certification, BM TRADA certified, Danish window verification and indoor climate label; Thermal. Whole window U-value: 0.81 W/m²K. Frame. Profile: 54 mm aluminium external profile coupled with timber internal mainframe. Wood species: Manufacturer's standard. Chain of custody: FSC. Wood finishes: Water-based diffusion open timber surface treatment. Metal finishes. Coating: Polyester powder coated to BS EN 6496. Colour: RAL 1035 (standard). Film thickness (minimum): 60-120 lm. Ventilator: Not required. Glazing or infill. Standard: Relevant parts of BS EN 1279. Requirements: 48 mm triple glazing rebate; Insulated Glass Units (IGUs) and panels. Fixed glazed units to achieve 0.81 U-value. Insulated spandrel panels with glass enamel finish to RAL1035. To achieve 1.2 U-value. Glazing in general to achieve 33% g-value and 69% light transmittance; Operation. Type: Espagnolette handle (manual) generally. Openable windows located at high level or behind fixed furniture and out of reach, to be fitted with teleflex controls. Control locations situated at lower level. Electrical supply: As Operation; Opening restrictors: Lockable restrictor to prevent window opening beyond 100mm (L10:410)											60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	window type W1 as drawing PVWH-ARC-XX-XX-SH-A-321002 rev P02; 1360 x 2560 overall size	58	nr	£3,554.11	**£206,138.60**	**TRUE**	Renewal	Renewal	Windows; Aluminium	100%			60	35	BCIS	40	40	115%	15%	£272,618	1	**£272,618**
															60									£0
			MISCELLANEOUS												60									£0
															60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of 1no. non-working supervisers	15	week	£2,300.00	**£34,500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	QS/ H&S Visits	4	nr	£288.00	**£1,152.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Access equipment for working at height upto 5.0m in height including MEWPS	1	item	£3,607.50	**£3,607.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Glassboy / vacuum lifter	1	item	£21,665.00	**£21,665.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Glass Handling	1	item										60									£0
			Allowance for all necessary calculations and shop, manufacturing / construction drawings incluidng for amendments to be made after comments by the Design Team	1	item	Incl									60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Extra Over Standard Toughened Glass Units for Heat Soaking - curtain wallling	1	item	£11,918.20	**£11,918.20**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£15,762	1	**£15,762**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Extra Over Standard Toughened Glass Units for Heat Soaking - windows	1	item	£11,549.50	**£11,549.50**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£15,274	1	**£15,274**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Extended vertical cap in line with spec	5	nr	£750.00	**£3,750.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£4,959	1	**£4,959**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Manifestation to doors	8	nr	£100.00	**£800.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£1,058	1	**£1,058**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	EPDM factory fitted and sealed onsite - for weather protection - curtain wallling	204	m	£29.81	**£6,081.24**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£8,042	1	**£8,042**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	EPDM factory fitted and sealed onsite - for weather protection - windows	900	m	£18.83	**£16,950.70**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£22,417	1	**£22,417**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	EPDM factory fitted and sealed onsite - for lapping internally for air seal - curtain walling	204	m	£29.81	**£6,081.24**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£8,042	1	**£8,042**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	EPDM factory fitted and sealed onsite - for lapping internally for air seal - windows	900	m	£18.83	**£16,950.70**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£22,417	1	**£22,417**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Extra Over for 2mm PPC Aluminium Subcill Pressings to Ground Floor (Level 00) Window Openings W-0-001 to 011, 013 to 031 and 033 to 035 (33No.).	1	item	£2,646.90	**£2,646.90**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£3,501	1	**£3,501**
															60									£0
			Discount	-0.025											60									£0
															60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Subcontractor quote total				**£675,645.48**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS									EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
			Tender Adjustments												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of external & internal silicone sealant to perimeter curtain walling	408	m	£2.50	**£1,020.00**	**TRUE**	Renewal	Renewal	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	100%			60	40	BCIS	50	50	115%	15%	£1,349	1	**£1,349**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Provision of external & internal silicone sealant to perimeter windows	1801	m	£2.50	**£4,502.50**	**TRUE**	Renewal	Renewal	Windows; Aluminium	100%			60	35	BCIS	40	40	115%	15%	£5,955	1	**£5,955**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	All testing, hose testing & reporting required by the specification	1	item	£1,200.00	**£1,200.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow for providing all packers and shims due to building tolerances between other adjacent products and materials	1	item	£500.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allowance for fixing compriband in between the window frame and the top & bottom box steel sections of the window grilles where the EPDM has been installed (allowance based on top and bottom of window shutters)	54	m	£7.50	**£405.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	The Subcontractor is to allow for all flashings required to overcome tolerance issues head, jamb etc.	1	item	£1,200.00	**£1,200.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	The Subcontractor is to allow for attendance during the Air tightness Test.	1	item	£500.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Package Attendances												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow additional stud member to louvre openings to receive plenum box (extent to be determined)	1	item	£250.00	**£250.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Allow for cleaning on completion	1290	m2	£2.00	**£2,580.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Protection to glazing panels using 3mm Correx (fire retardant materials i.e. LPS1207) UV stabilised, one piece (to prevent disintegration).	1290	m2	£3.00	**£3,870.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.5. External walls	Removal of all temporary protection to windows and frames once Installed on site including disposal and recycling of the same.	1290	m2	£1.00	**£1,290.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
															60									**£0**
			WINDOWS/DOORS/STAIRS												60									**£0**
															60									**£0**
			L20: DOORS/SHUTTERS/HATCHES												60									**£0**
															60									**£0**
			Steel doorsets												60									**£0**
															60									**£0**
			Double leaf steel doorset. Manufacturer: Strongdor Limited; Product reference: Steel Door - Personnel PAS 24 (Double Door). Configuration: Double-leaf, single-action. Security rating: Secure by design & PAS 24 complaint (TBC by estates security team). Performance. Acoustic performance: Up to 37 dB. Thermal: System to achieve 1.2 U-value minimum (NOTE - A u-value of 1.5 is as low as Strongdor can do. Most doors require 1.8 but 2 no. doors need 1.2). Intruder resistance. Minimum requirement: To PAS 24 and Secured by Design certification. Application: Both sides. Frame. Material: Steel. Threshold: AM5 outward opening threshold. Finish. Coating: Powder-coated. Colour: RAL 1035 colour. Door leaf. Thickness: 44 mm. Core: Insulated core. Panel details: Integrated astragal. Material: Steel. Glazing.Type: Not required. Finish. Coating: Powder-coated. External colour: RAL 1035 colour. Hardware: Stainless steel push plate, 300 x 75 mm. & Stainless steel D pull handles. Accessories: Depending on door elevation type, door may require steel insulated over panel or side panel. Locking: Manual, Euro Kitemarked Double Cylinder. Air permeability: To EN 1026:200 to class 4 - 600 Pa (113 kmh) test pressure. Watertightness: To EN 1027:2000, 150 Pa (outward opening); 100 Pa (inward opening). Resistance to wind load: To EN 12211:2000 to 1200 Pa (Class A3) 98 mph (L20:481)												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	door reference ED-0-006; door type EC2 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; 2035 x 2710; manual lock, key operated; installed in accordance with the manufacturers recommendations	1	nr	£2,971.43	**£2,971.43**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£3,759	1	**£3,759**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over - Heavy Duty Friction Stays	1	nr	£135.25	**£135.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£171	1	**£171**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	door reference ED-0-010; door type EC2 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; 2035 x 2710; manual lock, key operated; installed in accordance with the manufacturers recommendations	1	nr	£2,971.43	**£2,971.43**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£3,759	1	**£3,759**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over - Heavy Duty Friction Stays	1	nr	£135.25	**£135.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£171	1	**£171**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	door reference ED-0-014; door type EC6 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; 2875 x 2110; manual lock, key operated; installed in accordance with the manufacturers recommendations	1	nr	£4,895.25	**£4,895.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£6,192	1	**£6,192**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over - Heavy Duty Friction Stays	1	nr	£135.25	**£135.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£171	1	**£171**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	door reference ED-2-001; door type EC1 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; 1810 x 2110; manual lock, key operated; installed in accordance with the manufacturers recommendations	1	nr	£2,506.39	**£2,506.39**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£3,171	1	**£3,171**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over - Heavy Duty Friction Stays	1	nr	£135.25	**£135.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£171	1	**£171**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Double leaf steel louvred doorset. Manufacturer: Strongdor Limited; Product reference: Steel Door - Personnel PAS 24 (Double Door). Configuration: Double-leaf, single-action.Security: Secure by design & PAS 24 complaint (TBC by estates security team). Performance. Acoustic performance: Up to 37 dB. Thermal: Not required. Intruder resistance. Minimum requirement: To PAS 24 and Secured by Design certification. Application: Both sides. Frame. Material: Steel. Threshold: AM5 outward opening threshold. Finish. Coating: Powder-coated. Colour: RAL 1035 colour. Door leaf. Thickness: 44 mm. Core: Insulated core. Panel details: Integrated astragal. Material: Steel. Glazing.Type: Not required. Finish. Coating: Powder-coated. External colour: RAL 1035 colour. Internal colour: As External. Door accessories: Not required. Hardware: Stainless steel push plate, 300 x 75 mm & Stainless steel D pull handle per leaf Accessories: 457x457mm low and high louvre per leaf. Louvre size to be confirmed by M&E. Depending on door elevation type, door may require steel insulated over panel or side panel. Locking: Manual, Euro Kitemarked Double Cylinder. Air permeability: To EN 1026:200 to class 4 - 600 Pa (113 kmh) test pressure. Watertightness: To EN 1027:2000, 150 Pa (outward opening); 100 Pa (inward opening). Resistance to wind load: To EN 12211:2000 to 1200 Pa (Class A3) 98 mph (L20:482)												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	door reference ED-0-008; door type EC4 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; 2035 x 2710; manual lock, key operated; installed in accordance with the manufacturers recommendations	1	nr	£4,231.43	**£4,231.43**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£5,353	1	**£5,353**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over - Heavy Duty Friction Stays	1	nr	£135.25	**£135.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£171	1	**£171**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	door reference ED-2-002; door type EC3 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; 2035 x 2110; manual lock, key operated; installed in accordance with the manufacturers recommendations	1	nr	£3,966.60	**£3,966.60**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£5,018	1	**£5,018**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over - Heavy Duty Friction Stays	1	nr	£135.25	**£135.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£171	1	**£171**
			Double leaf steel doorset - louvred single leaf. Manufacturer: Strongdor Limited; Product reference: Steel Door - Personnel PAS 24 (Double Door). Configuration: Double-leaf, single-action. Security: Secure by design & PAS 24 complaint (TBC by estates security team). Performance. Acoustic performance: Up to 37 dB. Intruder resistance. Minimum requirement: To PAS 24 and Secured by Design certification. Application: Both sides. Frame. Material: Steel. Threshold: AM5 outward opening threshold. Finish. Coating: Powder-coated. Colour: RAL 1035 colour. Door leaf. Thickness: 44 mm. Core: Insulated core. Panel details: Integrated astragal. Material: Steel. Glazing. Type: Not required. Finish. Coating: Powder-coated. External colour: RAL 1035 colour. Internal colour: As External. Door accessories: Not required. Hardware: Stainless steel push plate, 300 x 75 mm & Stainless steel D pull handle per leaf. Accessories: 457x457mm low and high louvre to single leaf only. Louvre size to be confirmed by M&E. Depending on door elevation type, door may require steel insulated over panel or side panel.Locking: Manual, Euro Kitemarked Double Cylinder. Air permeability: To EN 1026:200 to class 4 - 600 Pa (113 kmh) test pressure. Watertightness: To EN 1027:2000, 150 Pa (outward opening); 100 Pa (inward opening). Resistance to wind load: To EN 12211:2000 to 1200 Pa (Class A3) 98 mph (L20:483)												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	door reference ED-0-009; door type EC5 as drawing PVWH-ARC-XX-XX-EL-A-322004 rev P02; 2035 x 2710; manual lock, key operated; installed in accordance with the manufacturers recommendations	1	nr	£3,651.43	**£3,651.43**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£4,619	1	**£4,619**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over - Heavy Duty Friction Stays	1	nr	£135.25	**£135.25**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£171	1	**£171**
			Allow for												60									**£0**
			The application of silicone sealant												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	to external door frames as necessary	7	nr	£51.00	**£357.00**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£452	1	**£452**
															60									**£0**
			Subcontractor Quotation Total				**£26,497.71**								60									**£0**
															60									**£0**
			Tender Adjustments												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	ED-0-014A - box section support between double doors and the side panel	1	item	£750.00	**£750.00**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£949	1	**£949**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Making good/ mortar filling openings	7	nr	£100.00	**£700.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	EPDM	49	m	£7.50	**£367.50**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£465	1	**£465**
			Package Attendances												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Protection	7	nr	£150.00	**£1,050.00**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£1,328	1	**£1,328**
															60									**£0**
															60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Security Shutters	20	nr	£2,267.44	**£45,348.80**	**TRUE**	Renewal	Renewal	Roller Shutters/Doors	100%	*Assumed metal*		60	25	BCIS	30	30	115%	10%	£57,366	2	**£114,732**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Extra over -motor hood	20	nr	£85.00	**£1,700.00**	**TRUE**	Renewal	Renewal	Roller Shutters/Doors	100%	*Assumed metal*		60	25	BCIS	30	30	115%	10%	£2,151	2	**£4,301**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Direct drive motor for output to confirm when shutters down	20	nr	£400.00	**£8,000.00**	**TRUE**	Renewal	Renewal	Roller Shutters/Doors	100%	*Assumed metal*		60	25	BCIS	30	30	115%	10%	£10,120	2	**£20,240**
			Delivery, Installation & Commissioning	1	item	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Scissor Lift	1	item	£450.00	**£450.00**	**TRUE**	Renewal	Renewal	Lifts	100%			60	20	CIBSE	20	20	115%	10%	£569	3	**£1,708**
															60									**£0**
			Subcontractor Quotation Total				**£55,498.80**								60									**£0**
															60									**£0**
			Tender Adjustments												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	E/O powder coating to all of door	1	item	£3,750.00	**£3,750.00**	**TRUE**	Renewal	Renewal	External Doors; Steel	100%			60	30	BCIS	40	40	115%	10%	£4,744	1	**£4,744**
															60									**£0**
			Package Attendances												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.6. Windows and external doors	Making good following installation	20	nr	£75.00	**£1,500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
															60									**£0**
			L10: WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES												60									**£0**
															60									**£0**
			Glazed metal screens												60									**£0**
															60									**£0**
			Manufacturer: Planet Partitioning. Product reference: Linear 50. Materials and workmanship: As section Z11. Frame members: Aluminium. Finish: Polyester powder-coated RAL 1035. Thermal performance: 0.18w/m2K (tbc by m&e engineer). Fire performance. Fire resistance: Not required. Reaction to fire: To BS EN 13501-1, Class B or better. Glazing details: Glass to glass joints - M503 2No. Therm-a-strip capped with M508 Unibond trade 38 Glazing consist of 10mm - 13mm Laminated units. Special features/ other requirements: In general, barrier loadings to achieve 0.74 (kN/m) horizontal distributed line load, 1.0 (kN/m²) uniformly distributed load to infill, 0.5(kN) point load to infill to suit example (v) shown in BS 6180:2011 Table 2 unless noted otherwise. Safety glazing to suit critical locations as shown in Approved Document N Diagram 1. Manifestation banding required at 0.8m & 1.5m above FFL, design to be confirmed by the client (L10:511)												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	screen type C; 3000 x 2400 overall size; as drawing PVWH-ARC-XX-XX-SH-A-321001 rev P02; no fire rating; no acoustic rating; Fixed at jambs and head to surrounding studwork. Base to sit on packers to be concealed by screeding	1	nr	£1,856.82	**£1,856.82**	**TRUE**	Renewal	Renewal	Glazed Screens; Internal	100%			60	-	-	45	45	115%	15%	£2,456	1	**£2,456**
															60									**£0**
			Discount	-0.025											60									**£0**
															60									**£0**
			Subcontractor Quotation Total				**£1,856.82**								60									**£0**
															60									**£0**
			Package Attendances												60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Protection	3	m	£50.00	**£150.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£198	0	**£0**
															60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	001 FOOD PREP 0-141 - GF ZONE 1 - JOB 122540 - DWG 330001 REV P01	1	ITEM	£895.54	**£895.54**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£1,184	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	002 FOOD STORE 0-142 - GF ZONE 1 - JOB 122540 - DWG 330001 REV P01	1	ITEM	£510.52	**£510.52**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£675	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	003 C/E ROOM/TREATMENT/X-RAY - GF ZONE 1 - JOB 122540 - DWG 330002 REV P01	1	ITEM	£68,441.00	**£68,441.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£90,513	0	**£0**
															60									**£0**
			Tender Adjustments												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Silicone Pointing	562	m	£2.50	**£1,405.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£1,858	0	**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Head restraint to ceilings including pattress	1	item	£750.00	**£750.00**	**TRUE**	Renewal	Renewal	Partitions; Metal Stud and Plasterboard	100%			60	50	BCIS	65	65	115%	15%	£992	0	**£0**
			Package Attendances												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Protection including removal	1	item	£1,000.00	**£1,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Fire Curtain	1	item	£5,443.00	**£5,443.00**	**TRUE**	Renewal	Renewal	Fire Curtains	100%			60	-	-	20	20	115%	15%	£7,198	3	**£21,595**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Access	1	item	£350.00	**£350.00**	**TRUE**	Renewal	Renewal	Access Hatches	100%			60	-	-	40	40	115%	15%	£463	1	**£463**
			Curtain Retract Switches	1	item	Incl									60									**£0**
			Safety Beam	1	item	Incl									60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Light Guard	1	item	£300.00	**£300.00**	**TRUE**	Renewal	Renewal	Internal Lighting	100%			60	20	CIBSE	25	25	115%	15%	£397	2	**£794**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Self Test Facility	1	item	£150.00	**£150.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Heat Detector	1	item	£100.00	**£100.00**	**TRUE**	Renewal	Renewal	Heat Detectors	100%			60	20	CIBSE	20	20	115%	15%	£132	3	**£397**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Smoke Detector	1	item	£90.00	**£90.00**	**TRUE**	Renewal	Renewal	Smoke Detectors	100%			60	10	CIBSE	10	10	115%	15%	£119	6	**£714**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Cill Angle	1	item	£20.00	**£20.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Voice Warning System	1	item	Incl									60									**£0**
			O&M Manuals	1	item										60									**£0**
			Powder coating	1	item	Incl									60									**£0**
			Obstruction Warning System	1	item										60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Delivery, Installation & Commissioning	1	item	£2,875.00	**£2,875.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Fire shutter	1	item	£3,509.00	**£3,509.00**	**TRUE**	Renewal	Renewal	Fire shutter	100%			60	25	BCIS	25	25	115%	15%	£4,641	2	**£9,281**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
			Subcontractor Quotation Total				£12,837.00								60									£0
															60									£0
			Tender Adjustments												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Fixing points/ fixing angles	1	item	£350.00	£350.00	FALSE	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Fire stopping around the unit	1	item	£250.00	£250.00	FALSE	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.7. Internal walls and partitions	Access panels to head box for future maintenance	1	item	£500.00	£500.00	FALSE	Renewal	Renewal	No LCC implication				60									£0
															60									£0
															60									£0
			STRUCTURAL/CARCASSING METAL/TIMBER												60									£0
			G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING												60									£0
			Softwood, sawn, impregnated												60									£0
			Individual supports												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	75 x 50; fixing with screws	115	m	£6.21	£714.15	TRUE	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£903	1	£903
															60									£0
			Superstructure, 2.1 Frame, 2.1 Frame												60									£0
															60									£0
			STRUCTURAL/CARCASSING METAL/TIMBER												60									£0
			G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING												60									£0
			Softwood, C24 grade												60									£0
			Ceiling members												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	200 x 40	35	m	£13.72	£480.20	TRUE	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£607	1	£607
															60									£0
			LININGS/SHEATHING/DRY PARTITIONING												60									£0
			K11: RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS												60									£0
			Plywood; to structural engineers specification												60									£0
			18 thick to ceilings												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	width exceeding 300; fixing to timber with screws, countersinking	14	m2	£23.79	£333.06	TRUE	Renewal	Renewal	Dry Lining; Plywood	100%			60	35	BCIS	65	65	115%	10%	£421	0	£0
															60									£0
			Superstructure, 2.3 Roof, 2.3.2 Roof Coverings												60									£0
															60									£0
			LININGS/SHEATHING/DRY PARTITIONING												60									£0
			K11: RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS												60									£0
			Marine plywood, BS 1088; butt joints												60									£0
			18 thick to tops parapet walls												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	width exceeding 300; fixing to timber with screws, countersinking	508	m2	£44.17	£22,438.36	TRUE	Renewal	Renewal	Dry Lining; Plywood	100%			60	35	BCIS	65	65	115%	10%	£28,385	0	£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	18 thick marine plywood to cover metal deck profiles (Requirement TBC); roof type R2 as drawing XX-XX-DT-A-240050	673	m2	£44.17	£29,726.41	TRUE	Renewal	Renewal	Dry Lining; Plywood	100%			60	35	BCIS	65	65	115%	10%	£37,604	0	£0
															60									£0
			Superstructure, 2.6 Windows and external doors												60									£0
															60									£0
			BUILDING FABRIC SUNDRIES												60									£0
			P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS												60									£0
			Internal cills. Description: Internal cills to windows & CW bases to be timber with bull-nosed profile (P20:257) detailed specification to be determined												60									£0
			Window boards												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	as drawing PVWH-ARC-XX-XX-DT-A-321102 rev P02 and PVWH-ARC-XX-XX-DT-A-321105 rev P01	153	m	£25.34	£3,877.02	TRUE	Renewal	Renewal	Windows; Aluminium	100%			60	35	BCIS	40	40	115%	10%	£4,904	1	£4,904
															60									£0
			Superstructure, 2.8 Internal doors, 2.8.1 Internal												60									£0
															60									£0
			WINDOWS/DOORS/STAIRS												60									£0
			L10: WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES												60									£0
			Glazed wood screens												60									£0
			Hardwood internal timber glazed screen; Timber: Generally to BS EN 942. Species: hardwood / to match timber frames & skirtings. Glazing units: Glazing consist of 10mm - 13mm Acoustic Laminated unites / 15mm Pyroguard if FR30 fire rating is required. Manifestation banding required at 0.8m & 1.5m above FFL, design to be confirmed by the client. Assembly adhesive: Manufacturer's standard. Joinery workmanship: As section Z10. Finish as delivered: Prepared and primed as section M60. Thermal performance: N/A. Acoustic performance: Screens to achieve up to 35 dB Rw. Fire performance: NFR. Glazing details: Manufacturer's standard (L10:510)												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	screen type A; side panel, frame to match doorset; 600 x 1960 overall size; as drawing PVWH-ARC-XX-XX-SH-A-321001 rev P02; no fire rating; 30dB Rw acoustic rating; screw fixed and pellated	5	nr	£698.15	£3,490.75	TRUE	Renewal	Renewal	Glazed Screens; Internal	100%			60	-	-	45	45	115%	10%	£4,416	1	£4,416
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	screen type B; mirror finish for one way vision; 1000 x 1077 overall size; as drawing PVWH-ARC-XX-XX-SH-A-321001 rev P02; no fire rating; 30dB Rw acoustic rating; screw fixed and pellated	1	nr	£613.38	£613.38	TRUE	Renewal	Renewal	Glazed Screens; Internal	100%			60	-	-	45	45	115%	10%	£776	1	£776
															60									£0
			L20: DOORS/SHUTTERS/HATCHES												60									£0
			Flush Doorsets												60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Wood doorsets. Description: Single swing/ single leaf NFR doorset (laminate finish). Manufacturer: GE Door Manufacturing Ltd. Product reference: Internal laminate doorset, core DD171 (Severe Duty). Sustainability: FSC or PEFC. Certification: BM TRADA Q Mark. Door leaf: Thickness: 44mm. Facings: Polyrey laminate range or timber veneer depending on room type. Lippings: Exposed hardwood lippings to all edges. Finish as delivered: Full factory finish. Frame and architraves. Finish as delivered: 32mm jambs and 44mm head, factory assembled with mortice and tenon joints, complete with a loose stop. Preservative treatment: Not required; Beading: Bolection. Perimeter seals: Acoustic seals as required to meet performance requirements. Fire performance. Fire resistance: NFR - Non fire rated. Thermal performance (U-value maximum): Not required. Moisture content on delivery: 10 to 12% (L20:411)											60										£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	door type A1; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 1010 wide x 2110 high to 120 thick wall; single leaf arrangement; no vision panel(s); 30 acoustic rating; no fire rating; ML security reference	1	nr	£135,462.39	**£135,462.39**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£171,360	1	**£171,360**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	extra over for door to be lead lined to suit X ray requirements	1	nr	£5,000.00	**£5,000.00**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£6,325	1	**£6,325**
			door type B1; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 1510 wide x 2100 high to 120 thick wall; leaf and half arrangement; no vision panel(s); 35 acoustic rating; no fire rating; ML security reference	2	nr	included									60										£0
			door type B1; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 1510 wide x 2100 high to 120 thick wall; leaf and half arrangement; no vision panel(s); no acoustic rating; no fire rating; BL security reference	1	nr	included									60										£0
			Manufacturer: Dortek. Product reference: Hygienic Transfer Hatches. Finish as delivered: Stainless steel. Size: Standard size to suit 600x600mm opening. Fitting: Wall mounted hatch, to be flush on WC side. Hatch on Utility side to sit on supporting shelf / worktop. Fire performance. Fire resistance: NFR. Reaction to fire: To BS EN 13501-1, Class B or better. Ironmongery: Mechnical interlocked doors. Other requirements: Exact hatch type and requirements to be reviewed by CVUHB team (L20:440)											60										£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	hatch type E1; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 600 wide x 600 high to 120 thick wall; single arrangement; no vision panel(s); no acoustic rating; no fire rating; ML security reference	1	nr	£6,393.53	**£6,393.53**	**TRUE**	Renewal	Renewal	Access Hatches	100%			60	-	-	40	40	115%	10%	£8,088	1	**£8,088**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	hatch type E1; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 600 wide x 600 high to 440 thick wall; single leaf arrangement; no vision panel(s); no acoustic rating; no fire rating; ML security reference	1	nr	£6,393.53	**£6,393.53**	**TRUE**	Renewal	Renewal	Access Hatches	100%			60	-	-	40	40	115%	10%	£8,088	1	**£8,088**
															60										**£0**
			Riser Doors												60										**£0**
			Access Panel Company Christo riser doors. To achieve 35 dB Rw acoustic rating and 60 minute fire rating with smoke seals. Manufacturer: The Access Panel Company Ltd. Product reference: Christo riser door. Performance: 60 minutes fire protection (EI60) 35 dB Rw acoustic rating. To be wall mounted 200mm above finished floor level. Frame: Simulated bead frame (SBF); to key into surrounding plasterboard and receive plaster skim OR tape and joint finish. Finish: Powder coated, RAL 9010, 20% gloss. Operation: Manually operated, manual locking (L20:642)											60										£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	door type D2; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 1510 wide x 1910 high to 120 thick wall; double leaf arrangement; no vision panel(s); 35 acoustic rating; FD60S fire rating; ML security reference	6	nr	£1,306.12	**£7,836.72**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£9,913	1	**£9,913**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	door type D2; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 1810 wide x 1910 high to 120 thick wall; double leaf arrangement; no vision panel(s); 30 acoustic rating; FD60S fire rating; ML security reference	1	nr	£1,306.12	**£1,306.12**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£1,652	1	**£1,652**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	door type D2; as drawing PVWH-ARC-XX-XX-EL-A-322003~P02_Internal Door Types; frame detailing as drawing PVWH-ARC-XX-XX-DT-A-322022~P01_Doorset Details; 1810 wide x 1910 high to 120 thick wall; double leaf arrangement; no vision panel(s); 35 acoustic rating; FD60S fire rating; ML security reference	4	nr	£948.42	**£3,793.68**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£4,799	1	**£4,799**
															60									**£0**
			BUILDING FABRIC SUNDRIES												60									**£0**
			P21: IRONMONGERY												60									**£0**
			Ironmongery; in accordance with specification section P21												60									**£0**
			Allow for the following ironmongery sets as listed on drawing PVWH-ARC-XX-XX-SH-A-322001 rev P03; individual components not listed												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	set reference A-BL.ASH	1	nr	£62,722.46	**£62,722.46**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£79,344	1	**£79,344**
															60									**£0**
			Internal finishes, 3.1 Wall finishes, 3.1.1 Wall F												60									**£0**
															60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING												60									**£0**
			K13: RIGID SHEET FINE LININGS/ PANELLING												60									**£0**
			Timber slatted acoustic wall panels; BCL Timber Projects Ltd' Acoustic Timber Panels (stock panel range); Solid Sweet Chestnut (FSC or PEFC certified), 19 x 44, square edge, vertical slatts; 16 wide spacing, appearance Class J2; panels pressure treated with nonhazardous (zero biocide) fire retardant in accordance with BS 476-7 (Class 0); acoustic rated membrane from Camira Blazer Lite range; 25 thick (45Kg/m3) mineral wool insulation; (K13/110)												60									**£0**
			To walls; layout as drawing ARC-XX-XX-EL-A-330911												60									**£0**
			Back painted glass splashback; Cymru Glass Splashbacks' Toughened back painted glass. (Custom colour matching service to Dulux paint reference); polished and painted edges; close butted joints; fixing in accordance with the manufacturers recommendation; (K13/149)												60									**£0**
			6 thick to walls												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	width exceeding 300; fixing to plasterboard parttions/ linings	4	m2	£213.18	**£852.73**	**TRUE**	Renewal	Renewal	Glazed Screens; Internal	100%			60	-	-	45	45	115%	10%	£1,079	1	**£1,079**
															60									**£0**
			Internal finishes, BUILDING FABRIC SUNDRIES												60									**£0**
															60									**£0**
			BUILDING FABRIC SUNDRIES												60									**£0**
			P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS												60									**£0**
			Hardwood timber skirtings; to BS 1186-3; prepared and primed ready for paint finish (P20:120)												60									**£0**
			Skirtings, picture rails, architraves and the like												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	19-22 x 100; bullnosed profile; fixing in accordance with the suppliers recommendations	731	m	£23.30	**£17,032.30**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£21,546	1	**£21,546**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	extra; cutting to treads and risers	42	m	£55.11	**£2,314.62**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£2,928	1	**£2,928**
															60									**£0**
			Work to existing buildings, 3.2 Floor finishes, BU												60									**£0**
															60									**£0**
			BUILDING FABRIC SUNDRIES												60									**£0**
			P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS												60									**£0**
			Hardwood timber skirtings; to BS 1186-3; prepared and primed ready for paint finish (P20:120)												60									**£0**
			Skirtings, picture rails, architraves and the like												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	19-22 x 100; bullnosed profile; fixing in accordance with the suppliers recommendations	182	m	£23.30	**£4,240.60**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£5,364	1	**£5,364**
															60									**£0**
															60									**£0**
			MISCELLANEOUS												60									**£0**
															60									**£0**
			18mm Thick Plywood Protection to Finishes												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Plywood protection to screed to enable mobile hop-ups / MEWPs	434	m2	£21.80	**£9,461.20**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allowance to remove plywood protection upon completion of works	434	m2	£5.95	**£2,582.30**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			18mm Thick Plywood Protection to PCC Stairs												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Plywood protection to precast concrete stair treads; not exceeding 200mm wide	169	m	£13.32	**£2,251.08**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allowance to remove plywood protection upon completion of works	169	m	£10.21	**£1,725.49**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Plywood protection to precast concrete stair landings	21	m2	£29.45	**£618.45**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allowance to remove plywood protection upon completion of works	21	m2	£13.61	**£285.81**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allowance to install self adhesive non-slip strips to temporary plywood treads	176	m	£24.04	**£4,231.04**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Windows & External Doors Package												60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	18mm Thick Plywood Protection to Openings	295	m2	£21.80	**£6,431.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	18mm thick plywood protection to window openings for weather / security protection	343	m2	£22.25	**£7,631.75**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allowance to remove plywood protection upon completion of works	638	m2	£5.95	**£3,796.10**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	18mm thick plywood protection to door openings for weather / security protection	85	m2	£29.91	**£2,542.35**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allowance to remove plywood protection upon completion of works	85	m2	£10.21	**£867.85**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Internal doors package												60									**£0**
			Pre-inspection survey to satisfy the substrate and preceding installation is acceptable.	1	item	£250.00									60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE							COSTS				
	Group element	Element																							
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
			Temporary Fire Doors including all ironmongery												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Supply and installation of 60 minute fire rated temporary doors and ironmongery, closures, side frames, vision panels etc.	12	nr	£870.35	**£10,444.20**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Removal of temporary fire doors upon completion of works	12	nr	£76.55	**£918.60**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
			Supply and installation of FR foam tube door jamb protector to jambs & head prior to door install. Suitably taped fire rated correx (proguard correx protection board or similar) to door leaf upon install with cut outs for handle/other ironmongery, taped foam protection to handle												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Riser doors	11	nr	£34.59	**£380.49**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£481	1	**£481**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single doors	112	nr	£34.59	**£3,874.08**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£4,901	1	**£4,901**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single and half doors	12	nr	£46.21	**£554.52**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£701	1	**£701**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Double doors	21	nr	£46.21	**£970.41**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£1,228	1	**£1,228**
															60									£0
			Removal and skip of protection to doors & frames & ironmongery; overall number of internal doors stated												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Riser doors	11	nr	£8.51	**£93.61**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single doors	112	nr	£8.51	**£953.12**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single and half doors	12	nr	£13.61	**£163.32**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Double doors	21	nr	£13.61	**£285.81**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Easing of doors following heating switch on; overall number of internal doors stated												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Riser doors	11	nr	£25.52	**£280.72**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single doors	112	nr	£25.52	**£2,858.24**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single and half doors	12	nr	£42.53	**£510.36**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Double doors	21	nr	£42.53	**£893.13**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Easing of doors following occupation of building (past first winter)												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Riser doors	11	nr	£25.52	**£280.72**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single doors	112	nr	£25.52	**£2,858.24**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Single and half doors	11	nr	£42.53	**£467.83**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Double doors	21	nr	£42.53	**£893.13**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
			PRELIMINARIES												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Provision of 1no. Non-Working Supervisors	20	week	£1,150.00	**£23,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Provision of labourers to unload deliveries, load out to working areas, remove waste to skips	20	week	Incl									60									£0
			Provision of a Working Supervisor as per Kier SHEMS-101 document	20	week	Incl									60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Acoustic & dust controlled cutting rooms	1	item	£150.00	**£150.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allow for all temporary task lighting	1	item	£50.00	**£50.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			PPE for site staff including; Hard hats, Hi-Vis, Gloves, Steel toe-cap boots, safety glasses and chin straps	1	item	Incl									60									£0
			Administration	1	item	Incl									60									£0
															60									£0
			Subcontractor Quotation Total				**£408,326.96**								60									£0
															60									£0
			Tender Adjustments												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Installation of free issue hold open device	11	nr	£35.00	**£385.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Installation of free issue maglock	5	nr	£30.00	**£150.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Supply and fix of door stops (extent to be determined)	1	item	£500.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Boxing in to MEP pipework	1	item	£10,000.00	**£10,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Fixing of statutory signage (extent to be determined)	1	item	£750.00	**£750.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Allowance for key labelling and tagging prior to handover	1	item	£500.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Return visit to alter doors and frame for access control	1	item	£3,875.00	**£3,875.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Return visit to plane / adjust door bottoms after installation of floor finishes	1	item	£3,875.00	**£3,875.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Project specific assessment for GE to fire rate access control fitted to doors	1	item	£750.00	**£750.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Fire stopping - packing any gaps over 14mm with rockwook	62	nr	£28.50	**£1,767.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Programme resiliance - Saturday working	19	nr	£800.00	**£15,200.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Package Attendances												60									£0
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Mirror film to Screen type B1	1	item	£200.00	**£200.00**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£253	1	**£253**
Park View Health & Wellbeing Hub	2. Superstructure	2.8. Internal doors	Manifestation to screens	1	item	£250.00	**£250.00**	**TRUE**	Renewal	Renewal	Internal Doors	100%			60	37	BCIS	50	50	115%	10%	£316	1	**£316**
															60									£0
															60									£0
			SURFACE FINISHES												60									£0
			M60: PAINTING/CLEAR FINISHING												60									£0
			Satin paint to internal timber door frames and architraves (where contrast with surrounding wall is required). Manufacturer: Dulux Trade. Product reference: Dulux Trade Diamond Satinwood. Surfaces: Internal timber door frames and architraves (where contrast with surrounding wall is required). Preparation: As per manufacturer's instructions. Finishing coats: Dulux Trade Diamond Satinwood. Number of coats: 2 (M60:150)												60									£0
			Wood general surfaces												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	isolated surfaces, girth not exceeding 300	62	m	£5.20	**£322.40**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£122	8	**£979**
															60									£0
			Superstructure, 2.6 Windows and external doors, 2.												60									£0
															60									£0
			SURFACE FINISHES												60									£0
			M60: PAINTING/CLEAR FINISHING												60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Satin paint to internal timber door frames and architraves (where contrast with surrounding wall is required). Manufacturer: Dulux Trade. Product reference: Dulux Trade Diamond Satinwood. Surfaces: Internal timber door frames and architraves (where contrast with surrounding wall is required). Preparation: As per manufacturer's instructions. Finishing coats: Dulux Trade Diamond Satinwood. Number of coats: 2 (M60:150)												60									**£0**
			Wood general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	isolated surfaces, girth not exceeding 300	153	m	£5.35	**£818.55**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£311	8	**£2,485**
															60									**£0**
			Superstructure, 2.8 Internal doors, 2.8.1 Internal												60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING												60									**£0**
			Clear, matt lacquer to internal wood surfaces; Manufacturer: Holman Specialist Paints. Product reference: Tikkurila Kiva 10 lacquer (clear, matt, non-yellowing). Surfaces: Internal timber surfaces (skirtings, door frames, architraves, glazed screen frames). Preparation: As per manufacturer's instructions. Initial coats: As recommended by manufacturer. Number of coats: As recommended by manufacturer. Finishing coats: Tikkurila Kiva 10 lacquer (clear, matt, non-yellowing). Number of coats: 2-3 coats by brush, sponge or spray (M60:160)												60									**£0**
			Wood general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	isolated surfaces, girth not exceeding 300	1625	m	£5.35	**£8,693.75**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£3,299	8	**£26,394**
															60									**£0**
															60									**£0**
			M60: PAINTING/CLEAR FINISHING												60									**£0**
			Heavy Duty Matt Emulsion. Description: Heavy duty matt emulsion. Manufacturer: Dulux Trade. Product reference: Dulux Trade Diamond Matt. Surfaces: Internal plastered surfaces (generally). Preparation: As per manufacturer's instructions. Initial coats: New or bare surfaces should be prepared with an appropriate Dulux Trade product, such as Drywall Primer Sealer or a thinned first coat of Vinyl Matt or Diamond Matt (up to 1 part clean water to 10 parts paint). Number of coats: 1. Undercoats: None required. Number of coats: 0. Finishing coats: Dulux Trade Diamond Matt in specified colour. Number of coats: 2 (M60:110)												60									**£0**
			Plasterboard general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	4684	m2	£5.95	**£27,869.80**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£10,577	8	**£84,613**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Added area in atrium (previously timber panels)	387	m2	£5.95	**£2,302.65**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£874	8	**£6,991**
			Mould Resistant Emulsion; Manufacturer: Dulux Trade, Product reference: Dulux Trade Mouldshield Fungicidal Eggshell; Surfaces: Internal plastered surfaces within wet / humid areas; Preparation: As per manufacturer's instructions; Initial coats: Sealing new or bare surfaces: Add up to 1 part clean water to 10 parts paint; Number of coats: 1; Undercoats: None required; Finishing coats: Dulux Trade Mouldshield Fungicidal Eggshell; Number of coats: 2 (M60:111)												60									**£0**
			Plasterboard general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	197	m2	£8.25	**£1,625.25**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£617	8	**£4,934**
			Scuff Resistant Emulsion; Manufacturer: Dulux Trade, Product reference: Dulux Trade Scuffshield Matt; Surfaces: Internal plastered surfaces within high traffic areas; Preparation: As per manufacturer's instructions; Initial coats: Seal new or bare surfaces with a coat of Dulux Trade Dry Wall Primer Sealer (whites and light colours) or a thinned first coat of Dulux Trade Vinyl Matt (up to 1 part clean water to 5 parts paint); Number of coats: 1; Undercoats: None required; Finishing coats: Dulux Trade Scuffshield Matt in specified colour, Number of coats: 2 (M60:112)												60									**£0**
			Plaster general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	1541	m2	£6.90	**£10,632.90**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£4,035	8	**£32,281**
															60									**£0**
			MISCELLANEOUS												60									**£0**
															60									**£0**
			Allow for												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	the potential provision for dust sealant and the like as required to masonry and concrete wall inside lift shafts; total area of walls within lift shafts stated	151	m2	£3.55	**£536.05**	**TRUE**	Renewal	Renewal	Sealant	100%			60	15	BCIS	15	15	115%	10%	£678	4	**£2,712**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	paint to feature walls in lieu of Client installed vinyl wall covering (finish code: W8) - final confrmation from Client outstanding	312	m2	£5.95	**£1,856.40**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£705	8	**£5,636**
															60									**£0**
			Internal finishes, SURFACE FINISHES												60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING												60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Floor coating; Dulux Trade High Performance Floor Paint, Goosewing colour; two finishing coats; preparation and application in accordance with the manufacturers recommendations (M60:180)												60									**£0**
			Concrete general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	139	m2	£15.70	**£2,182.30**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£828	8	**£6,625**
			Clear, matt lacquer to internal wood surfaces; Holman Specialist Paints, Tikkurila Kiva 10 lacquer (clear, matt, non-yellowing); initial coats as required, two - three finishing coats; preparation in accordance with the manufacturers recommendations, brush, sponge or spray application (M60:161)												60									**£0**
			Wood general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	isolated surfaces, girth not exceeding 300	772	m	£5.35	**£4,130.20**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£1,567	8	**£12,539**
															60									**£0**
			Internal finishes, 3.3 Ceiling finishes, 3.3.2 Fal												60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING												60									**£0**
			Heavy Duty Matt Emulsion. Description: Heavy duty matt emulsion. Manufacturer: Dulux Trade. Product reference: Dulux Trade Diamond Matt. Surfaces: Internal plastered surfaces (generally). Preparation: As per manufacturer's instructions. Initial coats: New or bare surfaces should be prepared with an appropriate Dulux Trade product, such as Drywall Primer Sealer or a thinned first coat of Vinyl Matt or Diamond Matt (up to 1 part clean water to 10 parts paint). Number of coats: 1. Undercoats: None required. Number of coats: 0. Finishing coats: Dulux Trade Diamond Matt in specified colour. Number of coats: 2 (M60:110)												60									**£0**
			Plasterboard general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	1134	m2	£5.95	**£6,747.30**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£2,561	8	**£20,485**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300; 6.50 to 8.00m above floor	295	m2	£7.75	**£2,286.25**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£868	8	**£6,941**
															60									**£0**
			External works, 8.4 Fencing, railings and walls, 8												60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING; EXTERNAL WORK												60									**£0**
			Decorative woodstain/ varnish preservative; Contractor's choice; to clean and dry surfaces; number of coats in accordance with the manufacturers recommendations (M60:160)												60									**£0**
			To external bin store surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	2400 high fence; length of fence stated	29	m	£32.50	**£942.50**	**TRUE**	Renewal	Renewal	Wood Varnish	30%	*Partial refinishing to coincide with repainting cycle*		60	-	-	7	7	115%	10%	£358	8	**£2,861**
			Flame retardant coating system; Contractor's choice; preparation, and number of coats in accordance with the manufacturers recommendations (M60:172)												60									**£0**
			To external bin store timber surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	2400 high fence; length of fence stated	29	m	£32.50	**£942.50**	**TRUE**	Renewal	Renewal	Wood Varnish	30%	*Partial refinishing to coincide with repainting cycle*		60	-	-	7	7	115%	10%	£358	8	**£2,861**
															60									**£0**
			Work to existing buildings, 3.1 Wall finishes, SUR												60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING												60									**£0**
			Heavy Duty Matt Emulsion. Description: Heavy duty matt emulsion. Manufacturer: Dulux Trade. Product reference: Dulux Trade Diamond Matt. Surfaces: Internal plastered surfaces (generally). Preparation: As per manufacturer's instructions. Initial coats: New or bare surfaces should be prepared with an appropriate Dulux Trade product, such as Drywall Primer Sealer or a thinned first coat of Vinyl Matt or Diamond Matt (up to 1 part clean water to 10 parts paint). Number of coats: 1. Undercoats: None required. Number of coats: 0. Finishing coats: Dulux Trade Diamond Matt in specified colour. Number of coats: 2 (M60:110)												60									**£0**
			Existing Plasterboard general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	200	m2	£5.95	**£1,190.00**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£452	8	**£3,613**
			Plasterboard general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	237	m2	£5.95	**£1,410.15**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£535	8	**£4,281**
			Scuff Resistant Emulsion; Manufacturer: Dulux Trade, Product reference: Dulux Trade Scuffshield Matt; Surfaces: Internal plastered surfaces within high traffic areas; Preparation: As per manufacturer's instructions; Initial coats: Seal new or bare surfaces with a coat of Dulux Trade Dry Wall Primer Sealer (whites and light colours) or a thinned first coat of Dulux Trade Vinyl Matt (up to 1 part clean water to 5 parts paint); Number of coats: 1; Undercoats: None required; Finishing coats: Dulux Trade Scuffshield Matt in specified colour, Number of coats: 2 (M60:112)												60									**£0**
			Existing Plasterboard general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	180	m2	£6.90	**£1,242.00**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£471	8	**£3,771**
			Plasterboard general surfaces												60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE										COSTS				
	Group element	Element																				
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	24	m2	£6.90	**£165.60**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£63	8	**£503**
															60									**£0**
			MISCELLANEOUS												60									**£0**
															60									**£0**
			Allow for												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	paint to feature walls in lieu of Client installed vinyl wall covering (finish code: W8) - final confrmation from Client outstanding	38	m2	£5.90	**£224.20**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£85	8	**£681**
															60									**£0**
			Work to existing buildings, 3.2 Floor finishes, SU												60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING												60									**£0**
			Clear, matt lacquer to internal wood surfaces; Holman Specialist Paints, Tikkurila Kiva 10 lacquer (clear, matt, non-yellowing); initial coats as required, two - three finishing coats; preparation in accordance with the manufacturers recommendations, brush, sponge or spray application (M60:161)												60									**£0**
			Wood general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	isolated surfaces, girth not exceeding 300	182	m	£5.35	**£973.70**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£370	8	**£2,956**
															60									**£0**
			Work to existing buildings, 3.3 Ceiling finishes,												60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING												60									**£0**
			Heavy Duty Matt Emulsion. Description: Heavy duty matt emulsion. Manufacturer: Dulux Trade. Product reference: Dulux Trade Diamond Matt. Surfaces: Internal plastered surfaces (generally). Preparation: As per manufacturer's instructions. Initial coats: New or bare surfaces should be prepared with an appropriate Dulux Trade product, such as Drywall Primer Sealer or a thinned first coat of Vinyl Matt or Diamond Matt (up to 1 part clean water to 10 parts paint). Number of coats: 1. Undercoats: None required. Number of coats: 0. Finishing coats: Dulux Trade Diamond Matt in specified colour. Number of coats: 2 (M60:110)												60									**£0**
			Plasterboard general surfaces												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	girth exceeding 300	139	m2	£5.90	**£820.10**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£311	8	**£2,490**
															60									**£0**
															60									**£0**
			PRELIMINARIES												60									**£0**
			Provision of Working Supervisor	17	week	Incl									60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Access equipment for working at height upto 5.0m in height	17	week	£125.00	**£2,125.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Allow for all temporary task lighting	17	week	Incl									60									**£0**
															60									**£0**
			MISCELLANEOUS												60									**£0**
			Allow for filling around all door frames of both internal and external doors	987	m	Incl									60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Provision of paint samples	1	item	£150.00	**£150.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Allow for an additional coat to 20% of the wall areas	1475	m2	£2.10	**£3,097.50**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£1,176	8	**£9,404**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Allow for providing a sealant coat to the underside of the composite floor slabs	3364	m2	£1.95	**£6,559.80**	**TRUE**	Renewal	Renewal	Sealant	100%			60	15	BCIS	15	15	115%	10%	£8,298	4	**£33,193**
															60									**£0**
			Subcontractor Quotation Total				**£89,846.85**								60									**£0**
															60									**£0**
			Tender Adjustments												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Decoration to boxing in of MEP pipework; Girth not exceeding 300mm; extent to be determined	1	item	£3,000.00	**£3,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Return visit for touch ups following floor installation, decorating around temp lighting, fire alarms, services and removal of protection.	1	item	£3,500.00									60									**£0**
			Preparation to existing walls in hyb following demolition	1	item	£1,500.00									60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Allow for any preparation works to the precast concrete staircases including rubbing up, prepping and filling. Preparation works to surfaces as specified including filling, treating and sanding imperfections/holes within the precast concrete up to an average of 50mm in diameter & 10mm in depth	1	item	£750.00	**£750.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	masonry paint to underside of stair flights and intermediate landings, 3nr coats	77	m2	£7.50	**£577.50**	**TRUE**	Renewal	Renewal	Painting; Partial Allowance	30%	*Allowance for replacement of top coat every 7 years*		60	7	BCIS	7	7	115%	10%	£219	8	**£1,753**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Programme resiliance - Saturday working	18	nr	£800.00	**£14,400.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Package Attendances												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Mechanical access - atrium space	4	wks	£450.00	**£1,800.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
															60									**£0**
			LININGS/SHEATHING/DRY PARTITIONING												60									**£0**
															60									**£0**
			K13: RIGID SHEET FINE LININGS/ PANELLING												60									**£0**
															60									**£0**
			Wall protection - sheet; Construction Specialties UK Ltd' CS Acrovyn PVC-Free Textured Sheet; 3000 x 1300 sheets, 9003 snow white; butt joints, hot welded, thermo-formed corners; fixing with adhesive in accordance with the manufacturers recommendation; (N10/184)												60									**£0**
															60									**£0**
			1.5 thick to walls												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	width exceeding 300; fixing to plasterboard parttions/ linings	105	m2	£62.59	**£6,571.95**	**TRUE**	Renewal	Renewal	Wall Finishes; Crovyn	100%			60	-	-	30	30	115%	10%	£8,314	2	**£16,627**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
			BUILDING FABRIC SUNDRIES												60									£0
															60									£0
			P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS												60									£0
															60									£0
			Wall protection - hand rails; Construction Specialties UK Ltd' HRW-6-S87 handrail; solid oak with stainless steel brackets at 800 (max) centres; 136 high, 101 wide overall dimensions; (N10/185)												60									£0
			Isolated handrails and grab rails												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	40 diameter rail	255	m	£144.80	**£36,923.70**	**TRUE**	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%			60	30	BCIS	50	50	115%	10%	£46,708	1	**£46,708**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; ends	226	nr	£35.63	**£8,052.38**	**TRUE**	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%			60	30	BCIS	50	50	115%	10%	£10,186	1	**£10,186**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; corners	35	nr	£35.63	**£1,247.05**	**TRUE**	Renewal	Renewal	Stair Balustrades/Handrails; Steel	100%			60	30	BCIS	50	50	115%	10%	£1,578	1	**£1,578**
															60									£0
			Wall protection - crash rails; Construction Specialties UK Ltd' SCR-80MN crash rail (heavy duty, PVC-free); 203 high; mounted on continuous retainer, fixed at 600 (max) centres; 949 white finish; (N10/186)												60									£0
			Crash rails												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	3000 stock lengths; cutting to suit on site	26	m	£55.05	**£1,431.30**	**TRUE**	Renewal	Renewal	Bump Rails	100%			60	-	-	30	30	115%	10%	£1,811	2	**£3,621**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; ends	14	nr	£5.19	**£72.66**	**TRUE**	Renewal	Renewal	Bump Rails	100%			60	-	-	30	30	115%	10%	£92	2	**£184**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; corners	6	nr	£10.38	**£62.28**	**TRUE**	Renewal	Renewal	Bump Rails	100%			60	-	-	30	30	115%	10%	£79	2	**£158**
															60									£0
			Wall protection - corner guards (90 deg.); Construction Specialties UK Ltd' SM-20N Corner Guards (PVC-free); 76 leg; fixing with retainers; 949 white finish; (N10/187)												60									£0
			Corner guards												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	3000 stock lengths; cutting to suit on site	62	nr	£120.13	**£7,448.06**	**TRUE**	Renewal	Renewal	Corner Guards	100%			60	-	-	30	30	115%	10%	£9,422	2	**£18,844**
															60									£0
			Wall protection - corner guards (135 deg.); Construction Specialties UK Ltd' SM-20M Corner Guards (PVC); 76 leg; fixing with retainers; 9003 snow white finish; (N10/188)												60									£0
															60									£0
			Corner guards												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	3000 stock lengths; cutting to suit on site	4	nr	£135.11	**£540.44**	**TRUE**	Renewal	Renewal	Corner Guards	100%			60	-	-	30	30	115%	10%	£684	2	**£1,367**
			Wall protection - corner guards (odd angle.); Construction Specialties UK Ltd' product TBC - Acrovyn; fixing with retainers; colour/ finish TBC; (N10/189)												60									£0
															60									£0
			Corner guards												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	3000 stock lengths; cutting to suit on site	1	nr	£46.67	**£46.67**	**TRUE**	Renewal	Renewal	Corner Guards	100%			60	-	-	30	30	115%	10%	£59	2	**£118**
															60									£0
			Work to existing buildings, 3.1 Wall finishes, BUI												60									£0
															60									£0
			BUILDING FABRIC SUNDRIES												60									£0
															60									£0
			P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS												60									£0
															60									£0
			Wall protection - hand rails; Construction Specialties UK Ltd' HRW-6-S87 handrail; solid oak with stainless steel brackets at 800 (max) centres; 136 high, 101 wide overall dimensions; (N10/185)												60									£0
			Isolated handrails and grab rails												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	40 diameter rail	11	m	£141.65	**£1,558.18**	**TRUE**	Renewal	Renewal	Stair Balustrades/Handrails; Hardwood	100%			60	40	BCIS	50	50	115%	10%	£1,971	1	**£1,971**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; ends	6	nr	£35.63	**£213.78**	**TRUE**	Renewal	Renewal	Stair Balustrades/Handrails; Hardwood	100%			60	40	BCIS	50	50	115%	10%	£270	1	**£270**
															60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Delivery	1	item	£2,500.00	**£2,500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
			Subcontractor Quotation Total				**£66,668.45**								60									£0
															60									£0
			Package Attendances												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Protection incl removal	292	m	£3.00	**£876.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Patressing	292	m	£15.00	**£4,380.00**	**TRUE**	Renewal	Renewal	Pattressing	100%			60	-	-	65	65	115%	10%	£5,541	0	**£0**
															60									£0
			LININGS/SHEATHING/DRY PARTITIONING												60									£0
			K13: RIGID SHEET FINE LININGS/ PANELLING												60									£0
			Proprietary plastics cladding - full height PVC wall cladding; Altro Whiterock White. Extruded semi-rigid PVCu sheet hygienic wall cladding, EU grade; butt joints, welded and secured at rear with A915 double-sided tape; thermformed corners; fixing with AltroFix W139 two-part polyurethane adhesive; (K13/145)												60									£0
			2.5 thick to walls												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	width exceeding 300; fixing to plasterboard parttions/ linings	352	m2	£57.25	**£20,152.00**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£25,492	2	**£50,985**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; Altro A833 edge trim	98	m	£5.50	**£539.00**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£682	2	**£1,364**
			extra; sealing juntions and underside of sheet as Whiterock detail WF8	110	m	Incl									60									£0
			Added quantity for addition in food prep area												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	width exceeding 300; fixing to plasterboard parttions/ linings	24	m2	£57.25	**£1,374.00**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£1,738	2	**£3,476**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; Altro A833 edge trim	17	m	£5.50	**£93.50**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£118	2	**£237**
															60									£0
			Proprietary plastics cladding - full height PVC wall cladding (tile effect design); Altro Tegulis, White Mineral 9905, stacked Metro, interlocking tiles, half-lap joining method, fixing with AltroFix W139 two-part polyurethane adhesive; (K13/146)												60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			2.5 thick to walls												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	width exceeding 300; fixing to plasterboard parttions/ linings	15	m2	£57.25	**£858.75**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£1,086	2	**£2,173**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; Altro A833 edge trim	12	m	£5.50	**£66.00**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£83	2	**£167**
			extra; sealing juntions and underside of sheet as Whiterock detail WF8	5	m	Incl									60									**£0**
			extra; abutments to ceilings with Altro A802 or A806	5	m	By others									60									**£0**
															60									**£0**
			Proprietary plastics cladding - PVC splashback; Altro Whiterock Chameleon; colour/ finish from manufacturers standard range; butt joints, welded and secured at rear with A915 double-sided tape; fixing with AltroFix W139 two-part polyurethane adhesive; (K13/147)												60									**£0**
			2.5 thick to walls												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	width exceeding 300; fixing to plasterboard parttions/ linings	9	m2	£145.00	**£1,305.00**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£1,651	2	**£3,302**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	extra; Altro A833 edge trim	25	m	£11.25	**£281.25**	**TRUE**	Renewal	Renewal	Wall Finishes; Whiterock	100%			60	-	-	30	30	115%	10%	£356	2	**£712**
															60									**£0**
			SUBCONTRACTOR QUOTATION TOTAL				**£24,669.50**								60									**£0**
															60									**£0**
			Package Attendances												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.1. Wall finishes	Protection including removal	400	m2	£3.00	**£1,200.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M12: TROWELLED BITUMEN/RESIN/RUBBER-LATEX FLOORING												60									**£0**
															60									**£0**
			Smoothing/ levelling underlayment compound; Contractor's choice (M50:460)												60									**£0**
			Work to floors on concrete base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	level and to falls only not exceeding 15 degrees from horizontal	22	m2	£7.50	**£165.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			2.5 work to treads on concrete base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width 280	169	m	£2.50	**£422.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			M50: RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING												60									**£0**
															60									**£0**
			Floor finish F1; Sheeting - linoleum solid; Forbo Flooring Marmoleum Solid, Concrete, 3708 Fossil (LRV 34); butt joints, hot welded; fixing with primer and Eurocol 611 Eurostar Lino Plus adhesive in accordance with the manufacturers recommendations (M50:150)												60									**£0**
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	3	m2	£38.30	**£114.90**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£145	3	**£436**
			2.5 work to treads on concrete base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width 280	40	m	£15.29	**£611.60**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			2.5 work to risers on concrete base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	plain, height 168	42	m	£10.70	**£449.40**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Floor finish F3; Sheeting - linoleum linear; Forbo Flooring Marmoleum Linear Striato, 5248 Urban Silver (LRV 41); butt joints, hot welded; fixing with primer and Eurocol 611 Eurostar Lino Plus adhesive in accordance with the manufacturers recommendations (M50:151)												60									**£0**
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	18	m2	£38.30	**£689.40**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£872	3	**£2,616**
			2.5 work to treads on concrete base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width 280	129	m	£15.29	**£1,972.41**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			2.5 work to risers on concrete base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	plain, height 168	134	m	£10.70	**£1,433.80**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Accessories												60									**£0**
			Gradus stair nosings; aluminium channel (LRV 74.21), PVC Xtra-grip insert: Onyx (LRV 4.52); built up for flush finish with floor covering; fixing in accordance with manufacturers recommendation												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	reference ADXT1	168	m	£40.30	**£6,770.40**	**TRUE**	Renewal	Renewal	Anti-slip nosing	100%			60	15	BCIS	20	20	115%	10%	£8,565	3	**£25,694**
															60									**£0**
			Gradus TA5B/ TAXT5B stair edgings; aluminium; fixing in accordance with manufacturers recommendation												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	to landings	15	m	£12.50	**£187.50**	**TRUE**	Renewal	Renewal	Anti-slip nosing	100%			60	15	BCIS	20	20	115%	10%	£237	3	**£712**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	cutting to profile of treads and risers	63	m	£17.50	**£1,102.50**	**TRUE**	Renewal	Renewal	Anti-slip nosing	100%			60	15	BCIS	20	20	115%	10%	£1,395	3	**£4,184**
															60									**£0**
			Internal finishes, SURFACE FINISHES												60									**£0**
			SURFACE FINISHES												60									**£0**
			M12: TROWELLED BITUMEN/RESIN/RUBBER-LATEX FLOORING												60									**£0**
			Smoothing/ levelling underlayment compound; Contractor's choice (M50:460)												60									**£0**
			Work to floors on concrete base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	level and to falls only not exceeding 15 degrees from horizontal	2229	m2	£7.50	**£16,717.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
			Work to floors on cement and sand base												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	level and to falls only not exceeding 15 degrees from horizontal	405	m2	£7.50	**£3,037.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			M50: RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING												60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Floor finish F11; Carpet tiling; Forbo Flooring Tessera Cloudscape, 3400 Nimbus Grey; Tufted multi-pile height loop carpet tile; butt joints, symmetrical layout; laying with Eurocol 542 Eurofix Tack Plus solvent free release system (M50:130)												60									**£0**
			500 x 500 x 7.2 units to floors on corncrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	200	m2	£29.44	**£5,888.00**	**TRUE**	Renewal	Renewal	Carpets	100%			60	10	BCIS	12	12	115%	10%	£7,448	5	**£37,242**
															60									**£0**
			Floor finish F11a; Carpet tiling; Forbo Flooring Tessera Cloudscape, 3410 Stormy Weather; Tufted multi-pile height loop carpet tile; butt joints, symmetrical layout; laying with Eurocol 542 Eurofix Tack Plus solvent free release system (M50:130)												60									**£0**
			500 x 500 x 7.2 units to floors on corncrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	58	m2	£29.44	**£1,707.52**	**TRUE**	Renewal	Renewal	Carpets	100%			60	10	BCIS	12	12	115%	10%	£2,160	5	**£10,800**
															60									**£0**
			Floor finish F1; Sheeting - linoleum solid; Forbo Flooring Marmoleum Solid, Concrete, 3708 Fossil (LRV 34); butt joints, hot welded; fixing with primer and Eurocol 611 Eurostar Lino Plus adhesive in accordance with the manufacturers recommendations (M50:150)												60									**£0**
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	286	m2	£38.30	**£10,953.80**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£13,857	3	**£41,570**
			2.5 work to floors on cement and sand base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	239	m2	£38.30	**£9,153.70**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£11,579	3	**£34,738**
															60									**£0**
			Skirtings - PVC set-in (M50:770)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, Q100 50 2.5 SI 100MM FLEXIBLE SET-IN SKIRTING, Boulder colour; 100 high, 2.5 gauge; mitre joints	176	m	£15.00	**£2,640.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£3,340	1	**£3,340**
			Skirtings - cove and cap (M50:771)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, CCF2 SLIMLINE COMBINED COVE FORMER AND CAPPING STRIP, Charcoal colour; 100 high; mitre joints	26	m	£12.50	**£325.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£411	1	**£411**
			Skirtings - cove with PVC wall cladding overlap (M50:772)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, ZECF4 32MM COVE FORMER, Black colour (not visible); 150 high; mitre joints	13	m	£14.50	**£188.50**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£238	1	**£238**
															60									**£0**
			Floor finish F2; Sheeting - linoleum linear; Forbo Flooring Marmoleum Linear Striato, 5253 Bleached Gold (LRV 42); butt joints, hot welded; fixing with primer and Eurocol 611 Eurostar Lino Plus adhesive in accordance with the manufacturers recommendations (M50:151)												60									**£0**
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	1075	m2	£38.30	**£41,172.50**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£52,083	3	**£156,250**
			2.5 work to floors on cement and sand base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	107	m2	£38.30	**£4,098.10**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£5,184	3	**£15,552**
			Skirtings - PVC set-in (M50:770)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, Q100 50 2.5 SI 100MM FLEXIBLE SET-IN SKIRTING, Boulder colour; 100 high, 2.5 gauge; mitre joints	17	m	£15.00	**£255.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£323	1	**£323**
			Skirtings - cove and cap (M50:771)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, CCF2 SLIMLINE COMBINED COVE FORMER AND CAPPING STRIP, Charcoal colour; 100 high; mitre joints	464	m	£12.50	**£5,800.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£7,337	1	**£7,337**
			Skirtings - cove with PVC wall cladding overlap (M50:772)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, ZECF4 32MM COVE FORMER, Black colour (not visible); 150 high; mitre joints	51	m	£14.50	**£739.50**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£935	1	**£935**
															60									**£0**
			Floor finish F3; Sheeting - linoleum linear; Forbo Flooring Marmoleum Linear Striato, 5248 Urban Silver (LRV 41); butt joints, hot welded; fixing with primer and Eurocol 611 Eurostar Lino Plus adhesive in accordance with the manufacturers recommendations (M50:151)												60									**£0**
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	621	m2	£38.30	**£23,784.30**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£30,087	3	**£90,261**
															60									**£0**
			Skirtings - PVC set-in (M50:770)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, Q100 50 2.5 SI 100MM FLEXIBLE SET-IN SKIRTING, Boulder colour; 100 high, 2.5 gauge; mitre joints	43	m	£15.00	**£645.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£816	1	**£816**
															60									**£0**
			Skirtings - cove and cap (M50:771)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, CCF2 SLIMLINE COMBINED COVE FORMER AND CAPPING STRIP, Charcoal colour; 100 high; mitre joints	250	m	£12.50	**£3,125.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£3,953	1	**£3,953**
															60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			Floor finish F6; Sheeting - linoleum anti-static; Forbo Flooring Marmoleum Ohmex, 73032 Mist Grey; butt joints, hot welded; fixing with Eurocol 041SC static conductive primer and Eurocol 615 Eurostar Lino EL adhesive in accordance with the manufacturers recommendations; 10 wide copper strip(s) fixed to base using Eurocol 512SC static conductive adhesive, not less than one strip for each 36 m² of floor area (M50:152)												60									**£0**
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	66	m2	£44.00	**£2,904.00**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£3,674	3	**£11,021**
															60									**£0**
			Skirtings - PVC set-in (M50:770)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, Q100 50 2.5 SI 100MM FLEXIBLE SET-IN SKIRTING, Boulder colour; 100 high, 2.5 gauge; mitre joints	48	m	£15.00	**£720.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£911	1	**£911**
															60									**£0**
			Skirtings - cove and cap (M50:771)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, CCF2 SLIMLINE COMBINED COVE FORMER AND CAPPING STRIP, Charcoal colour; 100 high; mitre joints	10	m	£12.50	**£125.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£158	1	**£158**
															60									**£0**
			Floor finish F4; PVC sheet flooring to wet areas; Forbo Flooring Surestep, Original, 173232 Fossil; butt joints, hot welded; fixing with primer and Eurocol 640 Eurostar Special adhesive in accordance with the manufacturers recommendations (M50:155)												60									**£0**
			2 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	172	m2	£31.87	**£5,481.64**	**TRUE**	Renewal	Renewal	Floor Finishes; Vinyl	100%			60	15	BCIS	20	20	115%	10%	£6,934	3	**£20,803**
			2 work to floors on cement and sand base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	18	m2	£31.87	**£573.66**	**TRUE**	Renewal	Renewal	Floor Finishes; Vinyl	100%			60	15	BCIS	20	20	115%	10%	£726	3	**£2,177**
															60									**£0**
			Skirtings - cove and cap (M50:771)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, CCF2 SLIMLINE COMBINED COVE FORMER AND CAPPING STRIP, Charcoal colour; 100 high; mitre joints	194	m	£12.50	**£2,425.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£3,068	1	**£3,068**
															60									**£0**
			Skirtings - cove with PVC wall cladding overlap (M50:772)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, ZECF4 32MM COVE FORMER, Black colour (not visible); 150 high; mitre joints	74	m	£14.50	**£1,073.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£1,357	1	**£1,357**
															60									**£0**
			Floor finish F5; PVC sheet flooring to showers / wet rooms; Forbo Flooring Surestep Laguna, 181312 Mortar; butt joints, hot welded; fixing with primer and adhesive in accordance with the manufacturers recommendations (M50:156)												60									**£0**
			2 work to floors on cement and sand base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	42	m2	£34.70	**£1,457.40**	**TRUE**	Renewal	Renewal	Floor Finishes; Vinyl	100%			60	15	BCIS	20	20	115%	10%	£1,844	3	**£5,531**
															60									**£0**
			Skirtings - cove and cap (M50:771)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, CCF2 SLIMLINE COMBINED COVE FORMER AND CAPPING STRIP, Charcoal colour; 100 high; mitre joints	37	m	£12.50	**£462.50**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£585	1	**£585**
															60									**£0**
			Skirtings - cove with PVC wall cladding overlap (M50:772)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, ZECF4 32MM COVE FORMER, Black colour (not visible); 150 high; mitre joints	15	m	£14.50	**£217.50**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£275	1	**£275**
															60									**£0**
			Floor finish F12; PVC sheet flooring to wet areas - patterned; Forbo Flooring Surestep, Stone, 17842 Speckled Concrete Tile; butt joints, hot welded; fixing with primer and Eurocol 640 Eurostar Special adhesive in accordance with the manufacturers recommendations (M50:157)												60									**£0**
			2 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	8	m2	£31.87	**£254.96**	**TRUE**	Renewal	Renewal	Floor Finishes; Vinyl	100%			60	15	BCIS	20	20	115%	10%	£323	3	**£968**
															60									**£0**
			Accessories												60									**£0**
			Gradus JT365; Silver anodised aluminium; proprietary cartridge adhesive fix as per manufacturers instructions (M50:740)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	lino x lino; flat section	191	m	£15.00	**£2,865.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£3,624	1	**£3,624**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	2.5mm lino to 2mm vinyl	38	m	£15.00	**£570.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£721	1	**£721**
			Gradus RT264; Silver anodised aluminium; screw and adhesive fix as per manufacturers instructions (M50:740A, B, and C)												60									**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	2.5mm lino to floor paint	10	m	£15.00	**£150.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£190	1	**£190**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	7.2mm (compressed thickness) entrance matting to 2.5mm lino	22	m	£15.00	**£330.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£417	1	**£417**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	2.5mm lino to epoxy resin	4	m	£15.00	**£60.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£76	1	**£76**
			to suit carpet/carpet junction	34	m		**£0.00**	**TRUE**			Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	100%	0%	£0	#DIV/0!	**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	to suit carpet/lino junction	4	m	£15.00	**£60.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£76	1	**£76**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
			Acoustic underlays												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	soundsence cc3.0 or Regupol Sonus 3912; laying in accordance with the manufacturers recommendations	603	m2	£16.73	**£10,088.19**	**TRUE**	Renewal	Renewal	Regupol Underlay	100%			60	-	-	20	20	115%	10%	£12,762	3	**£38,285**
															60									£0
			FURNITURE/EQUIPMENT												60									£0
			N10: GENERAL FIXTURES/FURNISHINGS/ EQUIPMENT												60									£0
			Entrance matting (primary, internal) (N10:301)												60									£0
			Forbo Flooring, Nuway Tuftiguard Bamboo, classic double wiper - closed, Grey wiper strips with bamboo scraper bars; 12 thick, installed in accordance with the manufacturers recommendations												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	3925 x 3510 maximum dimensions	1	nr	£7,960.02	**£7,960.02**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£10,069	7	**£70,486**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	6350 x 2560 maximum dimensions	1	nr	£9,390.28	**£9,390.28**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£11,879	7	**£83,151**
															60									£0
			Entrance matting (secondary, internal) (N10:302)												60									£0
			Forbo Flooring, Coral Brush, Shark Grey; 9 thick, fixing with 640 Eurostar Special very low VOC emission PVC adhesive												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	1235 x 2000	1	nr	£205.58	**£205.58**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£260	7	**£1,820**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	1985 x 2000	1	nr	£330.43	**£330.43**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£418	7	**£2,926**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	2335 x 2000	1	nr	£372.04	**£372.04**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£471	7	**£3,294**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	2515 x 3765 maximum dimensions	1	nr	£788.19	**£788.19**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£997	7	**£6,979**
															60									£0
			Matwell frames (N10:290)												60									£0
			Forbo Flooring AMF 163, recessed aluminum, standard finish, mitred and welded corners, 16 x 21 x 3 thick angles												60									£0
			1235 x 2000 maximum mat space	1	nr	Incl									60									£0
			1985 x 2000 maximum mat space	1	nr	Incl									60									£0
			2335 x 2000 maximum mat space	1	nr	Incl									60									£0
			2515 x 3765 maximum mat space	1	nr	Incl									60									£0
			3925 x 3510 maximum mat space	1	nr	Incl									60									£0
			6350 x 2560 maximum mat space	1	nr	Incl									60									£0
															60									£0
			Work to existing buildings, 3.2 Floor finishes, SU												60									£0
			SURFACE FINISHES												60									£0
			M12: TROWELLED BITUMEN/RESIN/RUBBER-LATEX FLOORING												60									£0
			Smoothing/ levelling underlayment compound; Contractor's choice (M50:460)												60									£0
			Work to floors on concrete base												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	level and to falls only not exceeding 15 degrees from horizontal	398	m2	£7.50	**£2,985.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
			M50: RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING												60									£0
			Floor finish F1; Sheeting - linoleum solid; Forbo Flooring Marmoleum Solid, Concrete, 3708 Fossil (LRV 34); butt joints, hot welded; fixing with primer and Eurocol 611 Eurostar Lino Plus adhesive in accordance with the manufacturers recommendations (M50:150)												60									£0
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	83	m2	£38.30	**£3,178.90**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£4,021	3	**£12,064**
															60									£0
			Skirtings - PVC set-in (M50:770)												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Quantum Flooring, Q100 50 2.5 SI 100MM FLEXIBLE SET-IN SKIRTING, Boulder colour; 100 high, 2.5 gauge; mitre joints	12	m	£15.00	**£180.00**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£228	1	**£228**
			Floor finish F2; Sheeting - linoleum linear; Forbo Flooring Marmoleum Linear Striato, 5253 Bleached Gold (LRV 42); butt joints, hot welded; fixing with primer and Eurocol 611 Eurostar Lino Plus adhesive in accordance with the manufacturers recommendations (M50:151)												60									£0
			2.5 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	308	m2	£38.30	**£11,796.40**	**TRUE**	Renewal	Renewal	Floor Finishes; Linoleum	100%			60	20	BCIS	20	20	115%	10%	£14,922	3	**£44,767**
			Floor finish F12; PVC sheet flooring to wet areas - patterned; Forbo Flooring Surestep, Stone, 17842 Speckled Concrete Tile; butt joints, hot welded; fixing with primer and Eurocol 640 Eurostar Special adhesive in accordance with the manufacturers recommendations (M50:157)												60									£0
			2 work to floors on concrete base; level or to falls only not exceeding 15 degrees from horizontal												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	width exceeding 300	7	m2	£31.87	**£223.09**	**TRUE**	Renewal	Renewal	Floor Finishes; Vinyl	100%			60	15	BCIS	20	20	115%	10%	£282	3	**£847**
															60									£0
			Accessories												60									£0
			Gradus JT365; Silver anodised aluminium; proprietary cartridge adhesive fix as per manufacturers instructions (M50:740)												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	lino x lino; flat section	33	m	£15.00	**£495.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£626	1	**£626**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	2.5mm lino to 2mm vinyl	5	m	£12.50	**£62.50**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£79	1	**£79**
															60									£0
			Gradus RT264; Silver anodised aluminium; screw and adhesive fix as per manufacturers instructions (M50:740A, B, and C)												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	7.2mm (compressed thickness) entrance matting to 2.5mm lino	12	m	£15.00	**£180.00**	**TRUE**	Renewal	Renewal	Aluminium Fixings	100%	*Replacement to coincide with skirting boards*		60	-	-	35	35	115%	10%	£228	1	**£228**
															60									£0
			FURNITURE/EQUIPMENT												60									£0

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE							COSTS				
	Group element	Element																							
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			N10: GENERAL FIXTURES/FURNISHINGS/ EQUIPMENT												60									£0
			Entrance matting (secondary, internal) (N10:302)												60									£0
			Forbo Flooring, Coral Brush, Shark Grey; 9 thick, fixing with 640 Eurostar Special very low VOC emission PVC adhesive												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	1800 x 2000	1	nr	£299.63	**£299.63**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£379	7	**£2,653**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	1820 x 2000	1	nr	£302.96	**£302.96**	**TRUE**	Renewal	Renewal	Entrance Matting	100%			60	-	-	8	8	115%	10%	£383	7	**£2,683**
			Matwell frames (N10:290)												60									£0
			Forbo Flooring AMF 163, recessed aluminum, standard finish, mitred and welded corners, 16 x 21 x 3 thick angles												60									£0
			1800 x 2000 maximum mat space	1	nr	Incl									60									£0
			1820 x 2000 maximum mat space	1	nr	Incl									60									£0
															60									£0
															60									£0
			MISCELLANEOUS												60									£0
			Prepare the existing slab including brushing & cleaning prior to start and making good of any indentations in the concrete	3118	m2	£1.00									60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Sub-floor preparation; including grinding / scabbling high spots or surface irregularities	2684	m2	£2.50	**£6,710.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Allowance for Latex self levelling compound up to 7mm	2634	m2	£10.50									60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Allowance to form the floor finishes around any floor gullies	3	nr	£50.00	**£150.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Surface Primer	2634	m2	Incl									60									£0
															60									£0
			Protection												60									£0
			Flooring protection of flooring at completion - Fire Rated Correx suitably taped together												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Carpet	258	m2	£3.00	**£774.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Vinyl	2634	m2	£3.00	**£7,902.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Treads	169		£2.50	**£422.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Risers	176		£2.50	**£440.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Removal and skip of floor protection.												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	carpet	258	m2	£1.20	**£309.60**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	vinyl	2634	m2	£1.20	**£3,160.80**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Treads	169		£1.20	**£202.80**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Risers	176		£1.20	**£211.20**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
			Discount	-0.025	%										60									£0
															60									£0
			Subcontractor Quotation Total				**£233,001.10**								60									£0
															60									£0
			PACKAGE ATTENDANCE												60									£0
															60									£0
															60									£0
			M12: TROWELLED BITUMEN/RESIN/RUBBER-LATEX FLOORING												60									£0
															60									£0
			Anti-slip epoxy resin flooring; Flowcrete, Flowcoat SF41 with Grade 30 silica sand, Mid Grey 280 colour; applying Flowprime primer if required, and damaged areas to receive Flowtex F1 Mortar or Peran STC scratch coat; application and number of coats in accordance with the manufacturers recommendations (M12:110)												60									£0
			Work to floors on concrete base												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	level and to falls only not exceeding 15 degrees from horizontal	41	m2	£86.95	**£3,564.95**	**TRUE**	Renewal	Renewal	Floor Finishes; Epoxy	100%			60	12	BCIS	14	14	115%	10%	£4,510	4	**£18,039**
			Coved skirtings												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	100 high; including 12 thick marine grade plywood backing	42	m	£72.63	**£3,050.46**	**TRUE**	Renewal	Renewal	Skirting	100%			60	30	BCIS	35	35	115%	10%	£3,859	1	**£3,859**
															60									£0
			MISCELLANEOUS												60									£0
															60									£0
			Provision of a Working Supervisor as per Kier SHEMS-101 document	1	item	inc									60									£0
			Sub-floor preparation; including grinding / scabbling high spots or surface irregularities	41	m2	£14.95									60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	The Subcontractor is to allow for all adhesives, fasteners, fixtures and fittings.	1	item	£300.30	**£300.30**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
			Subcontractor Quotation Total				**£6,915.71**								60									£0
															60									£0
			Package Attendances												60									£0
															60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Protection	41	m2	£3.50	**£143.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
															60									£0
			M10: SAND CEMENT/CONCRETE/ SCREEDS/TOPPINGS												60									£0
															60									£0
			Cement:sand levelling screeds; Flowcrete UK Ltd; Isocrete Standard K screed incorporating type D49 steel fabric to BS 4483 (M10:115A)												60									£0
			50 nominal work to floors on concrete base; one coat; trowelled												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal	42	m2	£34.00	**£1,428.00**	**TRUE**	Renewal	Renewal	Screeds	100%			60	40	BCIS	65	65	115%	10%	£1,806	0	**£0**
															60									£0
			Cement:sand levelling screeds; Flowcrete UK Ltd; Isocrete Heavy Duty K Screed, or Isocrete Fast K-Screed product, incorporating Isocrete PP fibres (M10:115B)												60									£0
			75 work to floors on insulation base, in and around areas of underfloor heating; one coat; trowelled												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	level and to falls only not exceeding 15 degrees from horizontal	392	m2	£23.25	**£9,114.00**	**TRUE**	Renewal	Renewal	Screeds	100%			60	40	BCIS	65	65	115%	10%	£11,529	0	**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
			Accessories												60									£0
			Rigid foil faced insulation; glass fibre; 75 thick; butt joints (M10:115B)												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	floors	392	m2	£9.50	**£3,724.00**	**TRUE**	Renewal	Renewal	Rigid Insulation	100%			60	-	-	80	80	115%	10%	£4,711	0	**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	extra; upstand at perimeter abutments, with treated timber packers, 150 high	167	m	£2.00	**£334.00**	**TRUE**	Renewal	Renewal	Rigid Insulation	100%			60	-	-	80	80	115%	10%	£423	0	**£0**
			Separating membranes, polyethylene sheet, minimum 125 micrometres thick (500 gauge); 100 welted lapped joints (M10:280)												60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	floors	392	m2	£0.70	**£274.40**	**TRUE**	Renewal	Renewal	Rigid Insulation	100%			60	-	-	80	80	115%	10%	£347	0	**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	extra; turn-up at perimeter abutments 75 high	167	m	£0.10	**£16.70**	**TRUE**	Renewal	Renewal	Rigid Insulation	100%			60	-	-	80	80	115%	10%	£21	0	**£0**
															60									£0
			Discount												60									£0
															60									£0
			Subcontractor Quotation Total				**£14,891.10**								60									£0
															60									£0
			Tender Adjustments												60									£0
															60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Screed to backfill to curtain walling fixing pockets / recesses on in situ concrete slab as specification clause M10/115C; extent and locations to be determined	1	item	£350.00	**£350.00**	**TRUE**	Renewal	Renewal	Screeds	100%			60	40	BCIS	65	65	115%	10%	£443	0	**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Screed angles to thresholds	1	item	£500.00	**£500.00**	**TRUE**	Renewal	Renewal	Screeds	100%			60	40	BCIS	65	65	115%	10%	£633	0	**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Movement/Expenastion Joints	50	m	£10.00	**£500.00**	**TRUE**	Renewal	Renewal	Screeds	100%			60	40	BCIS	65	65	115%	10%	£633	0	**£0**
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Trimming of perimeter insulation	167	m	£0.50	**£83.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
			Package Attendances												60									£0
															60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Prepare the existing slab including brushing & cleaning prior to start and making good of any indentations in the concrete	434	m2	£4.50	**£1,953.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Moisture testing of screeds	1	item	£500.00	**£500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Allowance for any safety / barrier fencing required around the pump during operation	1	item	£150.00	**£150.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Provide protection to the screed to enable mobile pop ups/poduims/access towers - Plywood or similar	434	m2	£10.00	**£4,340.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
Park View Health & Wellbeing Hub	3. Internal finishes	3.2. Floor finishes	Forming matwells	6	nr	£250.00	**£1,500.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									£0
															60									£0
			Adjustments and Attendances Total				**£9,876.50**								60									£0
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; perspex protection cover; hinged door swing; lockable; wall mounted; 900H 950W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; mid; writing shelf; hinged; 200H 600W 100D	1		£186.27	**£186.27**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£236	2	**£471**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	6		£130.07	**£780.43**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£987	2	**£1,974**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WKT961U, U-shaped worktop, 600mm depth, length and height as drawn, cut outs for sinks, drainer flutes where required	1		£2,684.20	**£2,684.20**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£3,396	2	**£6,791**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOTTLE; eye irrigation; emergency; with internal application; fix panel	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable mask; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BENCH MAGNIFIER; with high-brightness LED lamp; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SCANNER: Bar-code	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Scanners	100%			60	-	-	10	10	115%	10%	£89	6	**£532**
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; dental staff base desk. To: 0-003 dental staff base. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400109 and NBS ref: N10/110F	1		£15,906.96	**£15,906.96**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£20,122	3	**£60,367**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD/DRAWER UNIT, 1 drawer, 1 shelf, on plinth, 850H 500W 500D	1		£420.23	**£420.23**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£532	2	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET tall; 600mm facing; (600x400 inserts); with formed plastic liners and 10 telescopic runners; 1 door hinged right; on plinth; o/a height 2100; HTM71	2		£773.77	**£1,547.54**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,958	2	**£3,915**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	ENDOSCOPE CUPBOARD, 600mm facing, with 2 pull-out vertical panels, 1 door hinged right, on plinth, o/a height	1		£1,094.41	**£1,094.41**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,384	2	**£2,769**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PIGEONHOLE UNIT; two level; 12 compartments; wall mounted; 800H 1000W 450D	1		£317.25	**£317.25**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£401	3	**£1,204**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE							COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLOCK digital; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, key, 30 hooks, lockable, wall mounted, 305H 230W 70D	1		£98.03	**£98.03**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£124	2	**£248**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SAFE, small, floor standing, 680H 500W 500D	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Safe	100%			60	-	-	40	40	115%	10%	£44	1	**£44**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 1 shelf, on plinth, 800H 600W 500D	2		£309.10	**£618.20**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£782	2	**£1,564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 1 shelf, on plinth, 800H 1200W 500D	2		£432.54	**£865.08**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,094	2	**£2,189**
			CABINET; base, infill piece, 850H, depth and width as drawn	4											60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, door handed as layout with adjustable shelf, 773H 600W	1		£385.30	**£385.30**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£487	2	**£975**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, 773H 1200W	3		£677.82	**£2,033.47**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£2,572	2	**£5,145**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; mid; writing shelf; hinged; 200H 600W 100D	1		£186.27	**£186.27**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£236	2	**£471**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WKT960U, U-shaped worktop, 600mm depth, length and height as drawn, drainage flutes for autoclaves, cut outs for sinks	1		£2,362.90	**£2,362.90**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£2,989	2	**£5,978**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BENCH MAGNIFIER; with high-brightness LED lamp; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PUMP, oil, compressed air, powered, wall mounted (Fix Only)	1		£70.38	**£70.38**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£267**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SCANNER: Bar-code	1		£70.38	**£70.38**	**TRUE**	Renewal	Renewal	Scanners	100%			60	-	-	10	10	115%	10%	£89	6	**£534**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; dental; 1 door; under bench; on plinth; (internal fittings-project option); 890H 500W 550D	5		£392.76	**£1,963.80**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£2,484	2	**£4,968**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET/DRAWER UNIT; dental; under bench; on plinth; (drawers and fittings-project option; 890H 500W 550D	2		£782.76	**£1,565.52**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,980	2	**£3,961**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; dental; 1 door; wash basin and waste container foot operated; on plinth; 890H 500W 550D	2		£403.02	**£806.04**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,020	2	**£2,039**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	3		£25.70	**£77.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£98	3	**£293**
			CABINET; base, infill piece, 850H, depth and width as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, lockable, 773H 1000W	3		£547.12	**£1,641.36**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£2,076	2	**£4,153**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, door handed as layout with adjustable shelf, 773H 500W	1		£369.25	**£369.25**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£467	2	**£934**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; L shaped chamfered corner	1		£3,522.25	**£3,522.25**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£4,456	2	**£8,911**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; dental; 1 door; under bench; on plinth; (internal fittings-project option); 890H 500W 550D	4		£392.76	**£1,571.04**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,987	2	**£3,975**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET/DRAWER UNIT; dental; under bench; on plinth; (drawers and fittings-project option; 890H 500W 550D	2		£782.76	**£1,565.52**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,980	2	**£3,961**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; dental; 1 door; wash basin and waste container foot operated; on plinth; 890H 500W 550D	2		£403.02	**£806.04**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,020	2	**£2,039**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	3		£25.70	**£77.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£98	3	**£293**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, lockable, 773H 1000W	3		£547.12	**£1,641.36**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£2,076	2	**£4,153**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; L shaped chamfered corner	1		£3,163.14	**£3,163.14**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£4,001	2	**£8,003**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE							COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; 1 door; under bench; on plinth; 890H 500W 450D	1		£304.90	**£304.90**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£386	2	**£771**
			CABINET; base, infill piece, 850H, width as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET, base, modular storage, 2 door with adjustable shelf; 850H 900W 250D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 250D; length as drawn	1		£342.52	**£342.52**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£433	2	**£867**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 450D; length as drawn	1		£183.68	**£183.68**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£232	2	**£465**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	COMPUTER SCREEN; wall mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves; set of 3; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET, holder, suction unit, wall mounted	1		£15.00	**£15.00**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£19	3	**£57**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base, with door, on plinth, 860H 600W 500D	1		£309.10	**£309.10**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£391	2	**£782**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base, with 2 doors, on plinth, 860H 1200W 500D	1		£432.54	**£432.54**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£547	2	**£1,094**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, 4 drawer, 700H 500W	1		£719.74	**£719.74**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£910	2	**£1,821**
			CABINET; base, infill piece, 860H, width as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, 773H 1200W	1		£770.59	**£770.59**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£975	2	**£1,950**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top; upper; door handed as layout with adjustable shelf; lockable; 773H 600W	1		£385.30	**£385.30**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£487	2	**£975**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain; bed/trolley; length as drawn	1		£342.43	**£342.43**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£433	3	**£1,300**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; length as drawn	2		£1,004.33	**£2,008.66**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£2,541	2	**£5,082**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£566.03	**£566.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£716	2	**£1,432**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 900W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 900W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 900W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 900W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	4		£70.03	**£280.12**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£354	2	**£709**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 900W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 900W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE											COSTS				
	Group element	Element												First Occurrence									
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes		End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£566.03	**£566.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£716	2	**£1,432**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 900W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 900W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 900W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 900W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£566.03	**£566.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£716	2	**£1,432**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE							COSTS				
	Group element	Element																							
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL, grab, hinged, wall mounted, 650mm	2		£157.20	**£314.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£398	3	**£1,193**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	VENDING MACHINE; sanitary towel with coin slot	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Vending Machine	100%			60	-	-	12	12	115%	10%	£44	5	**£222**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET, holder, suction unit, wall mounted	1		£15.00	**£15.00**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£19	3	**£57**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base, with door, on plinth, 860H 600W 500D	1		£309.10	**£309.10**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£391	2	**£782**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base, with 2 doors, on plinth, 860H 1200W 500D	1		£432.54	**£432.54**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£547	2	**£1,094**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, 4 drawer, 700H 500W	1		£719.74	**£719.74**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£910	2	**£1,821**
			CABINET; base, infill piece, 860H, width as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, 773H 1200W	1		£631.44	**£631.44**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£799	2	**£1,598**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top; upper; door handed as layout with adjustable shelf; lockable; 773H 600W	1		£385.30	**£385.30**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£487	2	**£975**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain; bed/trolley; length as drawn	1		£342.43	**£342.43**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£433	3	**£1,300**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE							COSTS				
	Group element	Element																							
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; length as drawn	2		£555.71	**£1,111.42**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£1,406	2	**£2,812**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; 1 shelf; sliding door; on plinth; 900H 1500W 300D	1		£832.95	**£832.95**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,054	2	**£2,107**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base unit, 2 door with adjustable shelf, 860H 1000W	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; length as drawn	1		£458.40	**£458.40**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£580	2	**£1,160**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; TV; height adjustable; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	2		£98.03	**£196.06**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£248	2	**£496**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; 60"; wall mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	12		£25.70	**£308.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£390	3	**£1,170**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	3		£35.02	**£105.06**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£133	3	**£399**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	1		£98.03	**£98.03**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£124	2	**£248**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PROJECTOR, multi-media, ceiling mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Fixed and Portable Projectors	100%			60	10	CIBSE	10	10	115%	10%	£89	6	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 2 shelves, 1 pull out shelf, lockable, on plinth, 800H 600W 500D	4		£437.51	**£1,750.04**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£2,214	2	**£4,428**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, broom, metal, shelf, lockable, 1800H 600W 450D	1		£589.12	**£589.12**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£745	2	**£1,490**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 2 shelves, lockable, wall mounted, 600H 1200W 300D	1		£745.77	**£745.77**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£943	2	**£1,887**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DRAWER UNIT; 2 drawer on plinth; 800H 600W 500D	2		£649.07	**£1,298.14**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,642	2	**£3,284**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF; 600W 150D	2		£49.53	**£99.06**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£125	2	**£251**
			CABINET; base, infill piece, 850H, width as drawn	4		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, (sink), door handed as layout with adjustable shelf, 850H 600W	2		£307.92	**£615.84**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£779	2	**£1,558**
			CABINET; tall, infill piece with sloping top, width / depth as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf, lockable; 550H 600W 300D	1		£372.89	**£372.89**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£472	2	**£943**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; Laminate faced, 650D, length as drawn	4		£618.66	**£2,474.63**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£3,130	2	**£6,261**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; magnetic; wall mounted; 900H 600W	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	COOKER, electric, four burner, domestic	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISHWASHER; domestic	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	10%	£89	3	**£266**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; Controlled drugs, lockable 900H 600W	1		£1,335.01	**£1,335.01**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,689	2	**£3,378**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; base; door handed as layout with adjustable shelf; on plinth; 850H 455W 675D	3		£963.81	**£2,891.43**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£3,658	2	**£7,315**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE, sloping top; tall, base, door handed as layout, on plinth, 2123H 455W 675D	2		£698.85	**£1,397.70**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,768	2	**£3,536**
			CABINET; base, infill piece, 850H, width as drawn	2		Incl									60									**£0**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, door handed as layout with adjustable shelf, 773H 600W	1		£385.30	**£385.30**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£487	2	**£975**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top; upper; door handed as layout with adjustable shelf; lockable; 773H 600W	1		£385.30	**£385.30**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£487	2	**£975**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£240.96	**£240.96**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£305	2	**£610**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; base; door handed as layout with 3 telescopic runners; on plinth; 850H 455W 675D	2		£607.83	**£1,215.66**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,538	2	**£3,076**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; sloping top, upper, door handed as layout with adjustable shelf, 773H 455W	2		£392.66	**£785.32**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£993	2	**£1,987**
			CABINET; base, infill piece, 850H, width as drawn	1		Incl									60									**£0**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, urine test, door handed as layout with adjustable shelf, 773H 600W	1		£454.89	**£454.89**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£575	2	**£1,151**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£327.63	**£327.63**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£414	2	**£829**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel roll; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE, sloping top; tall, base, door handed as layout, on plinth, 2123H 455W 675D	4		£698.85	**£2,795.40**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£3,536	2	**£7,072**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	13		£70.03	**£910.39**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,152	2	**£2,303**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLIP, spring, 32mm dia. 3, mounted on a wooden batten, wall mounted	1		£35.17	**£35.17**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF; adjustable, 2 shelves, 300D, length as drawn	1		£152.82	**£152.82**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£193	2	**£387**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LOCKER; wall mounted, 340H 300W 300D	2		£19.60	**£39.20**	**TRUE**	Renewal	Renewal	Lockers	100%			60	-	-	20	20	115%	10%	£50	3	**£149**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 1 shelf, on plinth, 800H 1310W 700D	1		£706.64	**£706.64**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£894	2	**£1,788**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; sloping top, upper, door handed as layout, 773H 655W	2		£467.39	**£934.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,182	2	**£2,365**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£1,618.50	**£1,618.50**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£2,047	2	**£4,095**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; 4 hooks, wall mounted, 550W	1		£102.80	**£102.80**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£130	3	**£390**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, 2 doors with adjustable shelves, 2123H 1200W	1		£680.82	**£680.82**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£861	2	**£1,722**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; staff base desk. To: 0-033 staff base. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400108 and NBS ref: N10/110E	1		£11,643.40	**£11,643.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£14,729	3	**£44,187**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; Laminate faced, 500D, length as drawn	1		£774.51	**£774.51**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£980	2	**£1,960**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLOCK digital; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£1,647.94	**£1,647.94**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£2,085	2	**£4,169**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL, grab, hinged, wall mounted, 650mm	2		£314.40	**£628.80**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£795	3	**£2,386**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£111.14	**£222.28**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£281	3	**£844**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	2		£111.14	**£222.28**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£281	3	**£844**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; hinged; floor mounted	2		£157.20	**£314.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£398	3	**£1,193**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, door handed as layout with adjustable shelf, 850H 600W	2		£618.20	**£1,236.40**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,564	2	**£3,128**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, (sink); 2 door with adjustable shelf, 850H 1200W	1		£426.13	**£426.13**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£539	2	**£1,078**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, 773H 1200W	1		£770.59	**£770.59**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£975	2	**£1,950**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, 773H 1200W	1		£770.59	**£770.59**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£975	2	**£1,950**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£824.58	**£824.58**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£1,043	2	**£2,086**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 600W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	2		£111.14	**£222.28**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£281	3	**£844**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; hinged; floor mounted	2		£157.20	**£314.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£398	3	**£1,193**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE							COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	VENDING MACHINE; sanitary towel with coin slot	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Vending Machine	100%			60	-	-	12	12	115%	10%	£89	5	**£443**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; 1 shelf; sliding door; on plinth; 900H 1500W 300D	1		£832.95	**£832.95**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,054	2	**£2,107**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base unit, 2 door with adjustable shelf, 860H 1000W	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; length as drawn	1		£458.40	**£458.40**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£580	2	**£1,160**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; TV; height adjustable; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	4		£98.03	**£392.12**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£496	2	**£992**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; 60"; wall mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, 2 doors with adjustable shelves, 2123H 1200W	1		£680.82	**£680.82**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£861	2	**£1,722**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
															60									**£0**
															60									**£0**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; main reception desk. To: 0-079 reception. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400104 and NBS ref: N10/110A	1		£38,807.28	**£38,807.28**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£49,091	3	**£147,274**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLOCK digital; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; information zone desk. To: 0-080 information zone. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400106 and NBS ref: N10/110C	1		£7,718.99	**£7,718.99**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£9,765	3	**£29,294**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; perspex protection cover; hinged door swing; lockable; wall mounted; 900H 950W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD/DISPLAY UNIT; tall; 1750H 1700W 700D	1		£140.06	**£140.06**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£177	2	**£354**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RACK; magazine, 3 shelves, floor standing, fixed to the wall, 1400H 900W 300D	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF UNIT, adjustable, 4 shelves, 300D, length to suit room	2		£420.44	**£840.88**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,064	2	**£2,127**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	16		£70.03	**£1,120.48**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,417	2	**£2,835**
															60									**£0**
															60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; timber slatted privacy screen. To: wait areas 0-099, 1-115. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400107 and NBS ref: N10/110D	1		£2,487.71	**£2,487.71**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£3,147	3	**£9,441**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; timber slatted privacy screen. To: wait areas 0-099, 1-115, 1-137. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400107 and NBS ref: N10/110D	1		£8,002.70	**£8,002.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£10,123	3	**£30,370**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; perspex protection cover; hinged door swing; lockable; wall mounted; 900H 950W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION: Large flat screen with bracket	2		£70.03	**£140.06**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£177	4	**£709**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; large; wall mounted	2		£70.03	**£140.06**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£177	4	**£709**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, door handed as layout with adjustable shelf, 850H 600W	1		£309.10	**£309.10**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£391	2	**£782**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top; upper; door handed as layout with adjustable shelf; lockable; 773H 600W	2		£385.30	**£770.59**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£975	2	**£1,950**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; length as drawn	1		£477.42	**£477.42**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£604	2	**£1,208**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	5		£70.03	**£350.15**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£443	2	**£886**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION: Large flat screen with bracket	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; large; wall mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION: Large flat screen with bracket	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; large; wall mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL, grab, hinged, wall mounted, 650mm	2		£157.20	**£314.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£398	3	**£1,193**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE											COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	VENDING MACHINE; sanitary towel with coin slot	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Vending Machine	100%			60	-	-	12	12	115%	10%	£89	5	**£443**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	2		£25.70	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper sheet (for couch/trolley); wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DRYER; hand; non-touch action; electric; small	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Hand Dryers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	NURSING / CHANGING UNIT; height adjustable bench; heavy duty plastic; safety rail; wall mounted; 1000H 1800W 985D	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; cafe counter. To: 0-119 community cafe. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400113 and NBS ref: N10/110K	1		£15,310.07	**£15,310.07**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£19,367	3	**£58,102**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SCREEN; til point on adjustable arm	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
															60								**£0**
															60								**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	7		£70.03	**£490.21**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£620	2	**£1,240**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLIP, spring, 32mm dia. 3, mounted on a wooden batten, wall mounted	2		£35.17	**£70.34**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£267**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PEGS; equipment; 3 (500mm spacing); wall mounted	1		£100.00	**£100.00**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£127	3	**£380**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF; adjustable, 3 shelves, 500D, length to suit room	1		£349.62	**£349.62**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£442	2	**£885**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£89	2	**£177**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£566.03	**£566.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£716	2	**£1,432**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£566.03	**£566.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£716	2	**£1,432**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, door handed as layout with adjustable shelf, 850H 600W	1		£309.10	**£309.10**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£391	2	**£782**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, (sink); 2 door with adjustable shelf, 850H 1200W	1		£426.13	**£426.13**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£539	2	**£1,078**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60								**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, 773H 1200W	2		£770.59	**£1,541.18**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,950	2	**£3,899**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£1,201.65	**£1,201.65**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£1,520	2	**£3,040**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISHWASHER; under bench, integrated; high temperature	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	10%	£89	3	**£266**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£566.03	**£566.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£716	2	**£1,432**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£566.03	**£566.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£716	2	**£1,432**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 600D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base unit, 2 door with adjustable shelf, 860H 1000W	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 900W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 900W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE							COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	12		£25.70	**£308.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£390	3	**£1,170**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£420.24**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£532	3	**£1,595**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	3		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	1		£98.03	**£98.03**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£124	2	**£248**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PROJECTOR, multi-media, ceiling mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Fixed and Portable Projectors	100%			60	10	CIBSE	10	10	115%	10%	£89	6	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 450D, height/width as drawn	1		£314.86	**£314.86**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£398	2	**£797**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT; upper; cupboard; 2 door; 1 shelf; lockable; 550H 1000W 300D	1		£527.14	**£527.14**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£667	2	**£1,334**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	STORAGE UNIT, lower, cupboard, 2 door, 1 shelf, lockable, 800H 1000W 450D	1		£416.78	**£416.78**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£527	2	**£1,054**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£606.74	**£606.74**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£768	3	**£2,303**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£506.53	**£506.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£641	2	**£1,282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL, grab, hinged, wall mounted, 650mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	VENDING MACHINE; sanitary towel with coin slot	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Vending Machine	100%			60	-	-	12	12	115%	10%	£89	5	**£443**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 2 shelves, lockable, wall mounted, 600H 1200W 300D	1		£745.77	**£745.77**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£943	2	**£1,887**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	7		£25.70	**£179.90**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£228	3	**£683**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	4		£377.09	**£1,508.35**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£1,908	3	**£5,724**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£357.52	**£357.52**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£452	2	**£905**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; base; door handed as layout with 3 telescopic runners; on plinth; 850H 455W 675D	2		£607.83	**£1,215.66**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,538	2	**£3,076**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; sloping top, upper, door handed as layout with adjustable shelf, 773H 455W	2		£392.66	**£785.32**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£993	2	**£1,987**
			CABINET; base, infill piece, 850H, width as drawn	1		Incl									60								**£0**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, urine test, door handed as layout with adjustable shelf, 773H 600W	1		£454.89	**£454.89**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£575	2	**£1,151**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£327.63	**£327.63**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£414	2	**£829**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel roll; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, 4 drawer, 700H 500W	1		£719.74	**£719.74**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£910	2	**£1,821**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£317.55	**£317.55**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£402	3	**£1,205**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£864.05	**£864.05**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£1,093	2	**£2,186**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET, holder, suction unit, wall mounted	1		£15.00	**£15.00**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£19	3	**£57**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, base, with 2 doors, on plinth, 860H 1200W 500D	1		£432.54	**£432.54**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£547	2	**£1,094**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, 4 drawer, 700H 500W	1		£719.74	**£719.74**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£910	2	**£1,821**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, 2 door with adjustable shelf, 773H 1200W	1		£770.59	**£770.59**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£975	2	**£1,950**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain; bed/trolley; length as drawn	1		£272.47	**£272.47**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£345	3	**£1,034**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 600D; length as drawn	2		£493.61	**£987.22**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£1,249	2	**£2,498**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; base, 4 drawer, 700H 500W	1		£719.74	**£719.74**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£910	2	**£1,821**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£272.18	**£272.18**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£344	3	**£1,033**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£481.70	**£481.70**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£609	2	**£1,219**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF UNIT, adjustable, 4 shelves, 300D, length to suit room	4		£162.46	**£649.84**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£822	2	**£1,644**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	11		£70.03	**£770.33**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£974	2	**£1,949**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 1 shelf, lockable, wall mounted, 600H 600W 300D	3		£372.89	**£1,118.67**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,415	2	**£2,830**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	2		£25.70	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 700D, height/width as drawn	1		£432.03	**£432.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£547	2	**£1,093**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain; bed/trolley; length as drawn	1		£276.15	**£276.15**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£349	3	**£1,048**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD, 1 shelf, lockable, wall mounted, 600H 600W 300D	3		£372.89	**£1,118.67**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£1,415	2	**£2,830**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	2		£25.70	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; clinical; for 100 facing modular storage cabinets; 700D, height/width as drawn	1		£432.03	**£432.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£547	2	**£1,093**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain; bed/trolley; length as drawn	1		£276.15	**£276.15**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£349	3	**£1,048**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLIP, spring, 32mm dia. 3, mounted on a wooden batten, wall mounted	2		£35.17	**£70.34**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£267**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PEGS; equipment; 3 (500mm spacing); wall mounted	1		£103.68	**£103.68**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£131	3	**£393**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF; adjustable, 3 shelves, 500D, length to suit room	1		£349.62	**£349.62**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£442	2	**£885**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£89	2	**£177**
															60									**£0**
															60									**£0**
			HOOK; double; wall mounted	1											60									**£0**
			MIRROR; with integrated shelf	1											60									**£0**
			DISPENSER; paper towel; wall mounted	1											60									**£0**
			DISPENSER; soap; wall mounted	1											60									**£0**
			HOLDER; toilet roll; multi; large	1											60									**£0**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; sloping top, upper, door handed as layout with adjustable shelf, 773H 455W	2		£351.58	**£703.16**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£889	2	**£1,779**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	4		£111.49	**£445.96**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£564	2	**£1,128**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; Laminate faced, 750D, length as drawn	2		£2,084.47	**£4,168.94**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£5,274	2	**£10,547**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£89	12	**£1,063**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; base; door handed as layout with adjustable shelf; on plinth; 850H 455W 675D	2		£321.27	**£642.54**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£813	2	**£1,626**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE, sloping top; tall, base, door handed as layout, on plinth, 2123H 455W 675D	3		£698.85	**£2,096.55**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£2,652	2	**£5,304**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MODULAR STORAGE; sloping top, upper, door handed as layout with adjustable shelf, 773H 455W	4		£351.58	**£1,406.32**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,779	2	**£3,558**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
			CABINET; base, infill piece, 850H, width as drawn	1		Incl									60									£0
			CABINET; tall, infill piece with sloping top, width / depth as drawn	1		Incl									60									£0
			CABINET; upper, infill piece with sloping top, depth / width as drawn	2		Incl									60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£694.48	**£694.48**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£879	2	**£1,757**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; staff base desk. To: 1-090 staff base. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400110 and NBS ref: N10/110G	1		£11,977.90	**£11,977.90**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£15,152	3	**£45,456**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION: Large flat screen with bracket	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; large; wall mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; optical glass; 700H 400W	1		£74.71	**£74.71**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£95	3	**£284**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, door handed as layout with adjustable shelf, 773H 600W	1		£385.30	**£385.30**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£487	2	**£975**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£491.53	**£491.53**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£622	2	**£1,244**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TEST; Snellen, Reverse and Worth 4 dot, wall mounted	1		£35.02	**£35.02**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; optical glass; 700H 400W	1		£74.71	**£74.71**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£95	3	**£284**
			CABINET; upper, infill piece with sloping top, depth / width as drawn	1		Incl									60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CABINET; sloping top, upper, door handed as layout with adjustable shelf, 773H 600W	2		£385.30	**£770.60**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£975	2	**£1,950**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£432.03	**£432.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£547	2	**£1,093**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TEST; Snellen, Reverse and Worth 4 dot, wall mounted	1		£35.02	**£35.02**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									£0
															60									£0
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop intermediate support; epoxy powdercoated steel; length and depth to suit as drawn	1		£111.49	**£111.49**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£141	2	**£282**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK; curtain, two sided, L-shape, length as drawn	1		£306.21	**£306.21**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£387	3	**£1,162**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£432.03	**£432.03**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£547	2	**£1,093**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	12		£25.70	**£308.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£390	3	**£1,170**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	3		£35.02	**£105.06**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£133	3	**£399**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	1		£98.03	**£98.03**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£124	2	**£248**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PROJECTOR, multi-media, ceiling mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Fixed and Portable Projectors	100%			60	10	CIBSE	10	10	115%	10%	£89	6	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	12		£25.70	**£308.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£390	3	**£1,170**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	3		£35.02	**£105.06**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£133	3	**£399**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	1		£98.03	**£98.03**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£124	2	**£248**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PROJECTOR, multi-media, ceiling mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Fixed and Portable Projectors	100%			60	10	CIBSE	10	10	115%	10%	£89	6	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLIP, spring, 32mm dia. 3, mounted on a wooden batten, wall mounted	1		£35.17	**£35.17**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF; adjustable, 2 shelves, 300D, length as drawn	1		£152.82	**£152.82**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£193	2	**£387**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LOCKER; wall mounted, 340H 300W 300D	2		£19.60	**£39.20**	**TRUE**	Renewal	Renewal	Lockers	100%			60	-	-	20	20	115%	10%	£50	3	**£149**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BABY NAPPY CHANGING UNIT; folds up base, heavy duty plastic, safety straps, wall mounted, 900H 560W 885D	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TRACK, curtain, door, C-shape	1		£294.87	**£294.87**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£373	3	**£1,119**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LEG FRAME; worktop leg support; epoxy powdercoated steel; length and depth to suit as drawn	1		£222.98	**£222.98**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£282	2	**£564**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£407.19	**£407.19**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£515	2	**£1,030**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; barrier cream; disposable single cartridge; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; Medical hand sanitizer; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; disposable single cartridge; lever action; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; disposable gloves set of 3 and disposable apron; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£51.40	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£86.70	**£86.70**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£110	3	**£329**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60								**£0**
															60								**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF; 1500W 300D	4		£64.97	**£259.88**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£329	2	**£657**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	7		£70.03	**£490.21**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£620	2	**£1,240**
															60								**£0**
															60								**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; timber slatted privacy screen. To: wait areas 0-099, 1-115. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400107 and NBS ref: N10/110D	1		£2,487.71	**£2,487.71**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£3,147	3	**£9,441**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; timber slatted privacy screen. To: wait areas 0-099, 1-115, 1-137. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400107 and NBS ref: N10/110D	3		£8,002.70	**£24,008.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£30,370	3	**£91,111**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; perspex protection cover; hinged door swing; lockable; wall mounted; 900H 950W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION: Large flat screen with bracket	2		£70.03	**£140.06**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£177	4	**£709**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; large; wall mounted	2		£70.03	**£140.06**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£177	4	**£709**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	1		£55.72	**£55.72**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL, grab, hinged, wall mounted, 650mm	2		£157.20	**£314.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£398	3	**£1,193**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.72	**£55.72**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.72	**£111.44**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£423**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£34.02	**£34.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£43	12	**£516**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	VENDING MACHINE; sanitary towel with coin slot	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Vending Machine	100%			60	-	-	12	12	115%	10%	£89	5	**£443**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; timber slatted privacy screen. To: wait areas 0-099, 1-115, 1-137. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400107 and NBS ref: N10/110D	1		£8,002.70	**£8,002.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£10,123	3	**£30,370**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; perspex protection cover; hinged door swing; lockable; wall mounted; 900H 950W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF UNIT, adjustable, 4 shelves, 300D, length to suit room	4		£151.44	**£605.77**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£766	2	**£1,533**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	12		£70.03	**£840.36**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£1,063	2	**£2,126**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; resource wall. To: 2-083 admin zone. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400111 and NBS ref: N10/110H	1		£8,340.11	**£8,340.11**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£10,550	3	**£31,651**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	WORKTOP; 700D; length as drawn	1		£565.50	**£565.50**	**TRUE**	Renewal	Renewal	Workstations	100%			60	-	-	30	30	115%	10%	£715	2	**£1,431**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE											COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; 2 door; lockable; adjustable shelf;900H	4		£98.03	**£392.12**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£496	2	**£992**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION: Large flat screen with bracket	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; large; wall mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£89	4	**£354**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	5		£25.70	**£128.50**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£163	3	**£488**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 600H 900W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; 5 hooks, wall mounted, 700W	3		£40.53	**£121.59**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£154	3	**£461**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLOCK battery, wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	1		£98.03	**£98.03**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£124	2	**£248**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PROJECTOR, multi-media, ceiling mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Fixed and Portable Projectors	100%			60	10	CIBSE	10	10	115%	10%	£89	6	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; 5 hooks, wall mounted, 700W	3		£40.53	**£121.59**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£154	3	**£461**
			SCREEN, projector, ceiling mounted, 1800H 2400W	1											60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; marker; whiteboard; dry-wipe; with pen holder; wall mounted; 1200H1800W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 1200W	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLOCK battery, wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CUPBOARD; steel; 2 adjustable shelves; 2 door; lockable; 900H 900W 420D	1		£98.03	**£98.03**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£124	2	**£248**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	PROJECTOR, multi-media, ceiling mounted	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Fixed and Portable Projectors	100%			60	10	CIBSE	10	10	115%	10%	£89	6	**£532**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; timber slatted privacy screen. To: 2-086 staff rest. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400107 and NBS ref: N10/110D	1		£4,281.02	**£4,281.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£5,415	3	**£16,246**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BESPOKE JOINERY; kitchenette. To: 2-086 staff rest. Refer to detail drawing: PVWH-ARC-ZZ-ZZ-DT-A-400112 and NBS ref: N10/110J	1		£7,040.11	**£7,040.11**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£8,906	3	**£26,717**
			CUPBOARD, wall mounted, adjustable shelves, 720H 600W 290D	5		Incl									60									**£0**
			CUPBOARD, base, integrated appliance, on plinth, 890H 600W 500D	2		Incl									60									**£0**
			CUPBOARD, base, integrated dishwasher, on plinth, 890H 600W 500D	1		Incl									60									**£0**
			CUPBOARD/DRAWER UNIT, base, on plinth, 890H 600W 500D	1		Incl									60									**£0**
			WORKTOP; with dropped section for DDA, integral drainer grooves in solid surface material, undermount shallow bowl sink for DDA clearance	1		Incl									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BOARD; display/notice; wall mounted; 900H 600W	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BRACKET; flat panel monitor; height adjustable; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS				EVENT CYCLE											COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	OVEN; counter top microwave; hard wired	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	REFRIGERATOR; underbench; integrated	2		£70.03	**£140.06**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	10%	£177	3	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION: Large flat screen with bracket	2		£70.03	**£140.06**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£177	4	**£709**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	TELEVISION monitor; colour; flat panel; large; wall mounted	2		£70.03	**£140.06**	**TRUE**	Renewal	Renewal	Televisions	100%			60	15	CIBSE	15	15	115%	10%	£177	4	**£709**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISHWASHER; under bench, integrated; high temperature	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	10%	£89	3	**£266**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	CLIP, spring, 32mm dia. 3, mounted on a wooden batten, wall mounted	1		£35.17	**£35.17**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELF; adjustable, 2 shelves, 300D, length as drawn	1		£85.02	**£85.02**	**TRUE**	Renewal	Renewal	Cabinets/Cupboards	100%			60	-	-	25	25	115%	10%	£108	2	**£215**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	LOCKER; wall mounted, 340H 300W 300D	2		£19.60	**£39.20**	**TRUE**	Renewal	Renewal	Lockers	100%			60	-	-	20	20	115%	10%	£50	3	**£149**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SHELVING FRAME, modular storage, 1 bay, with 5 shelves, 2130H 1000W 465D	4		£70.03	**£280.12**	**TRUE**	Renewal	Renewal	Storage Unit	100%			60	-	-	25	25	115%	10%	£354	2	**£709**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; optical glass; 700H 400W	1		£74.71	**£74.71**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£95	3	**£284**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	2		£99.62	**£199.24**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£252	3	**£756**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SEAT; bench; wall mounted; 480H 1300W 400D	1		£229.56	**£229.56**	**TRUE**	Renewal	Renewal	Benches	100%			60	-	-	20	20	115%	10%	£290	3	**£871**
				1		£292.68									60									**£0**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	2		£25.70	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	2		£25.70	**£51.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£65	3	**£195**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; towel; single stainless steel; 15mm dia. 450mm	1		£64.97	**£64.97**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£82	3	**£247**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL for shower curtain, 1200mm	1		£88.37	**£88.37**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£112	3	**£335**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SEAT; tip-up; fixed height	1		£216.76	**£216.76**	**TRUE**	Renewal	Renewal	Benches	100%			60	-	-	20	20	115%	10%	£274	3	**£823**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; small; wall mounted	2		£35.02	**£70.04**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£89	3	**£266**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; optical glass; 700H 400W	1		£74.71	**£74.71**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£95	3	**£284**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	SEAT; bench; wall mounted; 480H 1300W 400D	1		£229.56	**£229.56**	**TRUE**	Renewal	Renewal	Benches	100%			60	-	-	20	20	115%	10%	£290	3	**£871**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	BACKREST; WC/toilet, padded, wall / panel mounted	1		£156.10	**£156.10**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£197	3	**£592**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; coat; single	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; single; large; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf; for wheelchair user	1		£99.62	**£99.62**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£126	3	**£378**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE						COSTS				
	Group element	Element																						
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; vertical; wall mounted; center to center 600mm, 32mm diameter	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL, grab, hinged, wall mounted, 650mm	2		£157.20	**£314.40**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£398	3	**£1,193**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab; horizontal; wall mounted; 80mm centre projection; 600mm	1		£55.57	**£55.57**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£70	3	**£211**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	RAIL; grab, vertical, panel mounted, roseless, 568mm	2		£55.57	**£111.14**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£141	3	**£422**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	VENDING MACHINE; sanitary towel with coin slot	1		£70.03	**£70.03**	**TRUE**	Renewal	Renewal	Vending Machine	100%			60	-	-	12	12	115%	10%	£89	5	**£443**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£68.51	**£68.51**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£87	3	**£260**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOOK; double; wall mounted	1		£25.70	**£25.70**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£33	3	**£98**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	MIRROR; with integrated shelf	1		£68.51	**£68.51**	**TRUE**	Renewal	Renewal	Mirrors	100%			60	-	-	20	20	115%	10%	£87	3	**£260**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; paper towel; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	DISPENSER; soap; wall mounted	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	Dispensers	100%			60	5	CIBSE	5	5	115%	10%	£44	12	**£532**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	HOLDER; toilet roll; multi; large	1		£35.02	**£35.02**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£44	3	**£133**
															60									**£0**
			Less IPS costs included above	1											60									**£0**
															60									**£0**
			Delivery & Set-Out	1											60									**£0**
			Installation	1											60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Preliminaries	1		£10,846.75	**£10,846.75**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
															60									**£0**
			Tender Adjustments												60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Hoists	5		£5,874.74	**£29,373.68**	**TRUE**	Renewal	Renewal	General FF&E	100%	*Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis*		60	-	-	20	20	115%	10%	£37,158	3	**£111,473**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Blinds - Group 1	80		£386.86	**£30,948.96**	**TRUE**	Renewal	Renewal	Window Blinds	100%			60	10	BCIS	15	15	115%	10%	£39,150	4	**£156,602**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Blinds - Group 2	12		£75.00	**£900.00**	**TRUE**	Renewal	Renewal	Window Blinds	100%			60	10	BCIS	15	15	115%	10%	£1,139	4	**£4,554**
			Package Attendances												60									**£0**
			Support above ceilings for the timber slatted screens	1		£1,500.00									60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Mastic Pointing	1		£3,500.00	**£3,500.00**	**TRUE**	Renewal	Renewal	Mastic Pointing	100%			60	-	-	20	20	115%	10%	£4,428	3	**£13,283**
															60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Allow for 2no. signs of the text 'WELLBEING HUB AT PARK VIEW', 'WELLBEING HUB' at 600mm height, 'AT PARK VIEW' at 350mm height	2	nr	£6,250.00	**£12,500.00**	**TRUE**	Renewal	Renewal	Signs/Notices	100%			60	15	BCIS	15	15	115%	10%	£15,813	4	**£63,250**
															60									**£0**
			Mechanical Installation												60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.3. Disposal installations	Above Ground Drainage	1	item	£43,762.74	**£43,762.74**	**TRUE**	Renewal	Renewal	Waste Pipes and Fittings	100%			60	40	CIBSE	40	40	115%	15%	£57,876	1	**£57,876**
Park View Health & Wellbeing Hub	5. Services	5.4. Water installations	Domestic Cold Water Installation	1	item	£153,783.97	**£153,783.97**	**TRUE**	Renewal	Renewal	Water Installations; Generally	100%			60	35	CIBSE	45	45	115%	15%	£203,379	1	**£203,379**
Park View Health & Wellbeing Hub	5. Services	5.4. Water installations	Domestic Hot Water Installation	1	item	£383,095.04	**£383,095.04**	**TRUE**	Renewal	Renewal	Water Installations; Generally	100%			60	35	CIBSE	45	45	115%	15%	£506,643	1	**£506,643**
Park View Health & Wellbeing Hub	5. Services	5.4. Water installations	External Incoming Mains Cold water	1	item	£4,466.00	**£4,466.00**	**TRUE**	Renewal	Renewal	Mains Water Supply	100%			60	-	-	40	40	115%	15%	£5,906	1	**£5,906**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	LPHW Heating Installation	1	item	£712,675.25	**£712,675.25**	**TRUE**	Renewal	Renewal	LPHW System	20%	*Assume partial replacement every 25 years*		60	-	-	25	25	115%	15%	£188,503	2	**£377,005**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS					EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Chilled Water Installation	1	item	£184,705.75	**£184,705.75**	**TRUE**	Renewal	Renewal	Distribution Pipelines and Fittings; Chilled Water	100%			60	45	CIBSE	45	45	115%	15%	£244,273	1	**£244,273**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Refrigerant Air Conditioning Installation	1	item	£48,123.20	**£48,123.20**	**TRUE**	Renewal	Renewal	Air Conditioning Systems	100%			60	40	CIBSE	40	40	115%	15%	£63,643	1	**£63,643**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Medical Gases Installation	1	item	£53,501.00	**£53,501.00**	**TRUE**	Renewal	Renewal	Gas/Oil Pipelines	100%			60	50	CIBSE	50	50	115%	15%	£70,755	1	**£70,755**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Mechanical Supply & Extract Ventilation	1	item	£785,219.66	**£785,219.66**	**TRUE**	Renewal	Renewal	Air Supply and Extract Systems	100%			60	20	CIBSE	20	20	115%	15%	£1,038,453	3	**£3,115,359**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Automatic BMS Controls Installation	1	item	£176,925.00	**£176,925.00**	**TRUE**	Renewal	Renewal	BMS; Communications	100%			60	25	CIBSE	25	25	115%	15%	£233,983	2	**£467,967**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Sanitaryware Installation Only	1	item	£20,467.00	**£20,467.00**	**FALSE**	Renewal	Renewal	Included elsewhere				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Sanitaryware Supply Only	1	item	£83,978.85	**£83,978.85**	**TRUE**	Renewal	Renewal	Sanitary Fittings	100%	*Generic descriptor to cover replacement of sinks, WC's, urinals, wash basins etc*		60	20	BCIS	20	20	115%	15%	£111,062	3	**£333,186**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Thermal Insualtion	1	item	£243,772.20	**£243,772.20**	**TRUE**	Renewal	Renewal	Thermal Insulation	100%	*Replacement to coincide with the replacement of water pipework*		60	30	CIBSE	45	45	115%	15%	£322,389	1	**£322,389**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Mechanical Testing & Commissioning	1	item	£64,416.50	**£64,416.50**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Addition of Glycol into Mechanical Systems	1	item	£17,000.00	**£17,000.00**	**TRUE**	Renewal	Renewal	Glycol	100%			60	-	-	7	7	115%	15%	£22,483	8	**£179,860**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Handover Documentation	1	item	£7,936.00	**£7,936.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Ductwork Cleaning & Allowance for Additional Access Doors	1	item	£10,306.00	**£10,306.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Mechanical Supervision	1	item	£60,000.00	**£60,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Existing Hub Installations	1	item	£47,188.64	**£47,188.64**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Hub Strip Out	1	item	£6,144.00	**£6,144.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Cast Iron Uplift	1	item	£33,352.32	**£33,352.32**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Floor Gullies	1	item	£1,250.00	**£1,250.00**	**TRUE**	Renewal	Renewal	Gullies	100%			60	40	CIBSE	40	40	115%	15%	£1,653	1	**£1,653**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Electrical Temp Boilers	1	item	£18,230.90	**£18,230.90**	**TRUE**	Renewal	Renewal	Boilers	100%			60	20	CIBSE	20	20	115%	15%	£24,110	3	**£72,331**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Hoist Allowance	1	item	£12,840.00	**£12,840.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Zip Boiler 10L	1	item	£3,430.40	**£3,430.40**	**TRUE**	Renewal	Renewal	Boilers	100%			60	20	CIBSE	20	20	115%	15%	£4,537	3	**£13,610**
Park View Health & Wellbeing Hub	5. Services	5.6. Space heating and air conditioning	Commissioning Management	1	item	£80,000.00	**£80,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			Mechanical Total				**£3,256,570.42**								60									**£0**
															60									**£0**
			Electrical Installations												60									**£0**
															60									**£0**
			Incoming Supply	1	item	By Others									60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	LV Distribution	1	item	£617,184.07	**£617,184.07**	**TRUE**	Renewal	Renewal	Hv and Lv Cables and Wiring	100%			60	30	CIBSE	30	30	115%	20%	£851,714	2	**£1,703,428**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Containment	1	item	£136,124.93	**£136,124.93**	**TRUE**	Renewal	Renewal	Hv and Lv Cables and Wiring	100%			60	30	CIBSE	30	30	115%	20%	£187,852	2	**£375,705**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Earthing	1	item	£32,165.18	**£32,165.18**	**TRUE**	Renewal	Renewal	Earthing and Bonding; Generally	100%			60	30	CIBSE	40	40	115%	20%	£44,388	1	**£44,388**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Small Power	1	item	£205,408.73	**£205,408.73**	**TRUE**	Renewal	Renewal	Small Power Installations; Generally	60%	*Allowance for partial replacement of small power sockets, fuse boxes etc over the period of analysis*		60	-	-	20	20	115%	20%	£170,078	3	**£510,235**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Data	1	item	£125,287.20	**£125,287.20**	**TRUE**	Renewal	Renewal	Data Cabling	100%			60	20	BCIS	20	20	115%	20%	£172,896	3	**£518,689**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Internal Lighting	1	item	£470,490.13	**£470,490.13**	**TRUE**	Renewal	Renewal	Internal Lighting	100%			60	20	CIBSE	25	25	115%	20%	£649,276	2	**£1,298,553**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	External Lighting	1	item	£103,193.05	**£103,193.05**	**TRUE**	Renewal	Renewal	External Lighting	100%			60	15	CIBSE	20	20	115%	20%	£142,406	3	**£427,219**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Lighting Controls	1	item	£118,103.30	**£118,103.30**	**TRUE**	Renewal	Renewal	Internal Lighting	100%			60	20	CIBSE	25	25	115%	20%	£162,983	2	**£325,965**
Park View Health & Wellbeing Hub	5. Services	5.11. Fire and lightning protection	Fire Alarm	1	item	£217,564.20	**£217,564.20**	**TRUE**	Renewal	Renewal	Fire Alarms	100%			60	15	CIBSE	15	15	115%	15%	£287,729	4	**£1,150,915**
Park View Health & Wellbeing Hub	5. Services	5.12. Communication, security and control systems	Access Control	1	item	£56,727.96	**£56,727.96**	**TRUE**	Renewal	Renewal	Access Control Systems	100%			60	15	CIBSE	15	15	115%	15%	£75,023	4	**£300,091**
Park View Health & Wellbeing Hub	5. Services	5.12. Communication, security and control systems	CCTV	1	item	£150,916.96	**£150,916.96**	**TRUE**	Renewal	Renewal	CCTV	100%			60	15	CIBSE	15	15	115%	15%	£199,588	4	**£798,351**
Park View Health & Wellbeing Hub	5. Services	5.12. Communication, security and control systems	Intruder Alarm	1	item	£17,485.98	**£17,485.98**	**TRUE**	Renewal	Renewal	Intruder Alarms	100%			60	15	CIBSE	15	15	115%	15%	£23,125	4	**£92,501**
Park View Health & Wellbeing Hub	5. Services	5.12. Communication, security and control systems	Nurse Call	1	item	£70,435.63	**£70,435.63**	**TRUE**	Renewal	Renewal	Paging and Emergency Call Systems 2 Emergency Call Buttons, Pull-Cords Etc.	100%			60	10	CIBSE	10	10	115%	15%	£93,151	6	**£558,907**
Park View Health & Wellbeing Hub	5. Services	5.12. Communication, security and control systems	Disabled Alarms	1	item	£10,041.60	**£10,041.60**	**TRUE**	Renewal	Renewal	Paging and Emergency Call Systems 2 Emergency Call Buttons, Pull-Cords Etc.	100%			60	10	CIBSE	10	10	115%	15%	£13,280	6	**£79,680**
Park View Health & Wellbeing Hub	5. Services	5.13. Specialist installations	PV	1	item	£53,993.00	**£53,993.00**	**TRUE**	Renewal	Renewal	Photovoltaic Devices	100%			60	25	CIBSE	25	25	115%	15%	£71,406	2	**£142,811**
Park View Health & Wellbeing Hub	5. Services	5.13. Specialist installations	EVC	1	item	£22,359.70	**£22,359.70**	**TRUE**	Renewal	Renewal	Car Charging Points	100%	*Assumed to be well maintained*		60	-	-	12	12	115%	15%	£29,571	5	**£147,854**
Park View Health & Wellbeing Hub	5. Services	5.11. Fire and lightning protection	Lightning Protection	1	item	£7,154.00	**£7,154.00**	**TRUE**	Renewal	Renewal	Lightning Protection Installations	100%			60	30	CIBSE	30	30	115%	15%	£9,461	2	**£18,922**
Park View Health & Wellbeing Hub	5. Services	5.11. Fire and lightning protection	Induction Loops	1	item	£9,654.60	**£9,654.60**	**TRUE**	Renewal	Renewal	Induction Loop Systems	100%			60	10	CIBSE	10	10	115%	15%	£12,768	6	**£76,609**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Medical Lighting	1	item	£68,906.25	**£68,906.25**	**TRUE**	Renewal	Renewal	Internal Lighting	100%			60	20	CIBSE	25	25	115%	20%	£95,091	2	**£190,181**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Testing	1	item	£21,119.67	**£21,119.67**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	O&Ms	1	item	£5,000.00	**£5,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Training	1	item	£1,405.27	**£1,405.27**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Supervision	1	item	£60,000.00	**£60,000.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	AFDDs	1	item	£28,717.60	**£28,717.60**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.8. Electrical installations	Strip out	1	item	£6,335.90	**£6,335.90**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.10. Lift and conveyor installations	Lift 1	1	item	£29,495.00	**£29,495.00**	**TRUE**	Renewal	Renewal	Lifts	100%			60	20	CIBSE	20	20	115%	15%	£39,007	3	**£117,021**
															60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.10. Lift and conveyor installations	Lift 2	1	item	£26,795.00	**£26,795.00**	**TRUE**	Renewal	Renewal	Lifts	100%			60	20	CIBSE	20	20	115%	15%	£35,436	3	**£106,309**
															60									**£0**
			Kitchen (catering) equipment												60									**£0**
															60									**£0**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	FLY KILLER / KILLING GRID	1	item	£60.81	**£60.81**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£80	3	**£241**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	WORK TABLE	1	item	£222.80	**£222.80**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£295	3	**£884**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	SINK, SINGLE BOWL	1	item	£807.14	**£807.14**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£1,067	3	**£3,202**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	OVEN, COMBINATION RAPID COOK	1	item	£5,777.50	**£5,777.50**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£7,641	3	**£22,922**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	INDUCTION RANGE, COUNTERTOP	1	item	£1,786.25	**£1,786.25**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£2,362	3	**£7,087**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	VENTILATION CANOPY	1	item	£1,480.00	**£1,480.00**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£1,957	3	**£5,872**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	SHELF, WALL-MOUNTED	2	item	£73.36	**£146.72**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£194	3	**£582**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	SANDWICH / PANINI GRILL	1	item	£900.00	**£900.00**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£1,190	3	**£3,571**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE							COSTS				
	Group element	Element																							
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	WORK TABLE	1	item	£338.40	**£338.40**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£448	3	**£1,343**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	FREEZER, UPRIGHT (REACH-IN)	1	item	£1,634.40	**£1,634.40**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£2,161	3	**£6,484**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	REFRIGERATOR, UPRIGHT (REACH-IN)	1	item	£1,447.20	**£1,447.20**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£1,914	3	**£5,742**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	SHELVING UNIT, WIRE - 1800w	1	item	£157.30	**£157.30**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£208	3	**£624**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	SHELVING UNIT, WIRE -1200w	1	item	£133.90	**£133.90**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£177	3	**£531**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	SERVERY COUNTER	1	item	£1,497.55	**£1,497.55**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£1,981	3	**£5,942**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	DISPLAY CASE, REFRIGERATED, COUNTERTOP	1	item	£848.80	**£848.80**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£1,123	3	**£3,368**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	REFRIGERATOR, UNDERCOUNTER	1	item	£1,378.75	**£1,378.75**	**TRUE**	Renewal	Renewal	Kitchen Fittings	100%			60	15	BCIS	20	20	115%	15%	£1,823	3	**£5,470**
Park View Health & Wellbeing Hub	5. Services	5.2. Services equipment	LABOUR & PROJECT MANAGEMENT	1	item	£4,200.00	**£4,200.00**	**FALSE**	Renewal	Renewal	No LCC implication				60									**£0**
															60									**£0**
			SURFACE FINISHES												60									**£0**
			M60: PAINTING/CLEAR FINISHING; EXTERNAL WORK												60									**£0**
			Thermoplastic road marking paint												60									**£0**
			Macadam general surfaces												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	pedestrian crossing approximately 2400 wide	30	m	£5.50	**£165.00**	**TRUE**	Renewal	Renewal	Road Markings	100%			60	-	-	12	12	115%	15%	£218	5	**£1,091**
			Block paving general surfaces												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	lining to car parking spaces	463	m	£1.50	**£694.50**	**TRUE**	Renewal	Renewal	Road Markings	100%			60	-	-	12	12	115%	15%	£918	5	**£4,592**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	disabled parking symbol	5	nr	£35.00	**£175.00**	**TRUE**	Renewal	Renewal	Road Markings	100%			60	-	-	12	12	115%	15%	£231	5	**£1,157**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	electrical charging symbol	8	nr	£60.00	**£480.00**	**TRUE**	Renewal	Renewal	Road Markings	100%			60	-	-	12	12	115%	15%	£635	5	**£3,174**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	surface cross hatching; yellow	58	m2	£4.00	**£232.00**	**TRUE**	Renewal	Renewal	Road Markings	100%			60	-	-	12	12	115%	15%	£307	5	**£1,534**
															60									**£0**
			Q40: FENCING												60									**£0**
			Concrete post and rail fencing - Bin Store; Contractor's choice Hit & Miss Fencing; to BS EN 12839; 100 x 100 concrete posts with 40 x 100 horizontal timber rails, 25 x 100 vertical panes, and timber capping, treated timber, finished to match cycle store, gates to be ledged, framed and braced; including galvanised bolt locks and heavy duty hinges; backfilling around posts in concrete in accordance with the engineers recommendations (Q40:230)												60									**£0**
			2400 high fencing												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.4. Fencing, railing and walls	post centres and setting into ground in accordance with the engineers recommendations	29	m	£110.93	**£3,216.97**	**TRUE**	Renewal	Renewal	Fencing; Timber	100%			60	20	BCIS	20	20	115%	15%	£4,254	3	**£12,763**
Park View Health & Wellbeing Hub	8. External works	8.4. Fencing, railing and walls	extra; 1800 wide double leaf gate	2	nr	£575.00	**£1,150.00**	**TRUE**	Renewal	Renewal	Gates; Steel	100%			60	25	BCIS	25	25	115%	15%	£1,521	2	**£3,042**
															60									**£0**
			Wood post and rail fencing systems - Knee rail; Jacksons Fencing Demarcation Devices (Diamond rail fencing); 900 long posts (200900), and 1800 long rails (640300), manufacturers standard finish; including galvanised strap (201100), and Jakcure end grain preservative; fixing below ground in accordance with the engineers recommendations (Q40:430)												60									**£0**
			900 high fencing												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.4. Fencing, railing and walls	posts at 1350 centres; into ground in accordance with the engineers recommendations	69	m	£40.28	**£2,779.32**	**TRUE**	Renewal	Renewal	Fencing; Timber	100%			60	20	BCIS	20	20	115%	15%	£3,676	3	**£11,027**
Park View Health & Wellbeing Hub	8. External works	8.4. Fencing, railing and walls	posts at 1350 centres; into ground in accordance with the engineers recommendations; set out to curve	6	m	£40.28	**£241.68**	**TRUE**	Renewal	Renewal	Fencing; Timber	100%			60	20	BCIS	20	20	115%	15%	£320	3	**£959**
															60									**£0**
			PAVING/PLANTING/FENCING/SITE FURNITURE												60									**£0**
			Q50: SITE/STREET FURNITURE/EQUIPMENT												60									**£0**
			Gates, barriers and parking controls												60									**£0**
			Bollards - ref BL; Static Bollard, Marshalls or similar approved; Grade 316 Stainless Steel, Steel Bead Blasted Body and machine cap; Root fixed, 300 mm below ground, set in concrete base (Q50:190)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.5. Site/street furniture and equipment	diameter to be determined, 1100 high above ground	9	nr	£225.00	**£2,025.00**	**TRUE**	Renewal	Renewal	Bollards	100%			60	-	-	25	25	115%	15%	£2,678	2	**£5,356**
			Removable Bollards - ref RBL; Removable bollard, Marshalls or similar approved; Grade 316 Stainless Steel, Steel Bead Blasted Body and machine cap; manufacturers standard detail of fixing to allow lift out of bollard (Q50:196)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.5. Site/street furniture and equipment	diameter to be determined, 1100 high above ground	7	nr	£352.00	**£2,464.00**	**TRUE**	Renewal	Renewal	Bollards	100%			60	-	-	25	25	115%	15%	£3,259	2	**£6,517**
															60									**£0**
			External works, 8.5 Site/street furniture and equi												60									**£0**
			PAVING/PLANTING/FENCING/SITE FURNITURE												60									**£0**
			Q50: SITE/STREET FURNITURE/EQUIPMENT												60									**£0**
			Site and street furniture												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.5. Site/street furniture and equipment	Cycle shelter - Broxap, Blox A Shelter (BXMW/BLX/A); customised Blox A Shelter (B91:340)	1	nr	£33,835.00	**£33,835.00**	**TRUE**	Renewal	Renewal	Bicycle Store Structure	100%			60	-	-	35	35	115%	15%	£44,747	1	**£44,747**
			Carbon steel cycle stands - free standing cycle parking ref CS1; Broxap or similar approved, Sheffield Cycle Parking Stand (BXMW/GS0 Senior With Tapping Bar Sheffield Cycle Stand); single stand, galvanised finish; root fixed (Q50:210)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.5. Site/street furniture and equipment	800 x 715	20	nr	£50.00	**£1,000.00**	**TRUE**	Renewal	Renewal	Bicycle Racks/Stands	100%			60	-	-	25	25	115%	15%	£1,323	2	**£2,645**
			Street and site seats ref STB; Broxap Litchard Bench; heavy-duty steel framed bench with timber slats, galvanised steel, seven slats in sturdy timber and a double slatted backrest as standard, Iroko timber, smooth planed finish, including armrests to both ends; root fixed in accordance with the manufacturers recommendations (Q50:220)												60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET				QUANTIFICATION OF WORKS									EVENT CYCLE						COSTS				
	Group element	Element																					
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.5. Site/street furniture and equipment	1800 long x 510 wide x 820 high	6	nr	£820.00	**£4,920.00**	**TRUE**	Renewal	Renewal	Benches	100%			60	-	-	20	20	115%	15%	£6,507	3	**£19,520**
Park View Health & Wellbeing Hub	8. External works	8.5. Site/street furniture and equipment	Carriage charge for bollards & seats	1	item	£886.00	**£886.00**	**TRUE**	Renewal	Renewal	Bollards	100%			60	-	-	25	25	115%	15%	£1,172	2	**£2,343**
															60									**£0**
			PAVING/PLANTING/FENCING/SITE FURNITURE												60									**£0**
			Q26: SPECIAL SURFACINGS/PAVINGS FOR SPORT/GENERAL AMENITY												60									**£0**
			Play surface; Wet pour; HAGS or similar approved approved, Black colour, textured finish (Q26:230A); on blinded hardcore base; level and to falls only												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	80mm thick	45	m2	£145.17	**£6,532.76**	**TRUE**	Renewal	Renewal	Play Surface	50%	*Allowance for partial replacement to coincide with every other partial replacement of play equipment*		60	-	-	16	16	115%	15%	£4,320	3	**£12,959**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	50mm thick	23	m2	£123.86	**£2,848.83**	**TRUE**	Renewal	Renewal	Play Surface	50%	*Allowance for partial replacement to coincide with every other partial replacement of play equipment*		60	-	-	16	16	115%	15%	£1,884	3	**£5,651**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	40mm thick	66	m2	£118.72	**£7,835.79**	**TRUE**	Renewal	Renewal	Play Surface	50%	*Allowance for partial replacement to coincide with every other partial replacement of play equipment*		60	-	-	16	16	115%	15%	£5,181	3	**£15,544**
															60									**£0**
			Q40: FENCING												60									**£0**
			Carbon steel frame vertical section panels Type A; HAGS or similar, Bow Top Play Fencing; to BS 1722, BS EN ISO 1461, ISO 12944; manufacturer's standard frame sections and infills, Galvanized and polyester powder-coated applied finish, Black colour; panels fixed to posts with slotted cleats, cup square bolts and shear off nuts; gates comprising 50 x 50 SHS frame, bow top style railing infill, slide latch, rubber bump stop and two gate posts, Galvanised and polyester powder-coated, Yellow colour, including self-closer; backfilling around posts in concrete in accordance with the engineers recommendations (Q40:340)												60									**£0**
			1000 high fencing												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	posts at 2750 centres; into ground in accordance with the engineers recommendations; set out to curve	76	m	£105.45	**£8,014.00**	**TRUE**	Renewal	Renewal	Fencing; Steel	100%			60	25	BCIS	35	35	115%	15%	£10,599	1	**£10,599**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	extra; 1200 wide single leaf gate	1	nr	£2,797.00	**£2,797.00**	**TRUE**	Renewal	Renewal	Gates; Steel	100%			60	25	BCIS	25	25	115%	15%	£3,699	2	**£7,398**
			extra; 3000 wide double leaf gate	1	nr	Incl									60									**£0**
															60									**£0**
			Q50: SITE/STREET FURNITURE/EQUIPMENT												60									**£0**
			Site and street furniture												60									**£0**
			Benches ref TB; HAGS Ekeby Park Bench; Stainless steel and timber Bench, Seven slats in sturdy timber and a double slatted backrest as standard, including armrests to both ends, timber FSC Hardwood and stainless steel armrests; cast in place in accordance with the manufacturers recommendations (Q50:220A)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	1760 long x 580 wide x 800 high	5	nr	£578.00	**£2,890.00**	**TRUE**	Renewal	Renewal	Benches	100%			60	-	-	20	20	115%	15%	£3,822	3	**£11,466**
			Play and sports equipment												60									**£0**
			Balance beam; HAGS or similar approved, N3222U - (PD7200-09); wood, finish as manufactured; features and fixing in accordance with the manufacturers standard details (Q52:320)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	2050 long x 450 high	1	nr	£841.68	**£841.68**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£557	7	**£3,896**
			Rope walk; HAGS or similar approved, N3110U - (PD7200-01); wood, finish as manufactured; features and fixing in accordance with the manufacturers standard details (Q52:320A)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	2050 long x 1300 high	1	nr	£1,191.68	**£1,191.68**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£788	7	**£5,516**
			Angled assualt posts; HAGS or similar approved, N3230U - (PD7200-10); wood, finish as manufactured; features and fixing in accordance with the manufacturers standard details (Q52:320B)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	2100 long x 1260 high	1	nr	£1,493.68	**£1,493.68**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£988	7	**£6,914**
			Wooden posts; HAGS or similar approved, N3240U - (PD7200-11); wood, finish as manufactured; features and fixing in accordance with the manufacturers standard details (Q52:320C)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	2100 long x 450 high	1	nr	£913.68	**£913.68**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£604	7	**£4,229**
			Climbing frame; HAGS or similar approved, HS8057075(06); Galvanized steel, finish as manufactured, Green colour; features and fixing in accordance with the manufacturers standard details (Q52:330)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	6170 x 940 x 2000 high	1	nr	£5,834.00	**£5,834.00**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£3,858	7	**£27,004**
			Climbing net; HAGS or similar approved, N3119U - (PD7200-07); wood / rope, manufacturers standard colour; features and fixing in accordance with the manufacturers standard details (Q52:330A)												60									**£0**

Appendix B: Life Cycle Cost Plan Assumptions

ASSET								QUANTIFICATION OF WORKS						EVENT CYCLE							COSTS				
	Group element	Element																							
Asset	Level 1	Level 2	Component Specification	Quantity	Unit of Measure	Unit Rate	Total	In LCC Scope	Cost sub-category	Cost Category	Descriptor	Scale of LCC	Notes	First Occurrence	End	RSL	RSL Source	FSL	Interval	Adjustment to Unit Rate	Renewal Uplift	Cost Per Event	Renewal No	Total LCC
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	2100 x 100 x 1300 high	1	nr	£1,243.68	**£1,243.68**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£822	7	**£5,757**
			Combined play structure - Unimini Apista (HPL/Steel) Vivid; HAGS or similar approved, HAG8047371; manufacturers standard components, finish and colour, Red panels; features and fixing in accordance with the manufacturers standard details (Q52:340)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	4700 long x 2000 wide x 2380 high	1	nr	£10,683.00	**£10,683.00**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£7,064	7	**£49,449**
			Rocking Equipment - Rota Roka; HAGS or similar approved, RA401S; Galvanized steel, manufacturers standard colour; features and fixing in accordance with the manufacturers standard details (Q52:390)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	1050 x 1050 x 630 high	1	nr	£2,496.00	**£2,496.00**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£1,650	7	**£11,553**
			Rocking Equipment - Bobby Inclusive Springer; HAGS or similar approved, V-8051438; Galvanized steel, manufacturers standard colour, Red; features and fixing in accordance with the manufacturers standard details (Q52:390A)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	590 long x 580 wide x 730 high	1	nr	£974.00	**£974.00**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£644	7	**£4,508**
			Swinging Equipment - Omega Base AW Module; HAGS or similar approved, HAG8074310; two bays with two seats, Cradle and flat, Galvanised steel, Polyester powder coated, manufacturers standard colour; including Anti-wrap chain; fixing in accordance with the manufacturers standard details (Q52:440)												60									**£0**
Park View Health & Wellbeing Hub	8. External works	8.2. Roads, paths and pavings	1950 long x 3950 wide x 2500 high	1	nr	£3,461.00	**£3,461.00**	**TRUE**	Renewal	Renewal	Play Equipment	50%	*Allowance for frequent partial patch up and repairs of play area equipment*		60	-	-	8	8	115%	15%	£2,289	7	**£16,020**

Appendix C: Operational Energy Costs

Appendix C: Operational Energy Costs

Operational Energy Demand Estimates have been derived from Table 2 'Predicted building energy consumptipn for the baseline model through the year', in the Park View Wellbeing Hub RIBA Stage 4 BREEAM Ene01 Prediction of Operational Performance report produced by Aecom November 2024.

Operational Energy Cost Estimates	
MWh	253.76
kWh/m2	73.66
GIFA (m2)	3765
Annual Total (kWh)	£277,330
Electricity Rate (£)	£0.2569
Annual Total (£)	£71,246

Table 2. Predicted building energy consumption for the baseline model through the year

	Energy consumption (MWh)									
	Heating	Cooling	Auxiliary	DHW	Interior Lighting	Exterior Lighting	Small Power	Lift	PV	TOTAL
Jan	7.62	0.29	4.48	8.13	2.52	0.18	5.00	0.67	-1.02	27.86
Feb	5.50	0.26	4.16	7.47	2.40	0.14	4.72	0.64	-2.08	23.20
Mar	5.75	0.29	4.80	8.37	2.76	0.13	5.39	0.74	-3.34	24.89
Apr	2.74	0.29	4.62	8.07	2.64	0.11	5.17	0.70	-5.16	19.18
May	1.15	0.34	4.56	8.13	2.52	0.09	5.00	0.67	-6.82	15.63
Jun	0.58	1.10	5.05	8.07	2.64	0.07	5.17	0.70	-6.55	16.83
Jul	0.08	1.12	5.34	8.25	2.64	0.08	5.20	0.70	-6.81	16.59
Aug	0.12	0.92	5.08	8.25	2.64	0.10	5.20	0.70	-5.67	17.33
Sep	0.81	0.38	4.67	8.07	2.64	0.12	5.17	0.70	-4.12	18.43
Oct	2.19	0.30	4.38	8.13	2.52	0.15	5.00	0.67	-2.74	20.59
Nov	4.30	0.29	4.55	8.07	2.64	0.17	5.17	0.70	-1.37	24.51
Dec	7.08	0.29	4.87	8.37	2.76	0.19	5.39	0.74	-0.97	28.70
TOTAL	37.91	5.86	56.55	97.36	31.29	1.53	61.56	8.36	-46.66	253.76
Proportion	12.6%	1.95%	18.8%	32.4%	10.4%	0.5%	20.5%	2.8%	-	-

Appendix D: Maintenance Costs

Appendix D: Maintenance Costs

Price basis: Price level at 2Q2026 and Wales
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	Fabric (£/m2)	Services (£/m2)	Total (£/m2)	GIFA (m2)	Annual Total (£)
Health Centres, clinics, group practice surgeries	£7.04	£17.92	£24.96	3765	£93,974

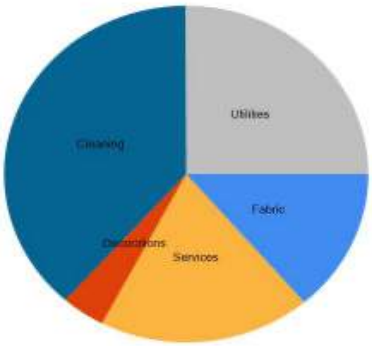
BCIS®

421. Health Centres, clinics, group practice surgeries
Price level at 2Q2026 and Wales

Source	Renew and Maintain (£/100m²/annum)			Sub-Total	Operate (£/100m²/annum)		Total
	Fabric	Services	Decorations		Cleaning	Utilities	
BCIS Estimate - 412. General hospitals, GP hospitals, cottage hospitals	1,950	2,650	400	5,000	6,200	4,950	16,150
Department of the Environment, Transport and the Regions Energy Efficiency Office - Cottage Hospitals (including short-term acute)						3,348 [1]	
Eastbourne and County Healthcare - Health Centre/Community Base				2,604	3,330	2,746	8,680
BCIS Occupancy Cost Plans - Occupancy Costs of Health Centres (Small Health Centre) - SR 292	1,002	1,917	414	3,333	6,791	4,758	14,882
BCIS Occupancy Cost Plans - Occupancy Costs of Health Centres (Large Health Centre) -SR 292	764	1,529	489	2,782	6,388	5,149	14,319
BCIS Property Occupancy Cost Analyses Reports - Healthcare Building Occupancy Cost Benchmarking (Health Centres) - SR 284	603	1,225	736	2,564	4,117	4,869	11,550
NHSERIC - Health Estates Generally				4,018	5,294	4,406	13,718
National Health Service (NHS) in Scotland - Energy Consumption of Small Premises						2,193	
NHSERIC - Primary Care Trusts				3,804	4,777	3,756	12,337
National Health Service (NHS) in Scotland - NHS Scotland - Clinic	4,125	4,118			5,748	11,403 [1]	
National Health Service (NHS) in Scotland - NHS Scotland - Maternity Hospitals	2,111	2,285			6,073	6,229 [1]	
Health Estates Water Consumption - Primary Care Trusts						373 [2]	
Health Estates Water Consumption - Care Trusts						575	
CIBSE TM46 - Clinics						2,016 [1]	

Source	Renew and Maintain (£/100m²/annum)			Sub-Total	Operate (£/100m²/annum)		Total
	Fabric	Services	Decorations		Cleaning	Utilities	
Health Estates Water Consumption - Community Trusts						583	
National Health Service (NHS) in Scotland - NHS Scotland - Other Hospital Types	4,051	4,049			4,017	9,148 [1]	
Report on DEC for CIBSE - Clinic - non-electrically heated						1,930 [1]	
Report on DEC for CIBSE - Clinic - electrically heated						2,089 [1]	
ISD Scotland - Health buildings - Clinics				4,353	2,763	3,474 [1]	10,590
Welsh Health Estates - Health Buildings Running Costs				3,207	3,741	2,496	9,444
Welsh Health Estates - Health Estates Facilities Services					55		
Welsh Health Estates - Estate Condition and Performance				1,688		1,446	
2.5% of Capital Cost				7,650			
BCIS Estimate	2,011	2,757	569	5,337	5,607	3,658	14,602

BCIS®



Appendix E: Life Cycle Cost Descriptors

Appendix E: Life Cycle Cost Descriptors

NRM3 L1	NRM3 L2	Descriptor	RSL	FSL	Percentage of cost	Adjustment rate	RSL Source	Note
1. Substructure	1.1. Substructures	Substructure	67	100	100%	100%	BCIS	
2. Superstructure	2.1. Frame	Columns and Beams; Steel	67	75	100%	100%	BCIS	
2. Superstructure	2.1. Frame	Intumescent Paint	-	75	100%	100%	-	Columns are encased and thus, no replacement has been allowed for over the period of analysis
2. Superstructure	2.2. Upper floors	Profiled Steel Decking	60	100	100%	100%	BCIS	
2. Superstructure	2.2. Upper floors	RC Slabs	75	100	100%	100%	BCIS	
2. Superstructure	2.3. Roof	Access Hatches	-	40	100%	100%	-	
2. Superstructure	2.3. Roof	Alumasc Warm Roof Coverings	40	40	100%	100%	Alumasc	
2. Superstructure	2.3. Roof	Coping; Aluminium	40	40	100%	100%	BCIS	
2. Superstructure	2.3. Roof	Euroclad Panels	40	40	100%	100%	Euroclad	Replacement to coincide with warm roof covering replacement
2. Superstructure	2.3. Roof	Flashings; Lead	-	40	15%	100%	-	Allowance for refixing when replacing roof finishes
2. Superstructure	2.3. Roof	Louvres; Aluminium	40	40	100%	100%	BCIS	
2. Superstructure	2.3. Roof	Parapet	-	40	15%	100%	-	Allowance for partial repairs whilst replacing roof finishes
2. Superstructure	2.3. Roof	Roof Drainage; Aluminium	40	40	100%	100%	BCIS	
2. Superstructure	2.4. Stairs and ramps	Stair Balustrades/Handrails; Hardwood	40	50	100%	100%	BCIS	
2. Superstructure	2.4. Stairs and ramps	Stair Balustrades/Handrails; Steel	30	50	100%	100%	BCIS	
2. Superstructure	2.4. Stairs and ramps	Stairs Structure; Concrete	70	100	100%	100%	BCIS	
2. Superstructure	2.5. External walls	Cavity Barriers	-	80	100%	100%	-	
2. Superstructure	2.5. External walls	Curtain Walling System; Double Glazed Polyester Powder Coated Aluminium	40	50	100%	100%	BCIS	
2. Superstructure	2.5. External walls	External Walls; Blockwork	60	80	100%	100%	BCIS	
2. Superstructure	2.5. External walls	External Walls; Breather Membrane/VCL	-	80	100%	100%	-	
2. Superstructure	2.5. External walls	External Walls; Facing Brick	80	80	100%	100%	BCIS	
2. Superstructure	2.5. External walls	Metsec SFS	-	80	100%	100%	-	
2. Superstructure	2.5. External walls	Rigid Insulation	-	80	100%	100%	-	
2. Superstructure	2.5. External walls	Rockwool Thermal Insulation	-	80	100%	100%	-	
2. Superstructure	2.5. External walls	Weather Defence Board	-	80	100%	100%	-	
2. Superstructure	2.6. Windows and external doors	External Doors; Steel	30	40	100%	100%	BCIS	
2. Superstructure	2.6. Windows and external doors	Roller Shutters/Doors	25	30	100%	100%	BCIS	Assumed metal
2. Superstructure	2.6. Windows and external doors	Windows; Aluminium	35	40	100%	100%	BCIS	
2. Superstructure	2.7. Internal walls and partitions	Column encasements	-	65	100%	100%	-	
2. Superstructure	2.7. Internal walls and partitions	Fire Curtains	-	20	100%	100%	-	
2. Superstructure	2.7. Internal walls and partitions	Glazed Screens; Internal	-	45	100%	100%	-	
2. Superstructure	2.7. Internal walls and partitions	Lead lining	-	65	100%	100%	-	
2. Superstructure	2.7. Internal walls and partitions	Partitions; Metal Stud and Plasterboard	50	65	100%	100%	BCIS	
2. Superstructure	2.7. Internal walls and partitions	Pattressing	-	65	100%	100%	-	
2. Superstructure	2.8. Internal doors	Fire shutter	25	25	100%	100%	BCIS	
2. Superstructure	2.8. Internal doors	Internal Doors	37	50	100%	100%	BCIS	
3. Internal finishes	3.1. Wall finishes	Bump Rails	-	30	100%	100%	-	
3. Internal finishes	3.1. Wall finishes	Corner Guards	-	30	100%	100%	-	
3. Internal finishes	3.1. Wall finishes	Dry Lining; Plywood	35	65	100%	100%	BCIS	
3. Internal finishes	3.1. Wall finishes	Painting; Partial Allowance	7	7	30%	100%	BCIS	Allowance for replacement of top coat every 7 years
3. Internal finishes	3.1. Wall finishes	Sealant	15	15	100%	100%	BCIS	
3. Internal finishes	3.1. Wall finishes	Wall Finishes; Crovyn	-	30	100%	100%	-	
3. Internal finishes	3.1. Wall finishes	Wall Finishes; Whiterock	-	30	100%	100%	-	
3. Internal finishes	3.1. Wall finishes	Wood Varnish	-	7	30%	100%	-	Partial refinishing to coincide with repainting cycle
3. Internal finishes	3.2. Floor finishes	Aluminium Fixings	-	35	100%	100%	-	Replacement to coincide with skirting boards
3. Internal finishes	3.2. Floor finishes	Anti-slip nosing	15	20	100%	100%	BCIS	
3. Internal finishes	3.2. Floor finishes	Carpets	10	12	100%	100%	BCIS	
3. Internal finishes	3.2. Floor finishes	Entrance Matting	-	8	100%	100%	-	
3. Internal finishes	3.2. Floor finishes	Floor Finishes; Epoxy	12	14	100%	100%	BCIS	

Appendix E: Life Cycle Cost Descriptors

NRM3 L1	NRM3 L2	Descriptor	RSL	FSL	Percentage of cost	Adjustment rate	RSL Source	Note
3. Internal finishes	3.2. Floor finishes	Floor Finishes; Linoleum	20	20	100%	100%	BCIS	
3. Internal finishes	3.2. Floor finishes	Floor Finishes; Vinyl	15	20	100%	100%	BCIS	
3. Internal finishes	3.2. Floor finishes	Regupol Underlay	-	20	100%	100%	-	
3. Internal finishes	3.2. Floor finishes	Screeds	40	65	100%	100%	BCIS	
3. Internal finishes	3.2. Floor finishes	Skirting	30	35	100%	100%	BCIS	
3. Internal finishes	3.3. Ceiling finishes	Acoustic Baffles	-	35	100%	100%	-	
3. Internal finishes	3.3. Ceiling finishes	Suspended Ceilings	25	35	100%	100%	BCIS	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Cabinets/Cupboards	-	25	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	General FF&E	-	20	100%	100%	-	Descriptor to cover bespoke joinery, boards, hooks, rails etc. Allowance for three major internal FF&E refurbishments over the period of analysis
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Kitchen Fittings	15	20	100%	100%	BCIS	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Lockers	-	20	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Mastic Pointing	-	20	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Mirrors	-	20	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Safe	-	40	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Scanners	-	10	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Signs/Notices	15	15	100%	100%	BCIS	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Storage Unit	-	25	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Vending Machine	-	12	100%	100%	-	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Window Blinds	10	15	100%	100%	BCIS	
4. Fittings, furnishings and equipment	4.1. Fittings, furnishings and equipment	Workstations	-	30	100%	100%	-	
5. Services	5.1. Sanitary appliances	Dispensers	5	5	100%	100%	CIBSE	
5. Services	5.1. Sanitary appliances	Hand Dryers	5	5	100%	100%	CIBSE	
5. Services	5.1. Sanitary appliances	Sanitary Fittings	20	20	100%	100%	BCIS	Generic descriptor to cover replacement of sinks, WC's, urinals, wash basins etc
5. Services	5.10. Lift and conveyor installations	Lifts	20	20	100%	100%	CIBSE	
5. Services	5.11. Fire and lightning protection	Lightning Protection Installations	30	30	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Access Control Systems	15	15	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	BMS; Communications	25	25	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	CCTV	15	15	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Data Cabling	20	20	100%	100%	BCIS	
5. Services	5.12. Communication, security and control systems	Fire Alarms	15	15	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Fixed and Portable Projectors	10	10	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Heat Detectors	20	20	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Induction Loop Systems	10	10	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Intruder Alarms	15	15	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Paging and Emergency Call Systems 2 Emergency Call Buttons, Pull-Cords Etc.	10	10	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Smoke Detectors	10	10	100%	100%	CIBSE	
5. Services	5.12. Communication, security and control systems	Televisions	15	15	100%	100%	CIBSE	
5. Services	5.3. Disposal installations	Gullies	40	40	100%	100%	CIBSE	
5. Services	5.3. Disposal installations	Waste Pipes and Fittings	40	40	100%	100%	CIBSE	

Appendix E: Life Cycle Cost Descriptors

NRM3 L1	NRM3 L2	Descriptor	RSL	FSL	Percentage of cost	Adjustment rate	RSL Source	Note
5. Services	5.4. Water installations	Mains Water Supply	-	40	100%	100%	-	
5. Services	5.4. Water installations	Thermal Insulation	30	45	100%	100%	CIBSE	Replacement to coincide with the replacement of water pipework
5. Services	5.4. Water installations	Water Installations; Generally	35	45	100%	100%	CIBSE	
5. Services	5.5. Heat source	Boilers	20	20	100%	100%	CIBSE	
5. Services	5.6. Space heating and air conditioning	Air Conditioning Systems	40	40	100%	100%	CIBSE	
5. Services	5.6. Space heating and air conditioning	Distribution Pipelines and Fittings; Chilled Water	45	45	100%	100%	CIBSE	
5. Services	5.6. Space heating and air conditioning	Glycol	-	7	100%	100%	-	
5. Services	5.6. Space heating and air conditioning	LPHW System	-	25	20%	100%	-	Assume partial replacement every 25 years
5. Services	5.7. Ventilation systems	Air Supply and Extract Systems	20	20	100%	100%	CIBSE	
5. Services	5.8. Electrical installations	Earthing and Bonding; Generally	30	40	100%	100%	CIBSE	
5. Services	5.8. Electrical installations	High Voltage (Hv) Switchgear; Hv Packaged Substations	30	30	100%	100%	CIBSE	
5. Services	5.8. Electrical installations	Hv and Lv Cables and Wiring	30	30	100%	100%	CIBSE	
5. Services	5.8. Electrical installations	Internal Lighting	20	25	100%	100%	CIBSE	
5. Services	5.8. Electrical installations	Photovoltaic Devices	25	25	100%	100%	CIBSE	
5. Services	5.8. Electrical installations	Small Power Installations; Generally	-	20	60%	100%	-	Allowance for partial replacement of small power sockets, fuse boxes etc over the period of analysis
5. Services	5.9. Fuel installations	Gas/Oil Pipelines	50	50	100%	100%	CIBSE	
8. External works	8.2. Roads, paths and pavings	Granular Subbase	-	65	15%	100%	-	
8. External works	8.2. Roads, paths and pavings	Kerbs and Edgings	30	20	15%	100%	BCIS	Allowance for partial patch-up and repairs
8. External works	8.2. Roads, paths and pavings	Paving; Concrete Blocks	30	30	15%	100%	BCIS	Allowance for partial replacement of top coat
8. External works	8.2. Roads, paths and pavings	Road Markings	-	12	100%	100%	-	
8. External works	8.2. Roads, paths and pavings	Tactile paving	-	25	15%	100%	-	Allowance for partial replacement of top coat
8. External works	8.4. Fencing, railing and walls	Fencing; Steel	25	35	100%	100%	BCIS	
8. External works	8.4. Fencing, railing and walls	Fencing; Timber	20	20	100%	100%	BCIS	
8. External works	8.4. Fencing, railing and walls	Gates; Steel	25	25	100%	100%	BCIS	
8. External works	8.5. Site/street furniture and equipment	Benches	-	20	100%	100%	-	
8. External works	8.5. Site/street furniture and equipment	Bicycle Racks/Stands	-	25	100%	100%	-	
8. External works	8.5. Site/street furniture and equipment	Bicycle Store Structure	-	35	100%	100%	-	
8. External works	8.5. Site/street furniture and equipment	Bollards	-	25	100%	100%	-	
8. External works	8.5. Site/street furniture and equipment	Car Charging Points	-	12	100%	100%	-	Assumed to be well maintained
8. External works	8.5. Site/street furniture and equipment	Play Equipment	-	8	50%	100%	-	Allowance for frequent partial patch up and repairs of play area equipment
8. External works	8.5. Site/street furniture and equipment	Play Surface	-	16	50%	100%	-	Allowance for partial replacement to coincide with every other partial replacement of play equipment
8. External works	8.6. External drainage	Drainage Below Ground	50	65	100%	100%	BCIS	
8. External works	8.6. External drainage	Manholes/Inspection Chambers	50	65	100%	100%	BCIS	
8. External works	8.7. External services	Electrical Mains Supply	-	40	100%	100%	-	
8. External works	8.7. External services	External Lighting	15	20	100%	100%	CIBSE	

Appendix F: Menu of Life Cycle Costs

Appendix F: Menu of Life Cycle Costs

	LIFE CYCLE COSTS	INCLUDED COMMENT
1	**Construction costs**	
1.1	Construction works costs (see Annex A2 SFCA)	Yes
1.2	Other construction related costs	No
1.3	Client definable costs	No
2	**Maintenance costs**	
2.1	Major replacement costs	Yes
2.2	Subsequent refurbishment and adaptation costs	No
2.3	Redecorations	Yes
2.4	Minor replacement, repairs and maintenance costs	Yes
2.5	Unscheduled replacement, repairs and maintenance costs	No
2.6	Grounds maintenance	No
2.7	Client definable costs	No
3	**Operation costs**	
3.1	Cleaning costs	No
3.1.1	Windows and external surfaces	No
3.1.2	Internal cleaning	No
3.1.3	Specialist cleaning	No
3.1.4	External works cleaning	No
3.2	Utilities costs	Yes
3.2.1	Fuel	No
3.2.2	Water and drainage	No
3.3	Administrative costs	No
3.3.1	Property management	No
3.3.2	Staff engaged in servicing the building	No
3.3.3	Waste management/disposal	No
3.4	Overheads costs	No
3.5	Taxes (if applicable)	No
3.6	Client definable costs	No
4	**Occupancy costs**	No
5	**End of life costs**	No
6	**Non-construction costs**	No
7	**Income**	No

APPENDIX 6 – COMPREHENSIVE INVESTMENT APPRAISAL

ECONOMIC SUMMARY - £'000

Back to Model Structure Back to User Instructions

Economic Summary (Discounted) - £'000	Option 0 - Do Minimum	Option 1 - Wider Development of Parkview Site
Incremental costs - total	**£0.00**	**-£42,282.00**
Incremental benefits - total	**£0.00**	**£190,217.71**
Risk-adjusted Net Present Social Value (NPSV)	**£0.00**	**£147,935.71**
Benefit-cost ratio		**4.50**

Detailed Economic Summary (Discounted) - £'000	Option 0 - Do Minimum	Option 1 - Wider Development of Parkview Site
Costs		
Incremental cost increase - opportunity cost	£0.00	£0.00
Incremental cost increase - capital (including optimism bias)	£0.00	-£34,410.06
Incremental cost increase - revenue	£0.00	-£7,871.94
Incremental cost increase - transitional	£0.00	£0.00
Incremental cost increase - externality	£0.00	£0.00
Incremental cost increase - net contribution	£0.00	£0.00
Incremental cost increase - risks	£0.00	£0.00
Incremental costs - total	**£0.00**	**-£42,282.00**
Benefits		
Incremental cost reduction - opportunity cost	£0.00	£0.00
Incremental cost reduction - capital (including optimism bias)	£0.00	£0.00
Incremental cost reduction - revenue	£0.00	£0.00
Incremental cost reduction - transitional	£0.00	£0.00
Incremental cost reduction - externality	£0.00	£0.00
Incremental cost reduction - net contribution	£0.00	£0.00
Incremental cost reduction - risks	£0.00	£0.00
Incremental benefit - cash releasing	£0.00	£0.00
Incremental benefit - non-cash releasing	£0.00	£189,742.94
Incremental benefit - societal	£0.00	£474.77
Incremental benefits - total	**£0.00**	**£190,217.71**
Value for Money		
Risk-adjusted Net Present Social Value (NPSV)		**£147,935.71**
Benefit-cost ratio		**4.50**

Cost and Risk Summary (Discounted) - £'000	Option 0 - Do Minimum	Option 1 - Wider Development of Parkview Site
Present Cost	-£75,683.02	-£117,965.02
Total Risk	£0.00	£0.00
Risk-adjusted Present Cost	-£75,683.02	-£117,965.02

Detailed Cost, Risk and Benefit Summary (Discounted) - £'000	Option 0 - Do Minimum	Option 1 - Wider Development of Parkview Site
Opportunity Costs	£0.00	£0.00
Capital Expenditure	£0.00	-£34,410.06
Capital Expenditure Optimism Bias Uplift	£0.00	£0.00
Revenue Expenditure	-£75,683.02	-£83,554.96
Transitional Costs	£0.00	£0.00
Externality Costs	£0.00	£0.00
Net Contribution Costs	£0.00	£0.00
Present Cost	**-£75,683.02**	**-£117,965.02**
Design Risks	£0.00	£0.00
Construction Risks	£0.00	£0.00
Performance Risks	£0.00	£0.00
Operating Risks	£0.00	£0.00
Revenue Risks	£0.00	£0.00
Termination Risks	£0.00	£0.00
Technology Risks	£0.00	£0.00
Control Risks	£0.00	£0.00

Residual Value Risks	£0.00	£0.00
Other Risks	£0.00	£0.00
Additional Risks	£0.00	£0.00
Total Risk	**£0.00**	**£0.00**
Unmonetised Risk Score	0	0
Risk-adjusted Present Cost	**-£75,683.02**	**-£117,965.02**
Cash Releasing Benefits	£0.00	£0.00
Non-Cash Releasing Benefits	£0.00	£189,742.94
Societal Benefits	£0.00	£474.77
Total Benefits	**£0.00**	**£190,217.71**

APPENDIX 7 – PROJECT BOARD TERMS OF REFERENCE

SHAPING OUR FUTURE WELLBEING: IN OUR COMMUNITY

SOFW:IOC PROGRAMME BOARD
(Comprising Project Board/Programme Team and renamed from "SOFW Delivery Group")

TERMS OF REFERENCE – PARK VIEW
(Updated to reflect context within strategic programmes portfolio)

1. INTRODUCTION

The SOFW:IOC Project Board and Programme Team has been established to take forward the development of locality-based facilities across Cardiff and the Vale of Glamorgan as described in the Programme Business Case (PBC) endorsed by Welsh Government (WG) in August 2019. For ease of reference, this group will be known as the SOFW:IOC Programme Board.

The PBC set out the rationale for developing and reconfiguring our community infrastructure to support the implementation of the SOFW Strategy and its Strategic Portfolio of Programmes, specifically the Shaping Our Future Community Services programme within the UHB. The PBC describes the constituent capital projects we plan to implement to deliver the joint assets in the community that enable delivery of the @Home locality-based care model ambitions with a focus on:-

- The health and wellbeing needs of our local population through the delivery of a social model of care;
- The promotion of healthy lifestyles;
- The reduction of health inequality;
- The planning and delivery of healthcare close to people's homes; and
- Delivering services collaboratively with our partners and supporting economic growth.

The PBC sets out how we will develop a network of community based facilities across Cardiff and Vale:-

- A Health and Wellbeing Centre in each Locality (CRI, former Whitchurch Hospital site and Barry Hospital);
- A Wellbeing Hub in each Cluster, integrated with Council facilities where possible;
- Fit for purpose primary care premises; and
- Taking opportunities to develop integrated Community facilities and rationalise where appropriate.

Further iterations of the PBC will be required to be submitted to WG as we progress through the tranches of the programme and develop more detail around the projects.

The Terms of Reference will be reviewed regularly throughout the programme and project development process and updated to reflect the required role and responsibilities at each stage.

2. ROLE AND RESPONSIBILITIES

The SOFW:IOC programme and project structure has been revised to strengthen the role of Primary and Community Integrated Care Clinical Board (PCIC) and the Localities in setting the direction for community delivered services and infrastructure for their resident populations, while maintaining the required governance for WG funded capital projects (see section 5). The Programme Board works closely with the recently formed Regional Programme Board (RPB) Capital Steering Group, monitoring applications and progress on joint and/or integrated infrastructure projects funded by the RPB.

Within this context a rational approach has been taken to the establishment of groups to ensure best use of members' time and commitment. For this reason, the SOFW:IOC Programme Board will fulfil the roles of:-

- The Programme Team; and
- A cross-Locality Project Board

Programme Team Role

Recognising that the first iteration of the PBC has been endorsed by WG, the role will involve:-

- In recognition of the role of the SOFW: IOC Programme as a critical enabler for a number of key UHB strategies and objectives, ensuring there are appropriate links and cross referencing of work:-
    - Delivery of Shaping Our Future Wellbeing Strategy
    - Delivery of the Shaping Our Future Community Services programme within the UHB
    - Supporting the Regional Partnership Board's @Home programme
    - Shaping Our Future Population Health;
    - Shaping Our Future Clinical Services; and
    - Sustainability of GMS
    - Cardiff and the Vale of Glamorgan Councils' Local Development Plans;

- Provide strategic guidance and co-ordination for the service planning work undertaken by the Localities, ensuring consistency with the overarching programme and other cross-referencing work identified above;

- Develop further iterations of the PBC, in the required 5 case model, for submission to WG, as we progress through the programme, ensuring that it reflects and responds to current national and local strategies, opportunities and policies; and

- As part of fulfilling its accountability role, provide written/verbal reports to the Strategic Programme Portfolio Board and other groups within the programme and project management structure as appropriate.

Project Board Role

The SOFW:IOC Programme Board will provide strategic direction for each of the supported constituent capital projects within the SOFW:IOC programme and provide the governance route for the production of the appropriate reports and project business cases and their subsequent implementation through the Project Teams.

Key responsibilities include:-

Accountability

- To provide verbal/written reports on the projects to the Capital Management Group, Business Case Approval Group, Management Executive Team, Finance Committee and the UHB Board as appropriate.

- Provide an internal scrutiny and assurance role, challenging the information on which the service proposals are based.

Business Case Development Process
- To ensure that robust business cases are developed by the Project Teams, which are compliant with the WG Infrastructure Investment Guidance.
- To recommend UHB Board approval of project business cases which demonstrate a robust case for change, with appropriate and affordable capital and revenue costs which offer value for money.

Project Management
- To ensure appropriate direction is given to the Project Teams in respect of clear terms of reference and timescales for delivery of capital and service proposals.
- To provide formal authority for committing resources, and obtaining appropriate approvals within the UHB, to deliver the capital projects in accordance with Infrastructure Investment Guidance and the UHB's standing orders.
- To work closely with the Regional Partnership Board's Capital Steering Group co-ordinating joint developments with local authorities and partners as appropriate, monitoring expenditure and project progress.
- To monitor and approve the development of the design brief for the proposals.
- To monitor project progress against the project milestones
- To ensure that the capital spend is in line with the identified project budgets.
- To ensure the identification and realisation of benefits.
- To review capital and revenue risks and ensure appropriate mitigation plans are developed.
- To ensure the scheme delivers value for money.
- To ensure the appropriate commissioning activities are undertaken in preparation for the operational use of the facility.
- To develop and implement post project evaluation plans.
- To respond appropriately to WG Gateway reviews

Engagement and Communication
- To ensure appropriate stakeholder engagement and communication is undertaken.

3.	**REPRESENTATION** Membership of the Programme Board will consist of representation from within the UHB and also a range of appropriate external stakeholders, to reflect the UHB's commitment to work with the Regional Partnership Board (RPB) and partner organisations to develop integrated services that meet the particular needs of communities across Cardiff and Vale. While acknowledging the wide range of stakeholder influence required to develop and implement the SOFW:IOC programme, the membership list has been kept to a manageable number. However, it is recognised that the input of Clinical Boards is vital to the successful development of the health and wellbeing centres, the wellbeing hubs and other joint and/or integrated facilities and it is anticipated that their involvement in the work of the SOFW:IOC Delivery Group will be represented by the Chief Operating Officer, Head of Service Planning and the PCIC Director of Operations. There may be occasions where it is necessary to invite other representatives to discuss or agree specific issues with the Project Board. **Chair** The Programme Team will be chaired by Abigail Harris, Executive Director of Strategy and Planning for Cardiff and Vale UHB.

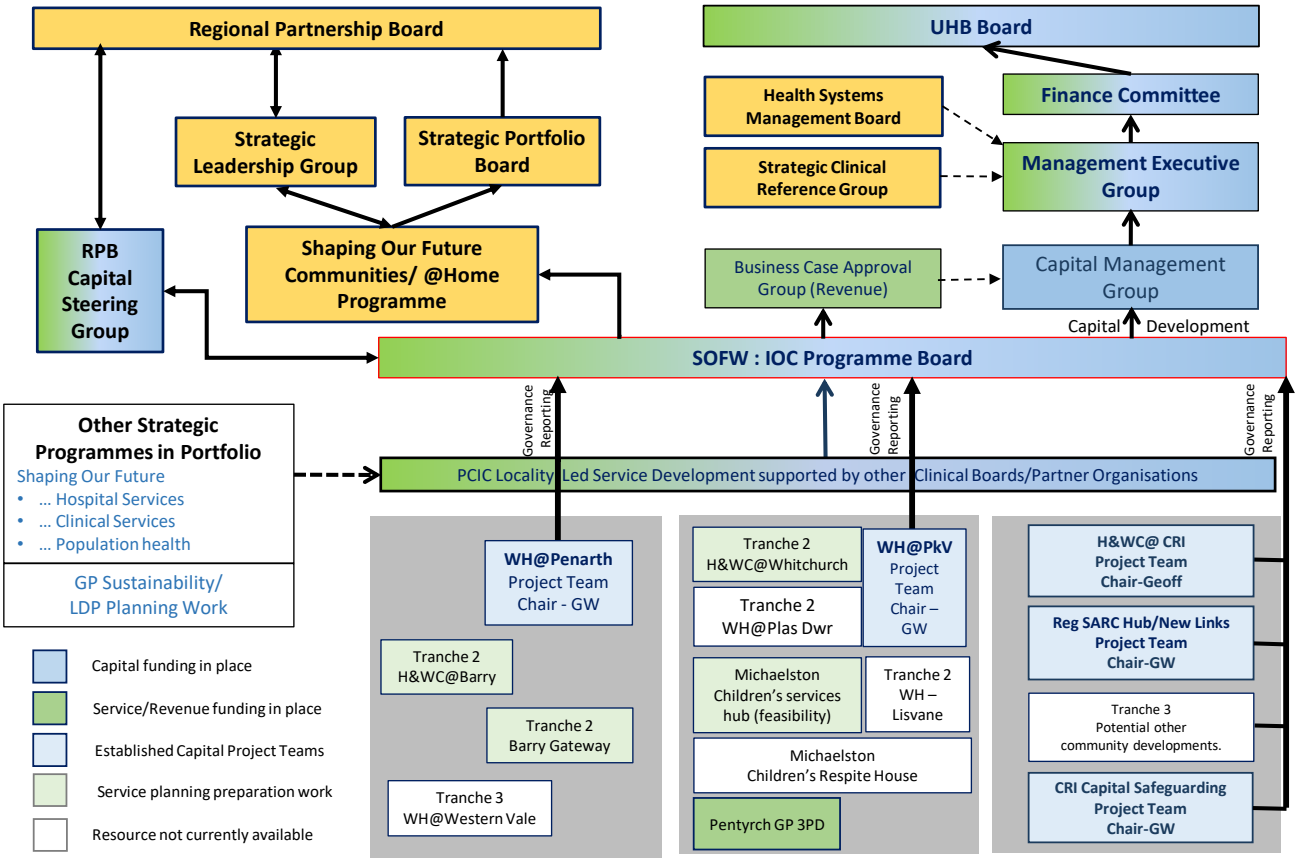
	Membership	
	C&V UHB	
	Executive Director of Finance **(Chair)**	Catherine Phillips
	Executive Director of Therapies and Health Science	Emma Cooke (Programme Director)
	Director of Capital, Estates and Facilities	Geoff Walsh (Project Director)
	Director of Health and Social Care Integration	Cath Doman
	Service Planning Project Lead	Rob Wilkinson (Programme Manager)
	Programme Support Manager	Jason Conibeer (Business Case Manager)
	C&V UHB – PCIC Clinical Board	
	Director of Operations or	Rachel Thomas (Senior Responsible Owner – Park View)
	Clinical Board Director	Anna Kuczynska
	Locality Managers	Suzanne Clifton (Vale Locality) Lynne Topham (South & East Cardiff Locality) Rhys Davies (North & West Cardiff Locality)
	C&V UHB – Corporate (representative from:-)	
	Medical Director	Prof. Meriel Jenney
	Director of Nursing	Jason Roberts
	Chief Operating Officer	Paul Bostock
	Head of Service Planning	Adam Wright
	Exec. Director of People & Culture	Rachel Gidman
	Exec. Director of Public Health	Dr Fiona Kinghorn
	Local Authority Partners	
	Cardiff Council Dir. Communities, Housing and Customer Services	Sarah McGill/Rebecca Hooper
	Vale of Glamorgan Director of Social Services/Head of Adult Social Services	Lance Carver/Suzanne Clifton
	Third Sector Partners	
	Cardiff 3rd Sector Council Chief Executive	Sheila Hendrickson-Brown
	Glamorgan Voluntary Services Chief Executive	Rachel Connor
	South Glamorgan Community Health Council	Stephen Allen
	Representation Members were asked to nominate deputies to represent them on occasions when they were unable to attend. Project Administration to be notified of nominated deputies. **Administrative Support** Administrative support will be provided by the Strategic and Service Planning Department who will be responsible for co-ordinating the meetings and developing agendas and papers in the week prior to the meeting.	
4.	**QUORUM AND ATTENDANCE** A quorum shall consist of 50% of the membership being present.	

	Whilst members will make every effort to attend, should any member be unavailable to attend, they may nominate a deputy to attend in their place. Deputies will be assumed to have the full delegated authority of the member they represent.
5.	**FREQUENCY OF MEETINGS** The SOFW:IOC Programme Board will meet bi-monthly, although the frequency of meetings may need to be adapted to reflect the critical stages of the projects and the decision making process, particularly in relation to the development of the business cases.
6.	**ACCOUNTABILITY AND REPORTING ARRANGEMENTS** The SOFW:IOC Programme Board will be accountable for both the programme and the projects as per the diagram below. **Projects** The project reporting arrangements for the Project Teams to the UHB Board via the SOFW:IOC Programme Board (as the Project Board) and the Capital Management Group will meet capital governance arrangements. The Programme Board will be responsible for the work progress of the Project Teams. The Chair will provide verbal/written reports to the Capital Management Group as appropriate, highlighting progress to date, major issues, programme risks and any actions/decisions to be taken. The SOFW:IOC Programme Board will receive from the Chair's of the Project Teams written reports at each meeting, which will provide an account of the current status, summarise progress and highlight any issues or risks that may impact on the achievement of the individual project plans. **Programme** The programme governance reporting arrangements for the Localities and Project Teams to the UHB Board via the SOFW:IOC Programme Board and the Integrated Health and Social Care governance route will ensure that there is appropriate challenge and assurance in relation to the development of collaborative service delivery and ultimately shared commitment across partner organisations. Engagement with key groups within the UHB will be undertaken. These will include, but not be limited to:- • Health Systems Management Board; • Director of Operations Group; and • Strategic Clinical Reference Group The updated programme reporting structure is shown below:-

Shaping Our Future Wellbeing : In Our Community

Programme and Project Structure

October 2022



APPENDIX 8 – PROJECT TEAM TERMS OF REFERENCE

SHAPING OUR FUTURE WELLBEING: IN OUR COMMUNITY

WELLBEING HUB@PARK VIEW PROJECT TEAM – TERMS OF REFERENCE

1. INTRODUCTION AND BACKGROUND

Cardiff and Vale UHB has developed a 10 year clinical services strategy – 'Shaping Our Future Wellbeing. At its heart, our strategy has the ambition to progress the integrated health and social care programme to achieve joined up care based on home first, avoiding harm, waste and variation, empowering people and delivering outcomes that matter to them. It focuses on the health and wellbeing needs of our local population, the promotion of healthy lifestyles, the planning and delivery of healthcare in people's homes, community facilities and hospitals whilst recognising the need to work more collaboratively with our partners to provide sustainable services.

The development of the physical infrastructure to support improved access to community services and assets will be driven by the SOFW: In Our Community (SOFW:IOC) Programme, which was endorsed by Welsh Government in May 2019.

The development of the Wellbeing Hub @ Parkview is a key project within the first tranche of the SOFW:IOC PBC. The outcome of the OBC process identified the preferred option of developing a wellbeing hub adjoining the Ely & Caerau Community Hyb.

Welsh Government have provisionally allocated funding from the Primary Care Pipeline Fund subject to the submission and approval of OBC and FBC business cases.

2. ROLE OF THE PROJECT TEAM

The Project Team will be responsible for the operational delivery of the Full Business Case and the procurement process on behalf of the SOFW:IOC Programme Board.

The purpose of the Project Team is to manage and co-ordinate the work at each key stage of the production of the business case and its subsequent implementation.

3. RESPONSIBILITIES

The terms of reference for the Project Team set out their responsibilities to ensure timely delivery of the proposals and the development of the business case to support them. These are as follows:-

Accountability

- To support the SOFW:IOC Programme Board in managing the delivery, to time and cost, the capital and service change element of the development;
- To maintain an efficient and auditable programme administration function;
- To provide monthly written reports to the Programme Board highlighting progress to date, major issues, project risks and any actions/decisions to be taken.

Business Case Development Process

- To develop robust FBC documents in line with the 5 case model on behalf of the Programme Board.

Project Management

- To establish the core principles and values that will shape the development of the Wellbeing Hub, focusing on what is important to promote a health and wellbeing model of care;
- To determine, in collaboration with partner organisations the service scope for the WH@Parkview, focusing on:-
    - improving the way we deliver our universal prevention and population health services to residents in the South West Cluster;
    - maintaining the sustainability of GMS in the Cluster;
    - developing collaborative services with our partner organisations to meet the health and wellbeing needs of residents in the South West Cluster;
    - promotion of a health and wellbeing model of care - physical, mental and social wellbeing;
    - delivering locally accessible services, while making best use of limited resources.
- To identify and appraise potential options to deliver the service scope;
- To monitor the development of service models and operational policies associated with the development of the proposals;
- To monitor and approve the development of the design brief for the proposals, through:-
    - Approval of Clinical Output Specifications for services in the agreed service scope;
    - schedules of accommodation developed in discussion with service providers.
- To work with the Local Authority to agree potential capital solutions and appropriate legal arrangements;
- To monitor project progress against the project milestones, as set out in the Management Control Plan;
- To ensure that the capital spend is in line with the identified budget;
- To ensure the identification and realisation of benefits;
- To review capital and service risks and ensure appropriate mitigation plans are developed;
- To ensure the scheme delivers value for money;
- To develop and implement post project evaluation plans;
- To ensure that change management plans are developed to support changes to service delivery models and service relocations;
- To consider potential implications for sharing of facilities, lease and rental implications and agree appropriate commercial arrangements;
- To develop and monitor commissioning arrangements for the new facility;
- To ensure appropriate exit strategies are developed and monitored as necessary.

Engagement and Co-Production

- To develop, for approval, a stakeholder engagement and communication plan, which includes proposals for co-production of plans with the local community;
- To implement and deliver the agreed internal and external communication activities associated with the stakeholder engagement and communication plan.

4. REPRESENTATION

Membership of the WH@Parkview Project Team will consist of representation from within the UHB and also a range of appropriate external stakeholders, to reflect the UHB's desire to work with partner organisations to develop collaborative services that meet the particular needs of the local community within the Cardiff South West Cluster. Members will include

representatives from services which require a permanent or specialist clinical facilities. Requirements for generic clinical facilities will be developed through engagement with relevant services and fed into the overall plans.

There may be occasions where it is necessary to invite other representatives to discuss or agree specific issues with the Project Team.

Table 1:

	Director of Capital, Estates and Facilities **(Chair)**	Geoff Walsh
A Capital & Estates representative from:		
	Senior Capital Construction Projects Officer	Alex Morris
	Capital Project Manager	Gavin Evans
	Capital Planning Lead	Marcus Hagley
A Strategic Planning representative from:		
	Service Planning Project Lead	Rob Wilkinson
	Capital and Service Planning Programme Support Manager	Jason Conibeer
A PCIC representative from:		
	Cardiff North and West Locality Manager UHB /	Rhys Davies
	Assistant Cardiff North and West Locality Manager	Maxine Gronow
	Cluster Development Manager	Alex Newton
	Locality Nurse/DN Manager	Helen Donovan
A Cardiff Council representative from:		
	Capital Planning Lead Cardiff and Vale RPB	Rebecca Hooper
	Development Manager, Regeneration	Nicky Scott
	Ely & Caerau Community Hyb	Bev King
A GMS representative from:		
	Locality Lead North and West Cardiff	Chris Bryant
	Afon Elai Partnership Business Manager	Hannah Smith
UHB representatives		
	Finance	Justin Saint
	IM&T	Matt Pryor
	Head of Workforce	Nicola Robinson
Other partner representatives		
	Learning Disabilities (Swansea Bay UHB)	Gareth Bartley
	Action Ely/Caerau	Hazel Cryer
	Comms & Engagement	Group Representative

Support
Administrative support will be provided by representatives from the Strategic and Service Planning Department and will be responsible for co-ordinating the meetings and developing agendas and papers in the week prior to the meeting.

5. QUORUM AND ATTENDANCE

A quorum shall consist of 50% of the representative groups listed in table 1. Whilst members will make every effort to attend, should any member be unavailable to attend, they may nominate a deputy to attend in their place. Deputies will be assumed to have the full delegated authority of the member they represent.

6. FREQUENCY OF MEETINGS

Meetings will, in general, be scheduled at monthly intervals, although the frequency of meetings may need to be adapted to reflect critical stages of the business case development action plan. It may be necessary, at times, for key members of the Project Team, to address any immediate issues that arise between meetings.

7. ACCOUNTABILITY AND REPORTING ARRANGEMENTS

A Board has been established which will provide strategic direction for each of the constituent projects of the overarching Programme.

The WH@Parkview Project Team will report to the Board. The Chair of the Project Team will provide written reports to the Programme Board as appropriate, highlighting progress to date, major issues, programme risks and any actions/decisions to be taken. Where necessary, issues will be escalated to the Programme Board for a decision/direction.

It is recognised that the nature of the proposed project will also be subject to Cardiff Council governance process and this will be facilitated by the Council rep on the Project Team.

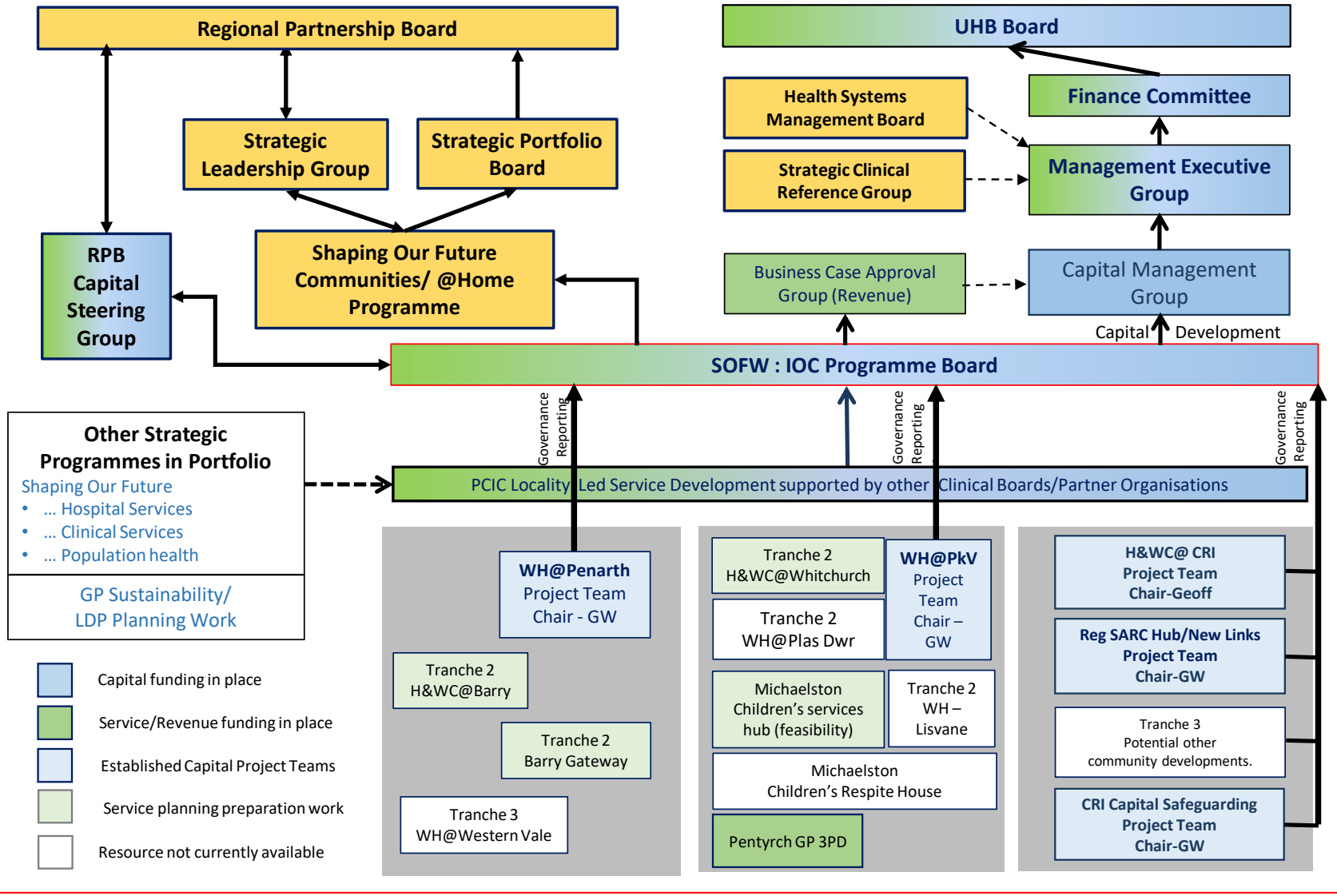
The agreed reporting structure for the SOFW: In the Community Programme and Projects is shown below:-

Shaping Our Future Wellbeing : In Our Community

Programme and Project Structure

Programme approval/ monitoring;
Collaborative Service Delivery

October 2022



Version	Date	Summary/Change
0.1	27th June 2023	Initial draft
0.2	30th June 2023	Project Team Membership refreshed and wording of section 5 amended
0.3	29th August 2023	Update to project team membership
0.4	September 2024	Update to project team membership
0.5	February 2025	Project Team Membership refreshed and wording of section 4 amended

APPENDIX 9 – UHB/GP RELOCATION & OPERATIONAL ISSUES WORKSTREAM TERMS OF REFERENCE

SHAPING OUR FUTURE WELLBEING: IN OUR COMMUNITY
WELLBEING HUB@PARKVIEW

UHB AND GP RELOCATION & OPERATIONAL ISSUES (ROI) WORKSTREAM

TERMS OF REFERENCE

1. INTRODUCTION AND CONTEXT

The Vision and Values statement was set out the Outline Business Case (OBC) in June 2022 and agreed by the Project Team and Delivery Group. The statement establishes a common understanding of the core principles of the Wellbeing Hub@Parkview, which underpin the collaborative, operational service model which will shape the design, development and governance of the Wellbeing Hub with stakeholders during the design, construction, relocation of GMS and flowing into the operation of the facility. This Group has been established by the Project Team to take these operational issues forward and in particular identify, plan and instigate the relocation of GMS from its current location and the Vision and Values principles into the operational activities of the Wellbeing Hub.

2. RESPONSIBILITIES

The group will be responsible for:-

2.1 GP relocation

2.1.1 Quantifying and agreeing the details, strategies and draft timescales for the GP practice to exit their current accommodation commitments.
2.1.2 Oversee the development of lease agreements for the GP practice relocating to the wellbeing hub.
2.1.3 Identify the equipment and furniture for transfer.
2.1.4 GP Practice to engage with Community.

2.2 Operational Issues

2.2.1 Develop appropriate operational policies/procedures for the facility, to cover e.g. security, waste management, housekeeping, post, specimen collection, fire safety, etc.
2.2.2 Explore a clinic/group room booking system.
2.2.3 Work with relevant services to agree the initial clinic/group room schedule in readiness for the opening of the wellbeing hub (clinical services responsible for notifying their patients of change of venue).
2.2.4 Produce an Operational User Guide for the Wellbeing Hub which includes the operational policies, key contacts and tel. nos., room booking system, etc.
2.2.5 Review and agree operational arrangements for GP and Community Clinic receptions and how they will inter-relate with each other and also the Caerau & Ely Hub reception. Feed into the wayfinding strategy as appropriate.
2.2.6 Consider the appropriate link with the wellbeing area.

2.3 Exit Strategies

2.3.1 Set out the strategy and draft timescale for relinquishing the associated lease(s) and vacating the premises.
2.3.2 Prepare plans for relocation of staff/equipment, including engagement with affected staff.
2.3.3 Estates – to prepare decommissioning of building.
2.3.4 PCIC – to prepare transfer of clinical services

3. REPRESENTATION

The relocation and Operational Issues (ROI) workstream will appoint the chair for the group. Members will comprise of representatives of key internal and external stakeholders:-

- Property and Accommodation Manager – Jonathan Nettleton
- Assistant Locality Manager and PCIC Rep – Maxine Gronow
- Practice Manager – Tess Raybould
- Facilities Management Rep – Andrew Poole
- Estates Building Manager - Paul George
- Capital Planning Team Rep – Marcus Hagley
- HR Rep – Nicola Robinson
- NHS Wales Shared Services Estates – Caroline Lewis
- Cluster Rep – Alex Newton
- Community Dental – Emma Prosser
- Service Team Leads reps
    - Caerau & Ely Hub Rep – Bev King
    - DNs – Helen Donovan
    - HVs – Amber Condy
    - Midwives – Sarah Davies
    - School Nurses – Amber Condy
    - Podiatry – Jeff Clark

4. FREQUENCY OF MEETINGS

Meetings will, in general, be scheduled at monthly intervals, although the frequency of meetings may need to be adapted to reflect the early needs associated with the design and other stages in the development and requirements to maintain progress.

It may be necessary, at times, for key members of the group to address any immediate issues that arise between meetings.

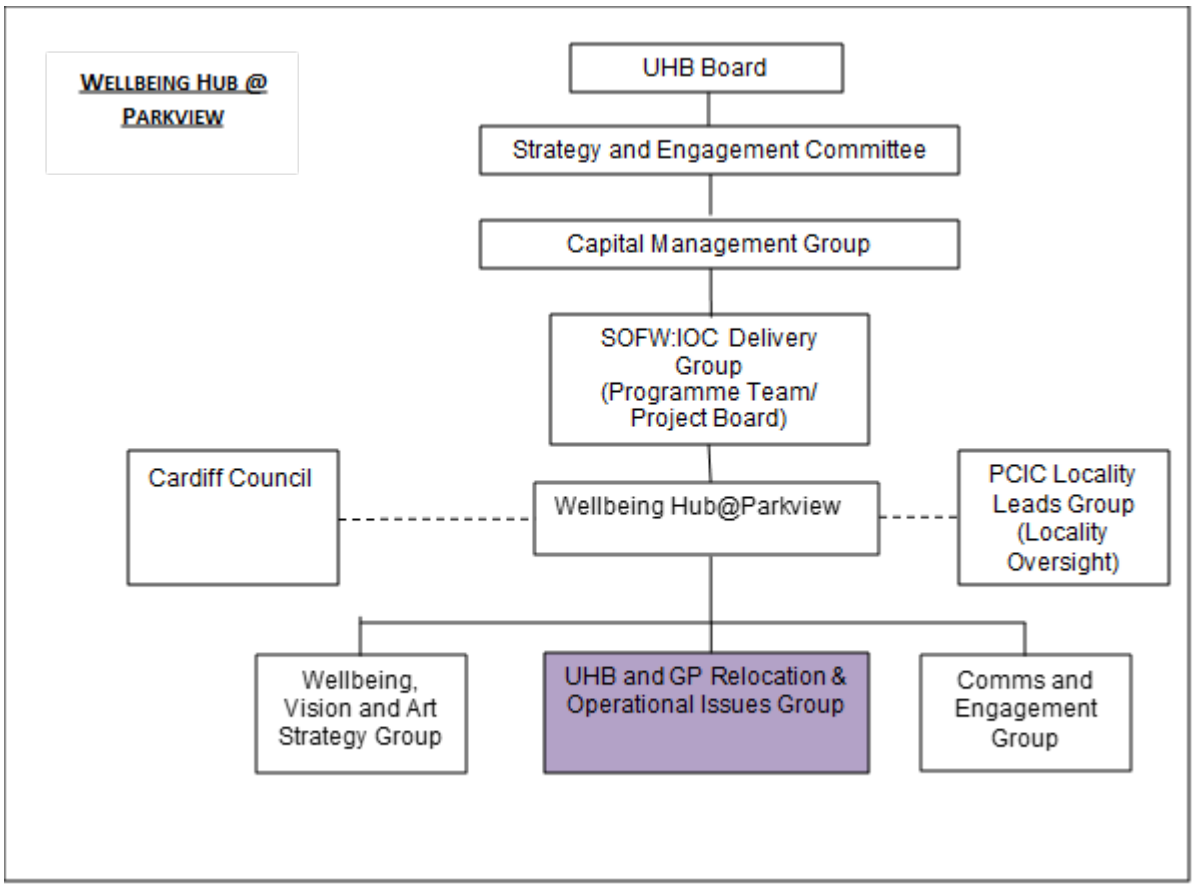
There may be occasions where it is necessary to invite other representatives to discuss or agree specific issues with the group.

5. ACCOUNTABILITY AND REPORTING ARRANGEMENTS

The GP Relocation & Operational issues Group will be directly responsible to the Project Team, a member of which will act as Chair of the Group.

The Group will work closely with the Caerau & Ely and GP teams and where appropriate Cardiff Council in developing and delivering the operational models.

The agreed reporting structure for the SOFW: In the Community Programme and Projects is shown below:-



Version	Date	Summary/Change
0.11	19.09.23	Initial draft
0.12	03.10.23	Membership update
0.13	09.11.23	Membership update
0.14	06.12.23	Membership update
0.15	07.12.23	Membership update

APPENDIX 10 – COMMUNICATION AND ENGAGEMENT PLAN / WORKSTREAM TERMS OF REFERENCE

COMMUNICATION AND ENGAGEMENT PLAN

Engagement paper for Wellbeing Hub@ ParkView



Wellbeing Hub@ ParkView

The plan will focus on the audiences, messages, communication methods and feedback mechanisms for engaging and co-production with key stakeholders throughout the various stages in the programmes.

It is acknowledged that significant stakeholder engagement has already been undertaken, the outcome of which has shaped our plan to transform the way we deliver services within the community.

This plan forms part of the overarching Future Wellbeing engagement plan.

The purpose of this engagement plan is to establish a framework for communication, engagement, co-production and co-ordinating the wide range of communications that will take place directly and indirectly as part of the Perfect Locality and Shaping our Future Wellbeing:In Our Community programmes, specifically for Wellbeing Hub@ Parkview.

This document defines the key engagement objectives to be achieved by the programme, the key principles that will underpin all engagement, and the roles and responsibilities.

To do this we will:

Improve engagement with citizen by

- Putting the citizen at the centre of all we do and ensuring they remain central.

Improve engagement with community by

- Valuing the role of people and communities in their health and wellbeing, including through co-production, volunteering and social movements for health.
- Enabling health and care professionals and the wider workforce to understand and work in person- and community-centred ways.
- Making greater use of behavioural insights in implementing person- and community centred approaches and spreading change.

Improve community services by

- Investing in a new generation of integrated health and social services centres alongside the transformation of our hospital estate.

- Developing strong and sustained networks as an integral part of implementing and scaling up person- and community-centred approaches.

Improve partner working by

- Valuing everyone's contribution to a comprehensive engagement approach.
- Designed and delivered with, rather than for people, using shared vision and goals: wellbeing, resilience, autonomy, connection to others.

The Vision and Values

Within the South West cluster, we are committed to improving the health and well-being of our citizens. We have been working together to look at how primary care will be delivered going forward.

We believe that the home first principle should be pivotal to designing and/ or improving the services we provide.

The wellbeing hub @ Parkview will:

- Focus on wellness / well-being rather than ill health.
- Provide more preventative, community and social prescribing intervention.
- Enable primary and secondary care provision.
- Work in a way that promotes co production, co design and co ownership.

Overview

Accessibility

- The wellbeing hub will provide a welcoming environment where members of the community will be encouraged to stay and participate.

Equality

- The wellbeing hub will respect the needs of all members of the community and ensure that services are available for those most in need.

Relationships

- The wellbeing hub will promote collaboration between all who use and provide the facilities within it, where there is mutual value and respect.

Key Messages

We are committed to engaging with:

- Citizens.
- Carers.
- Community staff.
- Hospital staff.
- Cardiff Council.
- Vale of Glamorgan Council.
- Third Sector.
- Cardiff and Vale Community Health Council.
- Regional Partnership Board.
- Welsh Ambulance Service Trust (WAST).
- South Wales Police.
- South Wales Fire and Rescue Service.
- Public Services Boards.
- Primary Care.

We are focussed on **Caring for People: Keeping People Well** and to achieve this we must work in partnership with our two Local Authorities and third sector organisations and committed to making it a reality that: **a person's chance of leading a healthy life is the same wherever they live and whoever they are.**

Our over-arching key messages are:

- We are working together to improve the health and wellbeing of the citizens of South West cluster.
- We will plan and deliver our services by engaging people who use and work in the services, producing high-quality healthcare services for the people of South west cluster, Cardiff.
- We will work with our citizens to help prevent them from becoming ill and to support them to live longer and better quality lives.

- We are committed to working with our partners across the NHS, social care and third sector to improve the health and wellbeing of our citizens.
- We continually work to improve the quality of health and social care services.
- We always encourage feedback from local people and will act on it wherever possible.
- We make our best efforts to use the funding and resources we have to provide prudent, sustainable primary care.

Engagement

Stakeholder	Date	Nature of Engagement	Location	Lead(s)
South West Cardiff Cluster GPs	19/05/16	Discussing potential for a Wellbeing Hub to serve cluster residents, within the context of SOFW: In Our Community Programme	Lansdowne Surgery	Karen Pardy / Clare Williams
Partner stakeholders within South West Cardiff Cluster	09/06/16	Exploring key health and wellbeing services required to meet the priority needs of residents and where services are best, and most efficiently, delivered in collaboration with our partners	Western Leisure Centre, Ely	Karen Pardy / Clare Williams
Community groups and organisations within Ely and Caerau	24/06/16	Community Co-production workshop to explore opportunities to improve local health and wellbeing in relation to a proposed Wellbeing Hub for the cluster	Ely & Caerau Community Hub	ACE - Action in Caerau and Ely
All Staff	17/11/16	SW cluster Newsletter		Karen Pardy
Service providers – Loudoun Square – UHB, LA, Cardiff Community Housing Association	08/12/16	Loudoun Square Hub – lessons learned in terms of what works well and how the facilities encourage collaboration across services. Will inform future development of wellbeing hub	@Loudoun Square	A ex Evans/ Rob Wilkinson
South West Cardiff Cluster GPs	19/01/17	Discussing vision for Wellbeing Hub @ ParkView and key cluster requirements	Lansdowne Surgery	Karen Pardy / Clare Williams
CPET South West Cardiff Cluster	15/02/17	Primary care team	Cardiff City football stadium	Clare Williams / Simone Joslyn
City of Cardiff Council	03/03/17	Vision, Principles and Alignment	City of Cardiff Council offices	Lynne Topham
Staff, patients and partners within Ely & Caerau area	15,16 & 21 /3/17 25 & 27/04/17	SOFW- Park View development & Concept design	Park View clinic & Hyb Ely	Alex Evans/ Simone Joslyn / Rhys Davies
Project Team	December 2016 to September 2018	Project team meetings. Project team paused until September 2019 awaiting approval of SOFW Programme Business Case	Most meetings held at Lansdowne Road Surgery	Geoff Walsh Project team chair

Community groups and organisations within Ely and Caerau	06/07/17	Cluster Health and Wellbeing Group to explore opportunities to improve local health and across the Cluster	Ely & Caerau Community Hub	ACE - Action in Caerau and Ely
Mark Drakeford, AM, Cardiff West	23/07/18	Written response to letter enquiring about the provision of drug and alcohol recovery services in the Ely and Caerau areas of Cardiff	Letter	Abigail Harris, Executive Director of Strategic Planning
Mark Drakeford, Minister for Health and Social Services	23/01/18	Ministerial briefing on WH@Park View, Men in Sheds and Papermill Housing development	Cathays Park	Alex Evans, Abi Harris
UHB	August 2019	SOFW PBC endorsed. Satisfies case for change so WG funded SCP to progress WG agreed no need for SOC by developing OBC Project team restarts	NA	Geoff Walsh
Mark Drakeford, AM, Cardiff West	01/10/19	Briefing for meeting	AM Offices	Alex Evans, Abi Harris
Park View User Group #1	27/11/19	Project Launch	Woodland House, Cardiff	Alex Evans
Mark Drakeford, AM, Cardiff West	31/01/20	Briefing for meeting	AM Offices	Alex Evans, Abi Harris
Park View User Group #2	26/02/20	Workshop	Western Leisure Centre, Caerau Lane, Cardiff	Alex Morris, Rob Wilkinson
Park View User Group	04/06/20	Adjacency option user group review	MS Teams meeting	IBI, Alex Morris
Park View User group Meeting #3	25/06/20	IBI appointed design team option appraisal of 1:500 design options	MS Teams meeting	IBI, Alex Morris
NHS Wales Shared Services	11/08/20	Overview of progress and feedback to assist	MS Teams meeting	Alex Morris

FBC Engagement

Stakeholder	**Date**	**Nature of Engagement**	**Location**	**Lead(s)**
Community groups and organisations within Ely and Caerau	13/05/2024	Health and Wellbeing Fayre	Western Leisure Centre, CF5 5HJ	Rob Wilkinson / Jason Conibeer
Community groups and organisations within Ely and Caerau	24/06/2024	Festival of Community	Dusty Forge, 460 Cowbridge Road West, Ely, CF5 5BZ.07.2024	Rob Wilkinson / Jason Conibeer

Community groups and organisations within Canton & Riverside	17/08/2024	Riverside Festival	Despenser Place, Riverside, Cardiff	Rob Wilkinson / Jason Conibeer
Ely & Caerau Learning Partnership Board	12/09/2024	Ely & Caerau Learning Partnership Board	Cardiff West Community High School (11 Penally Road, Cardiff, Wales, CF5 4SX)	Rob Wilkinson / Jason Conibeer

SHAPING OUR FUTURE WELLBEING: IN OUR COMMUNITY
WELLBEING HUB@PARKVIEW

COMMUNICATIONS AND ENGAGEMENT WORKSTREAM

TERMS OF REFERENCE

1. INTRODUCTION AND CONTEXT

A Vision and Values statement was set out the Outline Business Case (OBC) in June 2022 and agreed by the Project Team and Delivery Group. The statement establishes a common understanding of the core principles of the Wellbeing Hub@Parkview, which underpin the collaborative and operational service model which will shape the design, development and governance of the Wellbeing Hub with stakeholders during the design, construction, relocation of GMS and flowing into the operation of the facility. This Group has been established by the Project Team to take the Communications and Engagement issues forward and in particular identify, the communications and engagement for this project, both in the short term and through ongoing planned engagement, with the local communities of the Canton, Riverside and Caerau & Ely area, including key interested groups and the Vision and Values principles into the operational activities of the Wellbeing Hub.

2. AIMS AND RESPONSIBILITIES

2.1 Aims

To co-ordinate the communications and engagement for this project, both in the short term and ongoing planned engagement, with the local communities in the Canton, Riverside and Caerau & Ely area and key interested parties.

2.2 RESPONIBILITIES

2.2.1 The co-ordinating the communications and engagement for this project, both in the short term and ongoing planned engagement, with the local community in the Canton, Riverside and Caerau & Ely area, including key interested groups such as local Councillors/AMs/MPs, etc..

2.2.2 Plan positive communications and engagement activities.

2.2.3 Feed back to the Project Team key issues and concerns raised from engagement for consideration and response.

2.2.4 Produce regular newsletters for circulation to the local community and key stakeholders via hard copy, UHB website etc.

2.2.5 Keep a record of engagement activities undertaken.

3. REPRESENTATION

The Communications and Engagement workstream will appoint the chair for the group. Members will comprise of representatives of key internal and external stakeholders:-

- PCIC Clinical Board Rep – Rhys Davies
- Strategic Projects – Jason Conibeer
- Communication, Arts, Health Charity and Engagement Team Rep – Robyn Kelly
- GP Practice Rep – Tess Raybould
- Cardiff City Council Rep – Rebecca Hooper / Nicky Scott
- Operational manager hubs and community services Cardiff City Council – Bev King
- Action for Caerau & Ely Rep – Hazel Cryer
- Participation and Engagement Coordinator (RPB Third Sector Hubs Facilitator) – Anna Ros-Woudstra
- Community Plan Co-ordinator – Becky Matyus
- Llais Rep - cardiffandvaleenquiries@llaiscymru.org
- Strategic Partnership Rep – Sarah Tipping

- South Riverside Community Development Centre (SRCDC) Rep – Nick Lewis / Nathan Evans

There may be occasions where it is necessary to invite other representatives to discuss or agree specific issues with the group

4. FREQUENCY OF MEETINGS

Meetings will, in general, be scheduled at bi-monthly intervals, although the frequency of meetings may need to be adapted to reflect the early needs associated with the design and other stages in the development and requirements to maintain progress.

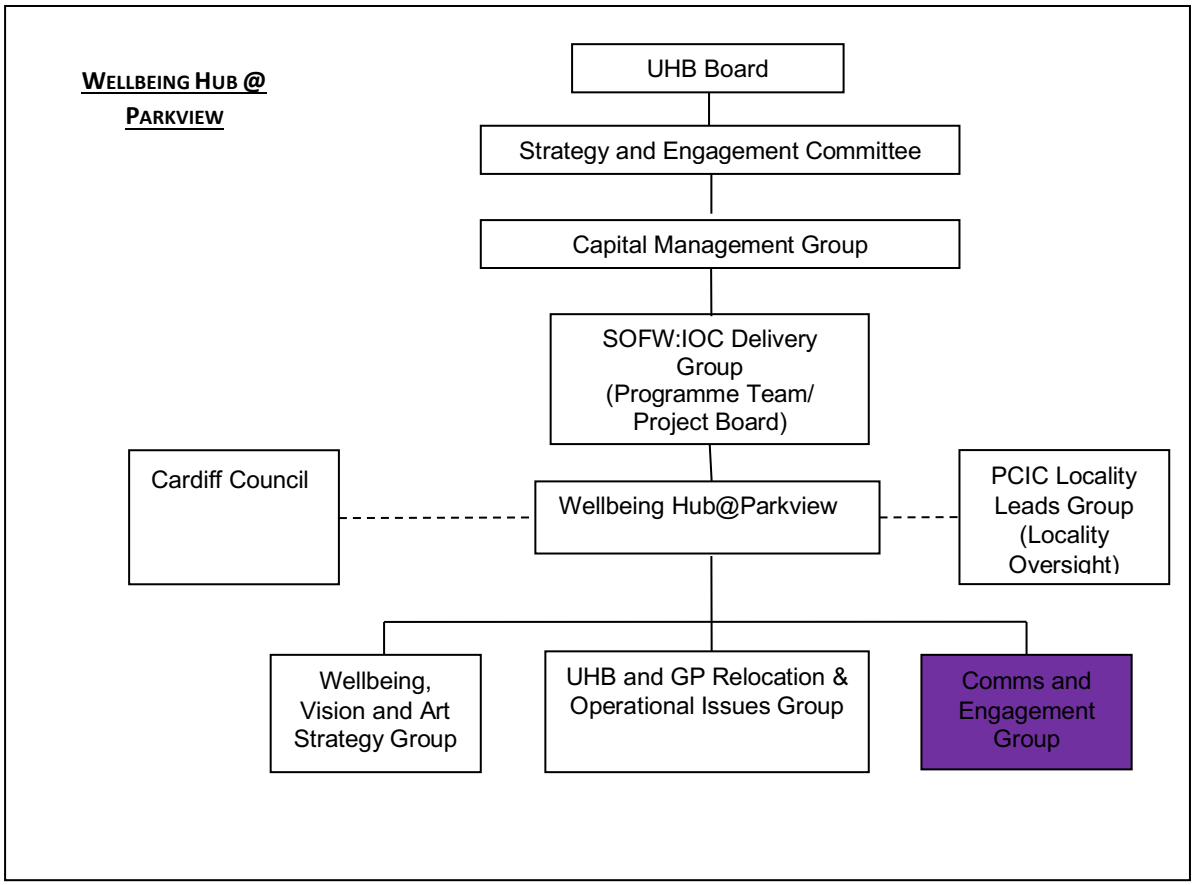
It may be necessary, at times, for key members of the group to address any immediate issues that arise between meetings.

5. ACCOUNTABILITY AND REPORTING ARRANGEMENTS

The Communications and Engagement workstream will be directly responsible to the Project Team.

The Group will work closely with local communities of Canton, Riverside and Caerau & Ely area, including key interested groups such as local Councillors/AMs/MP and, where appropriate Cardiff Council in developing and delivering the communication and engagement models.

The agreed reporting structure for the SOFW: In the Community Programme and Projects is shown below:-



APPENDIX 11 – BENEFITS REALISATION PLAN

BENEFITS REGISTER - WELLBEING HUB @ PARK VIEW FULL BUSINESS CASE

BENEFIT CATEGORY A : HEALTH GAIN									
Benefit No.	**Description of Benefit**	**Benefit Owner**	**Activities Required (to secure benefit)**	**Beneficiary**	**Measurement Tool**	**Baseline value**	**Target Improvement (level of change)**	**Timing (when will the benefits be achieved)**	**Lead Responsibility**
A1 (QB)	Combined impact of addressing Health Inequalities by implementation of social prescribing and initiatives such as those outlined in A2, A3 & A4.	Health Board / Partner organisations/ GPs	Provision of increased health and wellbeing support to promote healthier behaviours and avoid any unfair differences in health outcomes between different groups of people Early intervention and timely treatment will help to reduce admissions to acute hospital	Patients, Health Community	People's health is improved and a reduction in emergency attendances for 'basket of 8' chronic conditions per 100,000 population is realised	2023 Emergency / Elective Respiratory 6,456 / 3,374 Cardiovascular 10,594 / 7,536 Neurological 2,359 / 1,015 musculoskeletal 6,283 / 4,727 Diabetes 5,436 / 2,909 CVA 2,108 / 24 Atrial fibrillation 4,532 / 1,477 Alzheimer's 2,114 / 45 (emergency vs elective) and split further including whether the emergency admission was directly after an A&E attendance, or whether the elective admission was within 1 year of an A&E attendance	10% reduction within 5 years	5 years post opening	PCIC/ Commissioning
A2	*Increased referrals to "Help me Quit" programme for the Cluster*	*Health Board / Partner organisations/ GPs*	*Provision of increased health and wellbeing support to assist in increasing life expectancy and promotion of healthier behaviours*	*Patients, Health Community*	*No of people accessing "Help me Quit"*	*155 (with referral dates from 01/04/2018 to 31/03/2019)* *24/25 referrals - 47*	*Increase year on year*	*3-5 years post opening*	*Cardiff & Vale Public Health Team*
A3	*Increased participants completing self-management/ Education for Patients Programmes for example Get Cooking, Foodwise for Life, X-PERT diabetes management, or National Exercise Referral Scheme*	*Health Board / Partner organisations/ GPs*	*Provision of increased health and wellbeing support to assist in increasing life expectancy and promotion of healthier behaviours*	*Patients, Health Community*	• *Percentage of adults who are a healthy weight* • *Percentage of 4/5 year olds who are a healthy weight*	• *2018/19 & 2019/20 combined - 42%* • *2018/2019 - 76.70%* *April 2022 to March 2023 Delivered 29 Get Cooking's to 122 learners, 88 of those learners achieved accreditation.*	*Decrease year on year*	*3-5 years post opening*	*Cardiff & Vale Public Health Team*

A4	*People are empowered to self-manage their health with the potential to reduce overall demand for healthcare, for example via social prescribing activities*	*Health Board / Partner organisations/ GPs*	*Empower patient visits that focus on prevention and care management, rather than on acute care*	*Patients, Health Community*	*Reduction in hospital activity that is quantifiable within A1*	*January - March 2023. Website for more info: Health & Well-being - Grow Cardiff* *Facilitated by Grow Cardiff's staff trained in social therapeutic horticultural practice, Grow Well's weekly sessions ran over a 3 month period, engaged patients at three community gardens spread equally across the South West Cardiff Cluster (which includes Ely).* *33 sessions (11 weekly sessions at 3 sites) facilitated* *40 people took part. Of these, 80% engaged regularly with the sessions (3 or more attendances). 71% self-reported that they had a disability and 88% reported an on-going health condition. 68% of participants reported that the sessions helped them to feel better, 32% said that they felt the same after sessions, 0% said they felt worse.*	*Decrease year on year*	*3-5 years post opening*	*Cardiff & Vale Public Health Team*
A5 (Qual)	Increased uptake of child primary immunisations	Health Board / Partner organisations/ GPs	Provision of information / services to promote advice on improving health and preventing serious illness	Patients, Health Community	% of children at age 5 who are up to date with their primary immunisations	92.2% (Apr-20 to Mar-21) Apr 23 – March 24 - Children who are up to date with Immunisations due by Age 5 - 82.8% Children who are up to date with Immunisations due by Age 16 - 71.2%	95%	3-5 years post opening	Victoria Whitchurch / Charis.Joyce

A6 (Qual)	Improved patient satisfaction	Health Board / Partner organisations/ GPs	Provision of care and facilities that support a positive patient experience and assist people in feeling more settled, more comfortable, and less anxious during appointments	Patients, Health Community	Patient satisfaction surveys	Data for Westway Surgery: • 83% felt they were 'always' (40%) or 'usually' (33%) listened to with 7% feeling they were never listened to. • 55% of respondents were happy with the wait time they experienced. 45% reported dissatisfaction with the wait times for appointments. • 76% of respondents felt well cared for whereas 6% reported never feeling cared. • 70% of those who needed assistance reported that they had received it. 6% of patients stated they didn't get it. • 79% of respondents felt they knew what was happening in their care with 81% stating explanations were simple to understand. 75% felt involved in decisions about their care	Improve outcome of survey by 10% by provision of enhanced engagement and communication and colocation of services	1 year post opening	GP Manager
BENEFIT CATEGORY B : AFFORDABILITY									
Benefit No.	**Description of Benefit**	**Benefit Owner**	**Activities Required (to secure benefit)**	**Beneficiary**	**Measurement Tool**	**Baseline value**	**Target Improvement (expected level of change)**	**Timing (when will the benefits be achieved)**	**Lead Responsibility**
	N/A								
BENEFIT CATEGORY C : CLINICAL AND SKILLS SUSTAINABILITY									
Benefit No.	**Description of Benefit**	**Benefit Owner**	**Activities Required (to secure benefit)**	**Beneficiary**	**Measurement Tool**	**Baseline value**	**Target Improvement (expected level of change)**	**Timing (when will the benefits be achieved)**	**Lead Responsibility**
C1 (Qual)	Environment offers appropriate facilities for delivery of services, which conform to appropriate WHBNs and WHTMs, and appropriate IP&C measures	Health Board/ GPs	Availability of appropriately sized facilities that deliver quality care and meet accepted best practice in terms of clinical, quality and safety standards	Patients, Staff, Health Community	Improved condition, environment and functionality of facilities via 1:200 layout drawings, positive AEDET outcomes and conformance against WHBNs and WHTMs	Dispersed facilities not sustainable	New facilities meet requirements set out in 1:200 layout drawings, WHBNs, WHTMs, IP&C measures (subject to any agreed derogations at board level)	On opening	Director of CEF
C2 (Qual)	Improved stability for Westway Surgery	GPs Health Board	Provision of new facility	Patients Staff Health Community	Improved condition and functionality of facilities	GP Practice currently located in facility which is not sustainable in the long term.	GP Practice relocated to new build facility with longer term lease delivering safe, sustainable and accessible services for patients	1 year post opening	Director of CEF
C3 (Qual)	Workforce benefits through training, new roles, reduction in staff turnover	Health Board/ GPs	Provision of facilities that support staff welfare and wellbeing as well as opportunities for development across specialties if appropriate	Staff	• Training and development opportunities • Promotion of enhanced / new roles • Reduction in staff turnover and sickness • Staff satisfaction surveys	No current data available for staff who would work from the cluster. Data collected for via All Wales NHS survey and distilled to UHB level available	10% improvement	Continual monitoring	Head of People and Culture
C4 (Qual)	IT/ digital technology supports effective communication between professionals and citizens via joint working	Health Board/ Partner organisations/ GPs	Provision of effective digital / IT platforms that promote education and joint working between organisations and patients	Patients, Staff, Health Community	1:50 room data sheet / digital infrastructure Improved resilience and communication, online consultations	Fragmented services not currently providing full patient engagement across services	Increased digital health tools and communication links via enhanced digital infrastructure within new facility which links services	1 year post opening	Digital & Health Intelligence

BENEFIT CATEGORY D : EQUITY									
Benefit No.	**Description of Benefit**	**Benefit Owner**	**Activities Required (to secure benefit)**	**Beneficiary**	**Measurement Tool**	**Baseline value**	**Target Improvement (expected level of change)**	**Timing (when will the benefits be achieved)**	**Lead Responsibility**
D1 (QB)	Enables more health and wellbeing services to be provided closer to home to support patients not having to travel further afield for their care	Health Board / Partner organisations	Provision of access to more local health and wellbeing services	Patients, Health Community	Reduced travel for patients, cost saving on travel	Number of patients currently impacted	5% of miles saved due to dispersed accommodation	2 years post opening	Clinical Boards
D2 (Qual)	Activity and resources focussed where identified need is highest	Health Board/ Partner organisations/ GPs	Provision of increased health and wellbeing services to assist in increasing life expectancy	Patients, Health Community	Gap in number of healthy life years between the lowest in the SW cluster and the highest within the entire Cardiff area (Lisvane): • Males Highest: 74.0 years (Lisvane) • Females Highest: 74.8 years (Lisvane)	Lowest HLE at birth for males in Cardiff South West - 53.6 years (Ely) Lowest HLE at birth for females in Cardiff South West - 53.8 years (Ely)	10% improvement in new births 5% improvement for current members of the community	10 years post opening. *Benefit is calculated as it arises in age profile – economic benefit*	Clinical Boards
BENEFIT CATEGORY E : VALUE FOR MONEY									
Benefit No.	**Description of Benefit**	**Benefit Owner**	**Activities Required (to secure benefit)**	**Beneficiary**	**Measurement Tool**	**Baseline value**	**Target Improvement (expected level of change)**	**Timing (when will the benefits be achieved)**	**Lead Responsibility**
E1 (QB)	Reduced number/% of outpatient appointment DNAs (did not attend).	Health Board	Providing facilities that support the shift of activity from hospital to community settings to support DNA rates in relation to accessible care	Patients, Health Board, Health Community	% of outpatient appointment DNAs	12.2% (2018-19) 13% (2019-20)	Reduction in total number of follow up DNAs to 5% *(target set by WG Delivery Unit)*	1 year post opening	Clinical Boards
E2 (QB)	Reduced No of GP attendances	GPs	Implement active signposting to co-located services Expansion of skills in team to provide a wider range of clinics on site Implement social prescribing	GPs, Health Community	Current no of GP attendances based upon practice list size of circa 8,000 (Westway Surgery only)	1 year window (1st May 2024 – 31st April 2025) Total activity: Westway 58,545 appointment slots, Afon Elai 111,266 appointment slots Footfall (all F2F activity): Westway 20,145 appointment slots, Afon Elai 38,935 appointment slots	5% reduction based on national averages and standard cost of a GP attendance	1 year post opening	GP Manager
E3 (Qual)	Greater collaborative working between partner organisation leading to more joined up service delivery	Health Board/ Partner organisations/ GPs	Provision of co-located services providing a social model of care that supports a social model of care	Patients, Staff, Health Community	No of health, wellbeing and social care services available in one place to support efficiency 1:200 layout drawings / project service scope	Services currently fragmented across several locations	Circa 20 healthcare teams providing services and wellbeing envisaged and collocated with existing community hub to provide social model of care.	1 year post opening	Director of CEF
E4 (Qual)	Flexible use of multi-functional/ generic facilities available leading to greater estate utilisation	Health Board/ Partner organisations/ GPs	Provision of accommodation that supports flexible, multi-use facilities wherever possible which improves utilisation and enables future change when required	Health Board, GPs, Health Community	No of generic / multi-functional facilities available Clinic utilisation	Nil	95% of available shared rooms have multi-use	1 year post opening	Locality Manager

E5 (QB)	Providing sustainable and energy efficient accommodation contributing to net zero carbon targets	Health Board/ Partner organisations/ GPs	Provision of sustainable facilities that enable a reduction energy demand and promote renewable energy where possible	Health Board / Community	Decarbonisation strategy	Multiple locations for services all of which contributing to emissions. New building will be all electric	Reducing Operational Carbon – the operational energy demands of the building will be reduced from a base line figure of 160 kWh/m2 to 110 kWh/m2 per year equating to a carbon reduction of 37,000 kgC02 in first year of operation (will reduce on a year-by-year basis as the national grid decarbonises) Reducing Embodied Carbon - Embodied carbon will be targeted between 600 and 800 KgCo2/m2	1 year post opening	Director of CEF

APPENDIX 12 – RISK REGISTER

Ref	Date Raised	Risk/Issue (including impact and interdependencies with other risks)	Impact	Likelihood	Overall Rating	Owner	Mitigation and actions required	Last Updated	Closed Date	Risk /Issue Status	Notes and Actions taken
R3	01/12/2016	Potential issue re: capacity of internal and external stakeholders to input to development of service proposals leading to slippage against the Project Plan	M	L	L	Geoff Walsh	Identify the key activities required on which to focus efforts	15.05.25		Open	Ongoing monitoring 29.02.24 C&E workstream set up and working through engagement processes 09.05.24 - no change 15.05.25 - Ongoing engagement with stakeholders
R6	01/12/2016	Availability of capital funding	H	L	M	Geoff Walsh	High level capital investment infrastructure business case in development.	18.06.25		Open	Work with CBs to be led by Finance and incorporated into Business Case 29.02.24 Funding secured for FBC development. Revenue consequences to be worked through as FBC progresses 09.05.24 - no change 25.09.24 - Stage 3 cost review shows an anticipated increase from OBC, some as a result of inflation, others as a result of design change. Design team undertaking value engineering exercise to reduce costs 19.03.25 Market testing in progress 15.05.25 - Health Board Cost advisor reviewing target cost with SCP to obtain best offer 18.06.25 - Cost forms completed for FBC submission.
R11	02/03/2017	Security of the site during and after construction will need to be sufficient to protect the assets	L	L	L	Geoff Walsh	Security measures will be implemented as the site develops based on a risk assessment	15.05.25		Open	29.02.24 During FBC process security strategy will be updated 09.05.24 - Security strategy to be reviewed 19.03.25 Updated security strategy received by UHB 15.05.25 - Security strategy shared with SW Police Secured by design report issued by Designing out crime officer
R13	02/03/2017	Appropriate site access may influence the popularity and success of the project	L	L	L	Geoff Walsh	The Architects are engaged to ensure maximum benefit from the appropriate access	18.06.25		Open	Positive discussions held with local authority regarding the relationship between the two buildings 19.03.25 LA discussions have taken place and way forward agreed through reserved matters 15.05.25 - Review to be held with Council planning and Parks team on 20/5/25 18.06.25 Review held with planners during pre-application, design amended to align with planning comments and included within Reserved Matters submission
R20	29/01/2018	Managing public expectations may cause a sub-optimal initial balance of use of the facility	M	L	L	Geoff Walsh	Continued engagement with community groups will help manage public expectations	15.05.25		Open	29.02.24 C&E workstream established and continue to review 19.03.25 UHB have met with elected members. LA to progress further community engagement 15.05.25 - Aedet workshop scheduled 02/06/25
R29	07/09/2018	Negotiations with SW Police to purchase and redevelop the existing Park View Health Centre site may impact on progress	L	L	L	Geoff Walsh	Liaison with SW Police to continue to clarify planned development with the Hub but elsewhere on the campus style site	19.03.25		Open	29.02.24 ongoing consultation with vacant space 25.09.24 - GW invited to attend Cardiff & Vale Partnership Board meeting in October
R32	03/10/2019	Potential increased revenue costs to GP Practice from relocating may impact on future recruitment	M	M	M	Hannah Smith	GP Practice to work with PCIC to establish resource implications.	01.05.24		Open	09.05.24 - JC To check with Tess 09.07.24 - I have discussed this today with the GMS team who don't have any guidance around increased costs associated with the move. Are you able to be more specific at all? What would be our proportion of expenses do you know and what that might look like? It's all very difficult to predict I know. - 01.05.24 - we feel that lack of clarity for property owning partners of Westway Surgery building remains a significant risk for us. Without certainty in this we will be unable to proceed and move to Park View. We feel its the right move for us, our community and our patients but we do need these concerns addressed.
R37	06/05/2021	Risk that Westway withdrawal will lead to significant redesign work if financial reassurances for GP partners can't be provided	L	L	L	Geoff Walsh	UHB is working with NWSSP SES Property team to develop financial assurances	01.05.24		Open	(02/09/21) GW agreed to pursue progress update with Shared Services. 03.08.23 Westway Surgery require update / guarantees 29.02.24 To provide a re-evaluation and provide letter of comfort to Westway (release of value of asset) 09.05.24 - Estates to follow up 04.06.24 - Estates to obtain an updated valuation 25.09.24 - Awaiting confirmation of assessment of mortgage equity 23.01.25 - Impact assessed as "low" following financial reassurances received and shared with GP Partners 01.05.25 - we feel that lack of clarity for property owning partners of Westway Surgery building remains a significant risk for us. Without certainty in this we will be unable to proceed and move to Park View. We feel its the right move for us, our community and our patients but we do need these concerns addressed.
R38	10/06/2021	Risk of increased cost of construction materials due to national price increases	M	M	M	Geoff Walsh	During the market testing of costs through the FBC process, the impact of inflation can and will be monitored in relation to project costs	15.05.25		Open	Prior to the submission of the FBC the costs will be market tested and inflation costs taken into consideration at the time. 19.03.25 - Market testing being undertaken 15.05.25 - allowance to be made in cost forms for inflation aligning with SCP construction programme
R41	02/09/2021	Risk of delays in agreeing the changes required to integrate new build with existing Hub building	L	L	L	Geoff Walsh	Negotiations to continue between CC and UHB to agree extent of changes required to achieve satisfactory integration of the two buildings	18.06.25		Open	09.05.24 - Negotiations ongoing (some issues to be resolved) 15.05.25 - presentation to be held with CC colleagues 19/5/25 18.06.25 - list of requirements issued by council and to be further discussed in focus group meeting
R42	05/05/2022	Site/facility management issues may lead to additional revenue costs	L	L	L	Geraldine Johnston	Engagement with stakeholders continues to identify and resolve site management issues. Early engagement with all partners to manage customer experience to ensure a positive impact	29.04.25		Open	This is a common risk across all new facilities. LA best practice advice is being explored. Recent correspondence from PCIC Dir Ops raised to Execs. 29.02.24 - clarity require on this risk 14.03.24 - Day to day management of site is an operational issue 29.04.25 - risk reduced to L, L, L

R43	29.09.23	Completion of FBC is not provided in line with the Health board dates or expectations	M	M	M	Geoff Walsh	Regular reviews of the programme timeline, to highlight changes at early stage.	18.06.25		Open	09.05.24 - Date of handover of FBC to CAV is Jan 2025 25.09.24 - Date of handover of FBC Estates Annex to CAV is March 2025 15.05.25 - Draft cost forms and Estate Annexe received, SCP and Healthcare planner aligning completion of documentation with internal review dates 18.06.25 - Estates Annex completed and issued to HB 16.6.25 Business case to be finalised aligning with internal review board meetings
R44	29.09.23	Change in key leadership - Programme implications to de-brief new members onto the project	L	L	L	Geoff Walsh	As and when required arrange meeting with new team member to update and brief on the project	19.03.25		Open	09.05.24 - GJ has joined Project Team and update meeting arranged 19.03.25 GE and AM have joined the project after Steve Gardiner moving on
R45	29.09.23	Welsh Government decision making in regard to 'design for life' - Cost implications on consultant / SCP fees.	H	M	H	Geoff Walsh	WG to be advised of submission dates in advance (capital review meetings)	18.06.25		Open	09.05.24 - WG to be advised of submission dates in advance (capital review meetings) 26.11.22 - SG has written to the WG to request an update on funding with more information provided to support the claim 23.01.25 - WG response awaited. Alternative sources of funding to complete the FBC appear to be limited to a call on UHB's Discretionary Capital 15.05.25 - Due to reduction in contingency, funding to complete FBC funded from discretionary Capital. 18.06.25 - Internal meetings currently being held aligning with WG submission Aug 25
R46	29/02/2024	Increase in known staffing headcount leading to pressures on design	M	L	L	Geoff Walsh	Review service needs and check existing design space, to see if increased capacity can be included in design	19.03.25		Open	09.05.24 - Initial design numbers from C sheet meetings has been completed 25.09.24 - Clarification of requirements being progressed 19.03.25 - User group meetings completed and design signed off. Service Scope revalidated with no changes identified
R48	29/02/2024	Planning - Enclosure of plant on roof area in accordance with current HTM compliance	M	L	L	Geoff Walsh	Working with colleagues in planning to ensure we provide sufficient information to allow the planning not to be subject to wider consultation	19.03.25		Open	09.05.24 - will be considered through market testing 25.09.24 - Pre planning application to be submitted after consultation with Council 19.03.25 - Meetings with planning department have been undertaken, awaiting response in reserved matters
R49	29/02/2024	Failure to comply with current WG decarbonisation strategy which may effect future funding	L	L	L	Geoff Walsh	Report provided by current SCP partner, based on submitted OBC provisions. Report to be discussed with NWSSP shared services	19.03.25		Open	Review of requirements being undertaken and report will be discussed with SSP 09.05.24 - report discussed with shared service May 2024 acceptance in principle of way forward 25.09.24 - Risk rating revised down
R51	21/06/2024	Completion of works to play park prior to the commencement of the scheme will incur additional preliminary costs not allowed for in OBC	L	L	L	Geoff Walsh	To review planning condition with CCC to explore possible other avenues	19.03.25		Open	04.07.24 - Ongoing discussions with CCC regarding park 23.01.25 - Risk reduced to "Low" following good progress made with Council
R52	25/092024	Red line boundary - Risk of UHB becoming responsible for wider area of ground than anticipated leading to increased operational cost of maintenance	M	M	M	Geoff Walsh	UHB to be clear that within red line boundary they are only responsible for the Swales.	19.03.25		Open	23.01.25 - Impact reduced to "medium" following progress with planning application 19.03.25 - Legal document drafted defining red line boundary
R53	26/11/2024	Additional operational costs of existing and new car park and management responsibility thereof	H	M	M	Geoff Walsh	UHB to agree clear lines of responsibility	19.03.25		Open	19.03.25 - HoT document drafted defining area
R54	26/11/2024	Insufficient contingencies to allow for compensation events tabled by contractor.	M	M	M	Geoff Walsh	Legitimate changes to design in relation to inclusion for changes to main entrance and AFDD's are accepted and can be absorbed within contingency sum. Prolongation costs are currently being challenged by Project Manager	15.05.25		Open	19.03.25 - costs confirmed 15.05.25 - Due to reduction in contingency, funding to complete FBC funded from discretionary Capital
R55	23/01/2025	Initial feedback from Pre-Planning Application Cllrs pushing back on some issues re the planned entrance and landscaping the parks	H	L	M	Geoff Walsh	Held meetings with Council Parks Dept and resolved some of the issues already highlighted. Working with Design Team to understand the implications of the information received from Council (22/01/25)	18.06.25		Open	Currently reviewing with Design Team 19.03.25 Meetings held with LA (and parks teams). Site meeting to be held 15.05.25 - Site meeting to be held 20/05/25 with SCP and CC Parks team ahead of reserved matters submission 05.06.25 - ongoing discussions and meeting being held with CCC 18.06.25 - on site meeting held and reserved matters submission complete
R56	01/05/2025	Delays to sections of the FBC will impact on dates for approval through UHB governance	H	H	H	Geoff Walsh	Information and request for text to include in drafting are directed at teams/departments to achieve alignment to UHB governance dates	05.06.25		Open	05.06.25 - GW to follow up with teams/departments to ensure programme dates achieved
R57	03/07/2025	Revenue affordability of the scheme (in light of current UHB financial situation)	H	H	H	Geoff Walsh	PCIC, Finance and Estates to review the service model alongside any estates realisation to reduce revenue impacts	02.07.25		Open	02.07.25 VBRG have challenged revenue costs and service model detail of the FBC. At this time there is no enough detail to endorse the FBC
R58	03/07/2025	UHB Reputational damage of FBC not progressing through UHB Governance processes	M	L	M	Geoff Walsh	Briefings provided to relevant Execs and Chief Officers on the purpose of the FBC. How the OBC defines service model/requirements which has been approved by the WG.	03.07.25		Open	
R59	26.08.2025	Scope Creep	H	H	H	Geoff Walsh	Ongoing meeting with Council, SCP and Fire Officers	26.08.25		Open	

APPENDIX 13 – EQUALITY AND HEALTH IMPACT ASSESSMENT

Equality & Health Impact Assessment for: -

Shaping Our Future Wellbeing: In the community – Wellbeing Hub@Park View project (draft)

Please note:

- The completed Equality & Health Impact Assessment (EHIA) must be -
  - Included as an appendix with the cover report when the strategy, policy, plan, procedure and/or service change is submitted for approval;
  - Published on the UHB intranet and internet pages as part of the consultation (if applicable) and once agreed.
- Formal consultation must be undertaken, as required[1];
- Appendices 1-3 must be deleted prior to submission for approval.

Please answer all questions:-

1.	For service change, provide the title of the Project Outline Document or Business Case and Reference Number.	Perfect Locality & Shaping Our Future Wellbeing: In the community project. Wellbeing Hub@Park View.
2.	Name of Clinical Board / Corporate Directorate and title of lead member of staff, including contact details.	Strategic and Service Planning Corporate Strategic Planning Lead 029 2183 6071
3.	Objectives of strategy / policy / plan / procedure / service.	**Shaping our Future Wellbeing Strategy: A Summary** Co-produced with our local communities, colleagues and system partners, our strategy, ***Shaping Our Future Wellbeing,*** was launched and adopted by our Board in 2023. It provides us with a high-level description of what we want to achieve by 2035 and the strategic objectives we will focus on to get there, along

[1] https://shapingourfuturewellbeing.com/

		with the key milestones that we will aim to achieve over five and ten years to deliver on our priorities. **Our Vision** Working together, we will help improve lives so that by 2035 people are healthier and unfair differences in health outcomes are reduced. The care we provide for people who need our services and those delivering services will be outstanding, with outcomes and experience for all that compare with the highest performing peer organisations. **Our Values** We are a values-driven organisation, and our goals will only be realised if our values are at the heart of everything we do. Created by colleagues, patients and their families and carers, our values are: • We are kind and caring • We are respectful • We have trust and integrity • We take personal responsibility **Our Mission - Eradicating Avoidable Harm** Our emerging organisational mission and purpose is to **"Eradicate Avoidable Harm".** Avoidable harm refers to unintended or unexpected harm that could have been prevented. It occurs when incidents of harm could probably or totally have been avoided through timely intervention or adherence to evidence-based practices and governance. Essentially it is harm that could have been mitigated with better processes, guidelines or delivery. Our Strategic Objectives -

		We have set four strategic objectives, the achievement of which will enable us to realise our vision for better health and outstanding care. These objectives are also our well-being objectives under the Wellbeing of Future Generations Act, which we review annually as part of our planning cycle. These are: **Putting People First** - We will be a great place to train, work and live, where we listen to and empower people to live healthy lives. By 2035, colleagues would recommend us to great place to work, our workforce will reflect the diversity of our communities, and more people will be living healthier lives. **Providing Outstanding Quality** - We will provide outstanding services which are equitable, timely and safe, where people are treated with kindness and are supported to achieve the outcomes that matter to them. We will have reduced inequities in prevention, improved access to clinical services and clinical outcomes. **Delivering in the Right Places** - By 2035 we will be using real time integrated data to inform joint decision making and multi-disciplinary team working, giving people access to ownership of their data to enable them to manage their health and wellbeing. We will be well on our journey to provide care in the right place, in facilities that are fit for purpose, flexible and promote recovery. **Acting for the Future** - We will work to ensure that what we do today does not compromise the wellbeing of our future generations. We will protect the environment and develop and use new technologies, treatments and techniques to provide the best possible health outcomes and sustainable health care into the future. By 2030 we will have reduced the Health Board's carbon footprint by 34% (currently under review) and will have increased our research and clinical innovation activities.

4.	Evidence and background information considered. For example • population data; • staff and service users data, as applicable; • needs assessment; • engagement and involvement findings; • research; • good practice guidelines; • participant knowledge; • list of stakeholders and how stakeholders have engaged in the development stages; • comments from those involved in the designing and development stages; • Cluster and GP Practice Plans. Population pyramids are available from Public Health Wales Observatory[2] and the UHB's 'Shaping Our Future Wellbeing' Strategy provides an overview of health need[3].	Information is available on the - SOFW website Our Work - Shaping our Future Wellbeing - The Stakeholder engagement work is available at Engage with Us - Shaping our Future Wellbeing. A list of stakeholders, including the Community Health Council, is included in the plan. Further local level engagement will occur during the development of the Wellbeing Hubs and Health & Wellbeing Centres. - Perfect Locality website The Perfect Locality Specification - Cardiff and Vale University Health Board. The priorities and model proposed were developed through discussions by the Perfect Locality Working Group. Evidence in the literature informed best practice. - Needs assessment data is available at Cardiff and Vale of Glamorgan Population Needs Assessment 2022-27 - Cardiff and Vale University Health Board. The needs assessment highlighted o Inequalities in health and the life expectancy gap experienced across the UHB area; o The increase in numbers in the older age group and the increasing complexity of conditions experienced; o Lifestyle choices that increase risk of disease; o Patterns of service utilisation. Additional briefing papers on specific elements (e.g. Organisational Models of Primary Care, Health Literacy) are also available.
5.	Who will be affected by the strategy/ policy/ plan/ procedure/ service	Individuals in South West Cardiff Cluster accessing primary, community and secondary care services will be affected by the strategy. UHB staff will also be affected by the planned changes to service delivery.

6. EHIA / How will the strategy, policy, plan, procedure and/or service impact on people?

[2] https://phw.nhs.wales/services-and-teams/observatory/data-and-analysis/
[3] https://shapingourfuturewellbeing.com/

Questions in this section relate to the impact on people on the basis of their 'protected characteristics'. Specific alignment with the 7 goals of the Well-being of Future Generations (Wales) Act 2015 is included against the relevant sections.

How will the strategy, policy, plan, procedure and / or service impact on: -	**Potential positive and / or negative impacts**	**Recommendations for improvement / mitigation**	**Action taken by Clinical Board / Corporate Directorate.** Make reference to where the mitigation is included in the document, as appropriate
6.1 Age For most purposes, the main categories are: - • under 18; • between 18 and 65; and • over 65.	**Potential Positive impact** All ages • Accessible local primary and community care services delivered from fit for purpose facilities.	All ages • Development and implementation of a *Statutory /Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team.
	• Improved access to multi-disciplinary primary care teams.	• Ensure times of clinics/services flexible to facilitate access.	• PCIC Clinical Board.
	• Facilitates social prescribing approaches. • Implementation of chronic condition pathways results in less acute episodes and patients supported to manage their conditions well.	• Embed sustainable social prescribing approaches. • Embed health literacy approaches.	• Strategy & Service Planning Team. • SOFW Programme Team (including PCIC and other Clinical Board members).

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
	• IT supports patient engagement.	• Develop IT support /social media programmes. • Access appropriate communication technology.	• UHB IM&T Team and Communication Team.
	• Social isolation addressed through partnership working.	• Develop local patient engagement programmes. • Enable further partnership working and integration across health and social care organisations.	• Patient Experience Team. • Third sector Health & Social Care Facilitators. • Integrated Health and Social Care Partnership.
	Potential negatives impact All ages • Time required to support patients understand the change to multi-disciplinary primary care teams. • Digital exclusion - this could be due to age or socio-economic status (access to devices/Wifi etc)	• Access appropriate • communication technology. • Develop local patient engagement programmes. • Develop IT support programmes. •	• UHB IM&T Team and Communication Team. • Patient Experience Team. • Third sector Health & Social Care Facilitators. • Integrated Health and Social Care Partnership.

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
6.2 Persons with a disability as defined in the Equality Act 2010. Those with physical impairments, learning disability, sensory loss or impairment, mental health conditions, long-term medical conditions such as diabetes.	**Potential Positive impact** • Accessible local primary and community care services delivered from fit for purpose and DDA compliant facilities.	• Development and implementation of a *Statutory /Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team.
	• Improved access to multi-disciplinary primary care teams.	• Times of clinics/services • flexible to facilitate access. • Staff employed to reflect population demographics.	• PCIC Clinical Board. • Workforce and Organisational Development.
	• Implementation of chronic condition pathways results in less acute episodes and patients supported to manage their conditions well.	• Ensure patient is able to communicate in language (e.g. Welsh) or format (e.g. sign language) appropriate to need. • Embed health literacy approaches. • Partnership working with specialist organisations (e.g. RNIB).	• SOFW Programme Team (including PCIC and other Clinical Board members).
	Neurodiversity principles are included in the design.	• Times of clinics/services • Flexible to facilitate access.	• Capital and Estates Team and Public Health Team. • Patient Experience Team.

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
		• Neurodiversity Bags available at reception point • Staff training to understand patients communication needs.	• Third sector Health & Social Care Facilitators. • Strategy & Service Planning Team.
	Potential negatives impact • Time required to support patients understand the change to multi-disciplinary primary care teams.	• Develop IT support /social media programmes. • Access appropriate communication technology. • Develop local patient engagement programmes.	• UHB IM&T Team and Communication Team. • Patient Experience Team. • Third sector Health & Social Care Facilitators.
	Neurodiversity principles are included in the design.	• Staff training to understand patients communication needs.	• Capital and Estates Team and Public Health Team. • Patient Experience Team. • Third sector Health & Social Care Facilitators. • Strategy & Service Planning Team.
6.3 People of different genders: Consider men, women, people undergoing gender reassignment.	**Potential Positive impact** • Accessible local primary and community care services	• Development and implementation of a *Statutory /Mandatory and Public Health Reference*	Action to be taken by: - • Capital and Estates Team.

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
NB Gender-reassignment is anyone who proposes to, starts, is going through or who has completed a process to change his or her gender with or without going through any medical procedures. Sometimes referred to as Trans or Transgender.	delivered from fit for purpose and DDA compliant facilities.	*List* (see note 1 after section 6.12).	
6.4 People who are married or who have a civil partner.	N/A		
6.5 Women who are expecting a baby, who are on a break from work after having a baby, or who are breastfeeding. They are protected for 26 weeks after having a baby whether or not they are on maternity leave.	**Potential Positive impact** • Accessible local primary and community care services delivered from fit for purpose facilities.	• Development and implementation of a *Statutory / Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team.
	• IT supports patient engagement.	• Develop IT support /social media programmes.	• UHB IM&T Team.

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How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
	Potential negatives impact • Time required to support patients understand the change to multi-disciplinary primary care teams.	• Develop local patient engagement programmes.	• Patient Experience Team. • Third sector Health & Social Care Facilitators. • Strategy & Service Planning Team.
6.6 People of a different race, nationality, colour, culture or ethnic origin including non-English speakers, gypsies / travellers, migrant workers.	**Potential Positive impact** • Accessible local primary and community care services delivered from fit for purpose and DDA compliant facilities.	• Development and implementation of a *Statutory /Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team.
	• Improved access to multi-disciplinary primary care teams.	• Ensure times of clinics/services flexible to facilitate access. • Employ local people to reflect demographics /population.	• PCIC Clinical Board. • Workforce and Organisational Development.
	• Improved staff access to appropriate communication methods that facilitate engagement with non-English speaking patients.	• Embed health literacy approaches • Ensure patient is able to communicate in language or format appropriate to need.	• Patient Experience Team. • SOFW Programme Team (including PCIC and other Clinical Board members).

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
	• IT supports patient engagement and	• Access and use appropriate communication technology and services.	• UHB IM&T Team and Communications Team.
	• communication. • Implementation of chronic condition pathways results in less acute episodes and patients supported to manage their conditions well.	• Develop IT support /social media programmes. • Develop local patient engagement programmes.	• Third sector Health & Social Care Facilitators. • Integrated Health and Social Care Partnership. • Locality Care Transformation Workstream.
	Potential negatives impact Time required to support patients understand the change to multi-disciplinary primary care teams.		• Patient Experience Team. • Third sector Health & Social Care Facilitators. • Strategy & Service Planning Team.
6.7 People with a religion or belief or with no religion or belief. The term 'religion' includes a religious or philosophical belief.	**Potential Positive impact** • Accessible local primary and community care services delivered from fit for purpose and DDA compliant facilities.	• Development and implementation of a *Statutory / Mandatory and Public Health Reference List* (see note 1 after section 6.12)	Action to be taken by: - • Capital and Estates Team.
6.8 People who are attracted to other people of:	• Accessible local primary and community care services	• Development and implementation of a *Statutory / Mandatory and*	Action to be taken by: - • Capital and Estates Team.

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
• the opposite sex (heterosexual); • the same sex (lesbian or gay); • both sexes (bisexual).	delivered from fit for purpose and DDA compliant facilities.	*Public Health Reference List* (see note 1 after section 6.12).	
6.9 People who communicate using the Welsh language in terms of correspondence, information leaflets, or service plans and design Well-being Goal – A Wales of vibrant culture and thriving Welsh language.	**Potential Positive impact** • Improved staff access to appropriate communication methods that facilitate engagement with non-English speaking patients.	• Translation services to be available. • All public documents available in Welsh. • Develop IT support / social media programmes in Welsh. • Employ Welsh speaking staff.	Action to be taken by: - • Strategy & Service Planning Team. • Clinical Boards. • UHB IM&T Team. • Workforce and Organisational Development.
	• IT supports patient engagement and communication.	• Develop local patient engagement programmes in Welsh. • Promote the availability of Welsh speaking staff.	• Patient Experience Team. • SOFW Programme Team (including PCIC and other Clinical Board members).

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
6.10 People according to their income related group: Consider people on low income, economically inactive, unemployed / workless, people who are unable to work due to ill-health.	**Potential Positive impact** • Accessible local primary and community care services delivered from fit for purpose and DDA compliant facilities.	• Development and implementation of a *Statutory /Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team.
	• Improved access to multi-disciplinary primary care teams.	• Ensure times of clinics/services flexible to facilitate access.	• PCIC Clinical Board. • SOFW Programme Team (including PCIC and other Clinical Board members).
	• Prioritisation of services in areas of deprivation.	• Prioritise areas of deprivation for service development and provision of new / renovated buildings or facilities.	• Capital and Estates Team. • SOFW Programme Team (including PCIC and other Clinical Board members).
	Potential negatives impact • Time required to support patients understand the change to multi-disciplinary primary care teams.	• Develop IT support /social media programmes. • Develop local patient engagement programmes	• UHB IM&T Team. • UHB Communications Team. • Patient Experience Team

How will the strategy, policy, plan, procedure and / or service impact on: -	Potential positive and / or negative impacts	Recommendations for improvement / mitigation	Action taken by Clinical Board / Corporate Directorate. Make reference to where the mitigation is included in the document, as appropriate
6.11 People according to where they live: Consider people living in areas known to exhibit poor economic and / or health indicators, people unable to access services and facilities.	**Potential Positive impact** • Facilities available in areas of most need and services tailored to community need • Buildings to be accessible by walking, cycling and public transport. • Facilities to be interconnected with other local services.	• Development and implementation of a *Statutory / Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team with Public Health Team.
	Potential negatives impact In some areas, location of buildings is based on opportunity rather than need.	• Prioritise areas of deprivation for service development and provision of new / renovated buildings or facilities.	• Strategy & Service Planning Team. • Capital and Estates Team. • Clinical Boards. • Programme Team.
6.12 Consider any other groups and risk factors relevant to this strategy, policy, plan, procedure and/or service	Accessible local primary and community care services delivered from fit for purpose and DDA compliant facilities.	Development and implementation of a *Statutory /Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team with Public Health Team.

Note 1 The Building and Engineering Standards including Equality & Health Implications 2018 checklist is attached at Appendix A for use during the development and refurbishment of the UHB Estate. This reference document brings together the statutory and mandatory requirements that guide any development and also includes best practice for promoting population health.

7. EHIA / How will the strategy, policy, plan, procedure and/or service impact on the health and well-being of our population and help address inequalities in health?

Questions in this section relate to the impact on the overall health of individual people and on the impact on our population. Specific alignment with the 7 goals of the Well-being of Future Generations (Wales) Act 2015 is included against the relevant sections.

How will the strategy, policy, plan, procedure and/or service impact on:-	**Potential positive and/or negative impacts and any particular groups affected**	**Recommendations for improvement/ mitigation**	**Action taken by Clinical Board / Corporate Directorate** Make reference to where the mitigation is included in the document, as appropriate
7.1 People being able to access the service offered: Consider access for those living in areas of deprivation and/or those experiencing health inequalities. Well-being Goal - A more equal Wales.	**Potential Positive impact** • Buildings to be placed in areas of most need and services tailored to community need. • Buildings to be accessible by walking, cycling and public transport. • Facilities to be interconnected with other local services.	• Development and implementation of a *Statutory / Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team with Public Health Team.
	Potential negatives impact In some areas location of buildings is based on opportunity rather than need.		

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How will the strategy, policy, plan, procedure and/or service impact on:-	Potential positive and/or negative impacts and any particular groups affected	Recommendations for improvement/ mitigation	Action taken by Clinical Board / Corporate Directorate Make reference to where the mitigation is included in the document, as appropriate
7.2 People being able to improve /maintain healthy lifestyles: Consider the impact on healthy lifestyles, including healthy eating, being active, no smoking / smoking cessation, reducing the harm caused by alcohol and / or non-prescribed drugs plus access to services that support disease prevention (e.g. immunisation and vaccination, falls prevention). Also consider impact on access to supportive services including smoking cessation services, weight management services etc. Well-being Goal – A healthier Wales	**Potential Positive impact** • Focus on well-being and keeping well.	• Development and implementation of a *Statutory / Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team with Public Health Team.
		• Ensure prevention is part of service planning and that services promote prevention and wellbeing at front of house.	• Strategy & Service Planning Team with Public Health Team. • PCIC Clinical Board. • SOFW Programme Team (including PCIC and other Clinical Board members).
		• Develop and embed social prescribing approaches.	• Clinical Boards, Public Health Team and Workforce and Organisational Development.
		• Embed 'Making Every Contact Count' training across all service areas. • Deliver frequent public awareness campaigns. • Ensure healthy foods provided in cafes and that healthy catering standards are adopted.	• Patient Experience Team, Communications Team and Public Health Team. • Facilities Team and Public Health Team.

How will the strategy, policy, plan, procedure and/or service impact on:-	Potential positive and/or negative impacts and any particular groups affected	Recommendations for improvement/ mitigation	Action taken by Clinical Board / Corporate Directorate Make reference to where the mitigation is included in the document, as appropriate
7.3 People in terms of their income and employment status: Consider the impact on the availability and accessibility of work, paid / unpaid employment, wage levels, job security, working conditions Well-being Goal – A prosperous Wales	**Potential Positive impact** • Opportunities for volunteers to deliver appropriate projects and services • Employment of a range of disciplines.	• Employment of local people to reflect demographics / population.	Action to be taken by: - • Workforce and Organisational Development; • PCIC Clinical Board.
7.4 People in terms of their use of the physical environment: Consider the impact on the availability and accessibility of transport, healthy food, leisure activities, green spaces; of the design of the built environment on the physical and mental health of patients, staff and visitors; on air quality, exposure to pollutants; safety of neighbourhoods, exposure to crime; road safety and preventing injuries / accidents; quality and safety of play areas and open spaces	**Potential Positive impact** • New design of services and buildings to promote easier access. • DDA compliance of buildings with natural light and consideration for sensory loss. • Location of hubs to have green space that can be utilised positively. • Closer proximity to home.	• Development and implementation of a *Statutory / Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Action to be taken by: - • Capital and Estates Team with Public Health Team.

How will the strategy, policy, plan, procedure and/or service impact on:-	Potential positive and/or negative impacts and any particular groups affected	Recommendations for improvement/ mitigation	Action taken by Clinical Board / Corporate Directorate Make reference to where the mitigation is included in the document, as appropriate
Well-being Goal – A resilient Wales			
7.5 People in terms of social and community influences on their health: Consider the impact on family organisation and roles; social support and social networks; neighbourliness and sense of belonging; social isolation; peer pressure; community identity; cultural and spiritual ethos Well-being Goal – A Wales of cohesive communities	**Potential Positive impact** • Promote sense of belonging due to location within community	• Implementation of community engagement approaches	Action to be taken by: - • Strategy & Service Planning Team
	• Opportunities for participation and volunteering and peer support	• Implementation of patient participation groups	• Patient Experience Team • SOFW Programme Team (including PCIC and other Clinical Board members)
	• Addressing social isolation • Understanding and promotion of social networks	• Develop and embed social prescribing approaches	• Third sector Health & Social Care Facilitators
7.6 People in terms of macro-economic, environmental and sustainability factors: Consider the impact of government policies; gross domestic product; economic development; biological diversity; climate Well-being Goal – A globally responsible Wales	Deliver UHB and WG policies Contribute to meeting the Well-being Objectives		

Please answer question 8.1 following the completion of the EHIA and complete the action plan

8.1 Please summarise the potential positive and / or negative impacts of the strategy, policy, plan or service	**Positive impacts / how we will achieve the objectives** • Focus on well-being and keeping well; • Accessible local primary and community care services delivered from fit for purpose and DDA compliant facilities; • Improved access to multi-disciplinary primary care teams; • IT supports patient engagement; • Implementation of chronic condition pathways results in less acute episodes and patients supported to manage their conditions well; • Facilitates social prescribing approaches; • Improved staff access to appropriate communication methods that facilitate engagement with non-English speaking patients; • Prioritisation of services in areas of deprivation; • Buildings to be placed in areas of most need and services tailored to community need. Formula for location of hubs and well-being centres being agreed; • Buildings to be accessible by walking, cycling and public transport; • Facilities to be interconnected with other local services; • Implementation of UHB policies (e.g. no smoking policy); • Opportunity to access food growing spaces around NHS buildings; • Signposting to community/ local services or groups; • Opportunities for volunteers to deliver appropriate projects and services; • Employment of a range of disciplines; • New design of services and buildings to promote easier access; • Location of hubs to have green space that can be utilised positively; • Space within buildings could promote more diverse workforce, i.e. volunteers; • Closer proximity to home; • Promote sense of belonging due to location within community;

	• Opportunities for participation and volunteering and peer support; • Understanding and promotion of social networks. **Negative impacts include** • Time required to support patients understand the change to multi-disciplinary primary care teams; • In some areas location of buildings will take account of opportunity as well as local need.

Action Plan for Mitigation / Improvement and Implementation

	Action	Lead	Timescale	Action taken by Clinical Board / Corporate Directorate
8.2 What are the key actions identified as a result of completing the EHIA?	• Development and implementation of a *Statutory / Mandatory and Public Health Reference List* (see note 1 after section 6.12).	Capital and Estates Team	May 2025	Completed
	• Development of service specifications for Health & Wellbeing Centres and Wellbeing Hubs that meet the requirements of the SOFW Strategy:- ○ High level principles; ○ Service scope and Clinical Output Specifications (for each project).	Strategy & Service Planning Team	May 2017 As per project plans	Completed Completed Service Spec revisited and affirmed July 2024
	• Development of a holistic approach to communication that includes stakeholder and community	Strategy & Service Planning Team	To be agreed as part of	Communication & Engagement workstream established November 2023. Meet bi-monthly

	Action	Lead	Timescale	Action taken by Clinical Board / Corporate Directorate
	• engagement, health literacy approaches, use of social media.		workstream tasks	
	• Development and implementation of sustainable social prescribing approaches.	PCIC Clinical Board with Primary Care Clusters	2018/19	Completed Social Prescribing contract tender was awarded in Feb 2024
	• Delivery of 'Making Every Contact Count' Making Every Contact Count (MECC) level 1 e-learning is available on line and is accessible to both NHS and external partners. Level 2 e-learning is currently in development by Public Health Wales. In person Level 2 MECC training is available on request in Cardiff and Vale. MECC training has been delivered regularly at induction sessions for primary care nurses over recent years	Public Health Team		Completed
	• Dementia Friends training: • You can become Dementia Friends through watching our online video, which can be found here: dementiafriends.org.uk/register-digital-friend. • Individuals can attend an Information Session, either virtually or face to face. These can be signed up to as individuals via the following link: dementiafriends.org.uk/WEBSession.	Public Health Team		Completed

	Action	Lead	Timescale	Action taken by Clinical Board / Corporate Directorate
	• Training as a group/organisation and would like a session run specifically can be requested by emailing dementiafriends@alzheimers.org.uk. • For larger organisations looking to roll out Dementia Friends throughout their workplace, we have an organisational route designed for them. This can be registered for at this link: dementiafriends.org.uk/WEBArticle?page=about-partner-organisations.			
	Delivery of frequent public awareness campaigns.	Communications Team		Communication & Engagement workstream established November 2023. Meet bi-monthly
8.3 Is a more comprehensive Equalities Impact Assessment or Health Impact Assessment required? This means thinking about relevance and proportionality to the Equality Act and asking: is the impact significant enough that a more formal and full consultation is required?	As there has been potentially very limited negative impact identified, and the consultation and engagement activity has been comprehensive, it is unnecessary to undertake a more detailed assessment. However, the SOFW:IOC Programme EHIA will be used as a basis to inform the development of specific project EHIAs			

	Action	Lead	Timescale	Action taken by Clinical Board / Corporate Directorate
8.4 What are the next steps? Some suggestions: - Decide whether the strategy, policy, plan, procedure and/or service proposal: • continues unchanged as there are no significant negative impacts; • adjusts to account for the negative impacts; • continues despite potential for adverse impact or missed opportunities to advance equality (set out the justifications for doing so stops.). Have your strategy, policy, plan, procedure and/or service proposal approved Publish your report of this impact assessment Monitor and review	On reviewing this service delivery strategy positive changes have been made. The PBC EHIA has been consulted upon. The Strategy will continue, enhanced by the actions identified within the EHIA. The EHIA will inform actions and further policy changes of the Strategy and inform EHIA's of the component parts of the Strategy. The EHIA will be published, alongside the Strategy, on the intranet and internet once approved. This EHIA will be reviewed three years after approval unless changes to legislation or best practice determine that an earlier review is required. The UHB standard is that all policies are reviewed within 3 years (1 year if a statutory requirement).			

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Appendix A
Building & Engineering Services Standards

EQUALITY & HEALTH IMPACT ASSESSMENT
BUILDING AND ENGINEERING SERVICES STANDARDS INCLUDING EQUALITY & HEALTH IMPLICATIONS 2025

This checklist is based on current guidelines and standards, on the requirement to undertake health impact assessments of all new NHS buildings and major refurbishments and anticipates the expectations of the Public Health (Wales) Act 2017 that includes the requirement to undertake health impact assessments for key decisions

Specific Engineering / Compliance Topic	Type of Standard	Equality & Health Impact to be considered
Fire Safety	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory Loss (signs, emergency lighting, access and egress etc.); • Age related equality issues (signs, access and egress etc.); • Gender related equality issues; • Dementia Care and Mental Health (access and egress etc.); • Welsh Language/pictorial (signage etc.); • Evacuation strategies (signage, access, egress and communication strategies); • Training.
Water Safety	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory loss (temperature related issues, scalding, signage etc.); • Age related equality issues (signage, selection of taps, sanitary ware etc.);

Specific Engineering / Compliance Topic	Type of Standard	Equality & Health Impact to be considered
		• Gender related equality issues; • Dementia Care and Mental Health (signage, selection of taps, sanitary ware etc.); • Welsh Language/pictorial (signage etc.); • Faith/Religion related equality issues; • Training.
Asbestos Management	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory Loss (signs, precautions, access to asbestos database etc.); • Age related equality issues (signage, access to asbestos database etc.); • Gender related equality issues; • Dementia Care and Mental Health (signage etc.); • Welsh Language/pictorial (signage etc.); • Training.
Control of Contractors	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Care of equality management with contractors including the following equality issues, age, sensory loss, age, gender, faith/religion etc.
Medical Gases	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory Loss (signs, emergency procedures etc.); • Training.
Ventilation	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory Loss (signs, emergency procedures etc.); • Training.
High and Low Voltage Electricity	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory Loss (signs, emergency procedures etc.);

Specific Engineering / Compliance Topic	Type of Standard	Equality & Health Impact to be considered
		• Training.
Environmental Management	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory Loss (signs, emergency procedures etc.); • Training.
Energy and Water Management	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • Sensory Loss (signs, emergency procedures etc.); • Training.
Building Regulations, Design Standards and HTM's, HBN's	**Statutory**	The following equality and health impacts should be considered. This is for indicative purposes and is not an exhaustive list - • All as above dependent on specific standard e.g. Fire Safety, Water Safety; • Under the Equality Act, architects and designers will ensure that Capital schemes meet the necessary equality standards e.g. positioning of stairs, hearing loops, use of colour, height of reception desks, entry systems, width of doorways, play areas, pictorial / multi-lingual / universal signage, toilet / changing facilities, dementia friendly services and facilities, child friendly services and facilities; • Any new development or refurbishment shall include consultation with latest relevant standards and guidelines e.g. Public Health Guidance documentation including Planning Healthy- Weight Environments (available at Microsoft Word - Planning and Enabling Main Resource v8.docx) and Cardiff Council Planning for Health and Well-being Supplementary Planning Guidance (available at https://www.cardiff.gov.uk/ENG/resident/Planning/Planning-Policy/Supplementary-Planning-Guidance/Pages/Supplementary-Planning-Guidance.aspx).

Capital Design Team / Project Boards		In addition to the above regulatory statutory standards detailed in Building Regulations, Design Standards and HTM's, HBN's, the following issues should be considered and reviewed:
		• Develop infrastructure that promotes walking and cycling including
		  ○ Wide footpaths;
		  ○ Suitable and sufficient signage;
		  ○ Routes that connect buildings and other local services.

Specific Engineering / Compliance Topic	Type of Standard	Equality & Health Impact to be considered

		• Promote walking and cycling through
		  ○ Reducing traffic speed on all sites to 20mph;
		  ○ Providing good public transport links;
		  ○ Developing clear walking routes;
		  ○ Implementing travel plans.
		• Provide access to green and blue spaces at all major /large facilities including
		  ○ The Orchard at UHL;
		  ○ Open spaces at UHW;
		  ○ Links to Heath Park from UHW.
		• Increase access to and improve choice within the local food retail and growing environment
		  ○ Provide a healthy food offer to patients, staff, visitors and customers;
		  ○ Influence food procurement policies to ensure that a healthy food offer is implemented;
		  ○ Influence the provision of the food retail environment to ensure that the majority of the food offered is healthy;
		  ○ Avoid the over-concentration of hot-food takeaways;
		  ○ Provide community food growing spaces.
		• Ensure buildings are designed that
		  ○ Promote stair use as opposed to lifts;
		  ○ Use colour to enhance signage;
		  ○ Reduce suicide harm through restricting access to the means of suicide;
		  ○ Reduce the potential for slips or falls.
		• Provide quiet, private spaces for discussion, reflection or contemplation.
		• Work in partnership with specialist organisations (e.g. RNIB, Action on Hearing Loss, transgender groups).
		• Any new build or refurbishment shall include consultation with latest relevant standards and guidelines e.g. Public Health Guidance documentation including Planning Healthy- Weight Environments (available at Microsoft Word - Planning and Enabling Main Resource v8.docx) and Cardiff Council Planning for Health and Well-being Supplementary Planning Guidance (available at

Specific Engineering / Compliance Topic	Type of Standard	Equality & Health Impact to be considered
		https://www.cardiff.gov.uk/ENG/resident/Planning/Planning-Policy/Supplementary-Planning-Guidance/Pages/Supplementary-Planning-Guidance.aspx).

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APPENDIX 14 – INTEGRATED ASSURANCE AND APPROVAL PLAN

IAAP for Wellbeing Hub@Park View (Oct 2025)	Assurance to	Year 2019/20				Year 2020/21				Year 2021/22				Year 2022/23				Year 2023/24				Year 2024/25				Year 2025/26			
OBC - x FBC - x		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Internal/Partnership Assurance																													
Equality Health Impact Assessment	Project Team													x												x			
Partnership working	Regional Partnership Board														x												x		
Service Scope	Partnership Capital Delivery Group														x												x		
Capital	Capital Management Group														x											x			
Revenue	Value Based Realisation Group														x												x		
Strategic fit	Senior Leadership Team																										x		
Alignment with UHB's financial position & operational performance & delivery	Finance & Performance Committee																										x		
Risk Potential Assessment (RPA)	SRO														x											x			
Approval Point																													
Cardiff & Vale University Health Board (UHB)																													
Outline Business Case/Full Business Case	Project Team													x													x		
Outline Business Case/Full Business Case	Partnership Capital Delivery Group														x												x		
Outline Business Case/Full Business Case	Management Executive														x												x		
Outline Business Case/Full Business Case	UHB Board														x												x		
Welsh Government																													
Project Scoping Document - OBC/FBC	Welsh Government		x														x												
Outline Business Case/Full Business Case	Welsh Government														x												x		
Independent Assurance																													
Risk Potential Assessment (RPA)	Welsh Government														x												x		
Gateway Reviews																													
0 Strategic Assessment	SRO/Welsh Government																												
1 Business Justification	SRO/Welsh Government																												
2 Delivery Strategy	SRO/Welsh Government																												
3 Investment Decision	SRO/Welsh Government																												
4 Readiness for Service	SRO/Welsh Government																												
5 Operational Review and Benefits Realisation	SRO/Welsh Government																												
Audit																													
Internal - Project Audit(s)	Audit Committee																												
External - Wales Audit Office (SOFW Programme)	Welsh Government																												
External - NWSSP Audit and Assurance Services	Welsh Government																										x		

This document should be used as a tracker to monitor assurance and track progress against key milestones
This document should be completed showing progress and delivery lines and act as a tool to ensure specific assurance at each approval points
The information should be updated at each business case stage and match reporting included in the Project Progress Report

APPENDIX 15 – RISK POTENTIAL ASSESSMENT

To be signed by SRO and added