

FINANCIAL APPRAISAL

Gerard & Loring House, Conan Road Garages

	A	B	C	D	
1	SUMMARY OF OPTIONS - Figures in brackets are net incomes, all others are net costs		Total capital cost for PCC - Housing Investment Programme	Total revenue effect over 30 years	Net Present Value
		£ million	£ million	£ million	
2	Option 1 - Replace balcony railings with galvanised	£0.29	£0.02	£0.35	
3	Option 2 - Replace balcony railings with stainless and	£0.29	£0.09	£0.36	

NOTES

Option 1 is the preferred over option 2

Although the initial capital cost for option 1 is the greater, cost of maintenance is reduced in future years.

Undertake full planned scheme complete with external fabric repairs, communal area improvements, fire safety works, rainscreen

Reduced ongoing maintenance (repairs to vandalism and cleaning only)

The project will improve the visual appearance of the stairwell area will improve.

The works will help to contribute to PCC Corporate Priority 6 – “Increase availability, affordability, and quality of housing”.