Name of organisation:	FALKIRK COUNCIL	**Name of contact:** D DUNBAR		**Phone:** 01324 504027

SCOTTISH HOUSING QUALITY STANDARD

CAPITAL INVESTMENT PROPOSED TO MEET THE STANDARD

This proforma sets out the capital investment that landlords propose in order to meet and maintain the Scottish Housing Quality Standard.
Landlords may find that remedial works might cover more than one category. For instance repairs to ensure the property meets the Tolerable Standard might also improve the bathroom. Where this is the case, landlords should take care to record the cost only

Note: All figures must ***include*** *fees[1] and preliminaries[2], but must* ***exclude*** *contingencies[3].*

		YEAR											
		2004/05	**2005/06**	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	
	Tolerable Standard		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Free from Serious Disrepair	Wall structures	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Internal floor structures	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Foundations	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Roof structure	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Primary Elements	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**	
	Roof covering	£162,202	£257,786	£230,751	£83,998	£805,818	£855,058	£814,508	£1,005,675	£820,301	£2,252,106	£2,266,589	
	Chimney stacks	£26,448	£28,115	£50,073	£9,574	£260,168	£273,249	£261,737	£287,901	£265,400	£352,674	£352,674	
	Flashings	£21,550	£85,812	£40,360	£9,903	£171,949	£201,744	£188,051	£285,501	£326,597	£224,374	£254,570	
	Rainwater goods	£6,785.00	£19,399.20	£27,928.24	£1,522.20	£243,374.53	£266,856.53	£276,117.17	£279,742.13	£325,148.53	£444,316.73	£504,808.25	
	External wall finishes	£53,690	£656,670	£94,990	£57,820	£788,185	£1,011,205	£800,575	£1,002,945	£862,525	£3,012,658	£5,102,438	
	Access decks/balustrades	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Common access stairs/landings, pathways within the curtilage of the dwelling	£2,203	£21,122	£4,543	£29,893	£409,843	£16,970	£2,461	£26,206	£4,400	£2,994,046	£6,333	
	Individual dwelling balconies/verandas	£7,788	£3,540	£0	£0	£91,049	£93,881	£91,049	£91,049	£91,049	£74,623	£74,623	
	Individual dwelling attached garages, internal stairs	£266,868	£266,868	£266,868	£266,868	£266,868	£266,868	£266,868	£266,868	£266,868	£266,868	£266,868	
	Damp proof course	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Windows/doors	£764,640	£764,640	£764,640	£764,640	£764,640	£1,189,440	£1,189,440	£1,189,440	£1,189,440	£1,189,440	£2,279,760	
	Common windows/roof lights	£393,176	£393,176	£393,176	£393,176	£393,648	£374,372	£374,372	£374,372	£374,372	£374,372	£5,192	
	Underground drainage	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	
	Secondary Elements	**£1,805,350**	**£2,597,129**	**£1,973,329**	**£1,717,394**	**£4,295,542**	**£4,649,643**	**£4,365,178**	**£4,909,698**	**£4,626,100**	**£11,285,477**	**£11,213,855**	**£53,438,693**
Energy Efficient	Cavity insulation	£216,294	£216,294	£216,294	£216,294	£216,294	£216,294	£216,294	£216,294	£216,294	£216,294	£216,294	
	Loft insulation	£143,560	£143,560	£143,560	£143,560	£143,560	£143,560	£143,560	£143,560	£143,560	£143,560	£143,560	
	Hot water pipes & tanks	£167,796	£167,796	£167,796	£167,796	£167,796	£167,796	£167,796	£167,796	£167,796	£167,796	£167,796	
	Effective Insulation	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£527,650**	**£5,804,150**
	Efficient heating (central heating system/boiler etc…)	£1,105,896	£1,127,844	£1,087,488	£1,081,352	£1,151,208	£2,078,122	£2,134,054	£2,124,850	£2,128,390	£2,233,174	£4,250,077	
	Additional energy efficiency measures	£442,500	£442,500	£442,500	£442,500	£442,500	£442,500	£442,500	£442,500	£442,500	£442,500	£442,500	
	Heating	**£1,548,396**	**£1,570,344**	**£1,529,988**	**£1,523,852**	**£1,593,708**	**£2,520,622**	**£2,576,554**	**£2,567,350**	**£2,570,890**	**£2,675,674**	**£4,692,577**	**£25,369,953**
Modern Facilities & Services	**Bathroom Condition** (WC, bath or shower and wash hand basin in good and usable condition)	£351,900	£683,244	£365,706	£463,115	£282,103	£408,197	£473,392	£515,577	£609,918	£374,449	£382,580	
	Kitchen Condition (fittings in good and usable condition)	£3,845,195	£2,440,995	£1,482,835	£1,159,043	£886,463	£970,054	£1,206,290	£1,160,034	£918,842	£846,154	£3,008,292	
	Kitchen storage	£88,500	£88,500	£88,500	£88,500	£88,500	£88,500	£88,500	£88,500	£88,500	£88,500	£88,500	
	Safe working arrangements	£59,000	£59,000	£59,000	£59,000	£59,000	£59,000	£59,000	£59,000	£59,000	£59,000	£59,000	
	Power outlets	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Kitchen Facilities	**£4,344,595**	**£3,271,739**	**£1,996,041**	**£1,769,658**	**£1,316,066**	**£1,525,752**	**£1,827,183**	**£1,823,112**	**£1,676,261**	**£1,368,104**	**£3,538,372**	**£24,456,881**
Healthy, Safe & Secure	Internal pipe work lead-free	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Mechanical ventilation	£100,182	£107,557	£90,742	£90,742	£81,597	£238,183	£272,403	£691,893	£244,673	£234,938	£113,870	
	Noise insulation	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Smoke detector	£0	£0	£0	£0	£0	£212,188	£212,188	£212,188	£212,188	£212,188	£212,188	
	Safe electrical systems	£348,926	£967,246	£340,666	£323,556	£254,526	£602,390	£955,800	£1,315,700	£1,062,590	£463,740	£923,704	
	Safe gas & oil systems	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Common areas - good and safe order	£532,062	£549,329	£534,245	£531,000	£596,878	£531,000	£531,000	£531,000	£531,000	£1,038,902	£637,937	
	Common internal & external lights	£67,968	£67,968	£67,968	£67,968	£67,968	£67,968	£67,968	£67,968	£67,968	£67,968	£67,968	
	Front & rear doors	£1,310,580	£1,498,116	£1,084,788	£1,195,500	£984,300	£907,740	£735,648	£784,164	£712,716	£669,828	£399,946	
	Front door entry system	£228,389	£67,732	£4,956	£221,899	£60,711	£53,808	£7,021	£52,569	£0	£210,158	£11,977	
	Healthy, Safe & Secure Items	**£2,588,107**	**£3,257,948**	**£2,123,365**	**£2,430,665**	**£2,045,980**	**£2,613,277**	**£2,782,028**	**£3,655,482**	**£2,831,135**	**£2,897,722**	**£2,367,590**	**£29,593,297**
													£138,662,974
	GRAND TOTAL[4]	**£10,814,098**	**£11,224,810**	**£8,150,373**	**£7,969,219**	**£9,778,945**	**£11,836,943**	**£12,078,592**	**£13,483,291**	**£12,232,035**	**£18,754,627**	**£22,340,043**	**£138,662,974**