

The Real Costs of Maintenance

The installed costs for timber and PVC roofline are roughly similar, but timber has a significant disadvantage because it must be maintained and this costs money.

If PVC is used, and no maintenance is required, then the maintenance budget could be spent on CO₂ reduction. This has benefits for the environment and tenants alike.

The example below shows how the maintenance money saved on one average sized family house, over 35 years, is used to create considerable gross CO₂ savings and cash savings for tenants, not just in the house concerned, but as required across the landlord's stock.

The virtuous outcome of installing PVC is therefore lower CO₂ output, and cash savings for tenants.

Average Size Family House		
A	B	C
Cash Savings from maintenance budget over 35 years	CO ₂ savings from use of maintenance cash A on insulation (across this and other properties)	Fuel bill savings made by tenants when cash A is spent on insulation (across this and other properties)
£2,500	500 Tonnes	£70,000

Calculations detailed overleaf.



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Notes

- Where timber products are used for roofline and cladding, maintenance will need to be carried out every 5 years to keep the timber in good condition (BRE Green Guide).
- Maintenance costs are calculated over 35 years because this is the length of time that the BRE expects PVC products to last. However it should be noted that Swish surveys of existing installations indicate a likely service life of 60 years plus.
- CO₂ savings and cash savings for tenants are calculated over 60 years because this is how long the BRE expects a house to last as well as being the life expectancy of loft insulation.
- Loft insulation costs and savings are taken from www.energysavingtrust.org.uk

Calculating Cash Savings – A

Materials (Primer/UC & Gloss)	£25
Labour (2 Men, 2 Days, £12 per hour)	£384
Total	£409
Repainting every 5 years over 35 years (6 x £409)	£2,454

Calculating CO₂ Savings – B

Cost of installing 270mm of loft insulation	£300 (no grant)
Yearly CO ₂ savings from 270mm loft insulation	1 tonne
Yearly CO ₂ savings made by diverting maintenance money to installation of 270mm loft insulation = £409/£300 x 1 tonne CO ₂	1.36 tonnes
CO ₂ savings over 60 years (ie 1.36 x 60)	81.6 tonnes
Total CO ₂ savings from 35 years of maintenance money (81.6 x 6)	489.6 tonnes

Calculating Fuel Bill Savings for Tenants - C

Yearly energy cost savings from 270mm of loft insulation	£205
Lifetime cost savings (to tenants) from 270mm of loft insulation (£205 x 60)	£12,300
Cost savings (to tenants) from 35 years of maintenance money (£12,300 x 6)	£73,800