

## Current Situation

- We repaint our estate every 4 years.
- We have approx 500 items to paint in 2019 across the estate.
- Ignoring inflation, using our current approach we will spend £200'000 over the next 20 years on painting the estate. i.e. £10'000 a year collectively, or approx £415 per household/year.
- In recent years, many houses have been investing in refurbishments and replacement windows & doors, and wish to maximise the lifespan of these investments.
- Those with original windows have many many layers of paint built up over the years, with problems caused by the wood being unable to breath, and inner layers of paint lifting and cracking due to incompatible paints being used that expand and contract at different rates.
- We don't like the fact decorators have historically been leaving splashes and paint runs over our windows, brickwork, tiles and patios, and scratching windows when sanding.

## Proposal

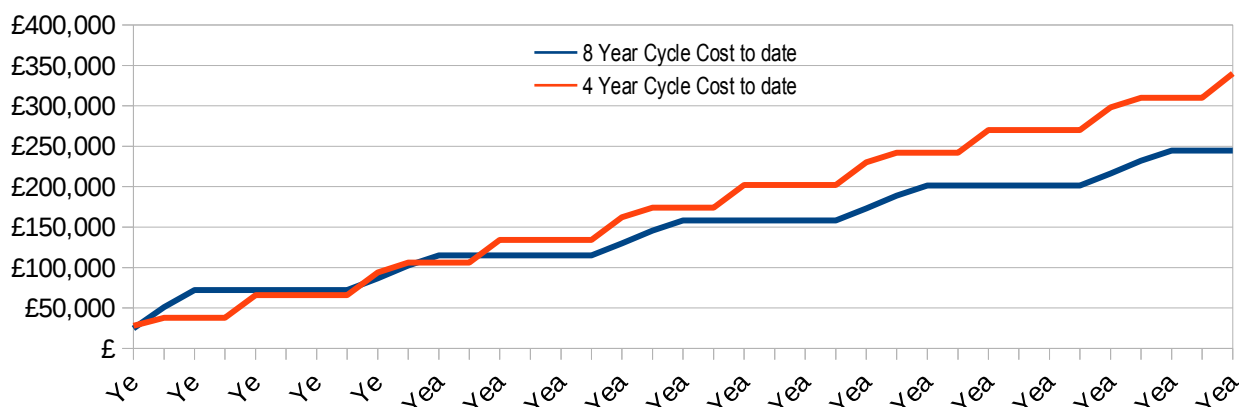
- Take a new approach to painting. Implementing a well defined standard, focused on long lifespan, using a single paint system, repeated and maintained each paint cycle.
- Focus on quality of materials, quality of work, lots of preparation and masking, knot and nail treatments, use decorators who enjoy obsessive attention to detail.
- Improved quality and a defined standard of work, enables us to move to an 8 year painting cycle, as we can take advantage of high performance paint systems.

## Implications

- Cost is higher up front, as we need to prepare all wood to a high specification, taking off old paint, applying new primer to wood, and building up a new paint base to then maintain.
- This means we need an additional £256 per year per household, for the next 3 years to cover the extra cost.

## Expected Benefits

- Immediate benefits are cleanliness of the work, ensuring no splashes on windows, patios, brickwork etc.
- In the medium and long term, the new approach is expected to not only be a better result, lasting 8 and more years between refreshes, but preserves and protects the wood better in between times.
- By following a manufacturers specification, we can hold poor workmanship and materials to account.
- We can reduce that 20 year expenditure of £200'000 down to £158'000 through using an 8 year paint cycle.
- We can make significantly more savings if we are prepared to partner with a specialist paint manufacturer & become a case study for the long term use of their materials and approach.



- Note: If you are interested in a more detailed read, my 10 page detailed analysis and source data spreadsheet data is available on the CC website.