

## Life cycle cost savings

### METAL KITCHENS ARE LESS EXPENSIVE THAN WOOD

It is easy to make the mistake of thinking that because the initial cost of a wooden kitchen is less than a metal one, wood is therefore cheaper. Nothing could be further from the truth. In reality the small saving is the cause of a huge maintenance and refurbishment burden over the next 30 years.

The actual cost difference between wooden cabinets and metal cabinets is not huge. One of the main costs in a kitchen is people - tradesmen. The cost to install either a wood or metal kitchen is identical. The problems start when the wooden one deteriorates and requires replacement before the metal one - you incur the cost of replacement kitchen cabinets PLUS all the tradesmen again. With metal kitchen cabinets having a longer life expectancy it is conceivable that the replacement of wooden kitchen cabinets may be required 2, 3, 4 or 5 times during that period.

The following simple life cycle cost exercise looks at some typical figures for a small food technology room in a school fitted with stainless steel worktops with one option for wooden kitchen cabinets and another for metal kitchen cabinets:



YEAR	NOTES	WOOD		METAL		SAVING/LOSS
		ANNUAL COST	LIFE COST	ANNUAL COST	LIFE COST	
1	ORIGINAL INSTALLATION†	£15,350	£15,350	£17,350	£17,350	£2,000
7	RIPOUT & REPLACE WOOD KITCHEN	£14,299 *	£29,649	£4,233 **	£21,583	£8,066
14	RIPOUT & REPLACE WOOD KITCHEN	£16,920 *	£46,569	£4,862 **	£26,445	£20,124
21	RIPOUT & REPLACE WOOD KITCHEN	£19,931 *	£66,500	£5,378 **	£31,823	£34,677
28	RIPOUT & REPLACE WOOD KITCHEN	£23,390 *	£89,890	£8,374 ***	£40,197	£49,693

†Prices include kitchen cabinets, stainless steel worktop and installation (install, plumbing, gas, electrics, decoration, flooring, project management, profit & attendance)

\*Price includes sum for renewal of all kitchen cabinets, appliances, redecorating and associated labour costs.

\*\*Price includes for renewal of appliances only and associated labour costs.

\*\*\*Price includes for renewal of appliances, redecorating, new set of steel doors and associated labour costs.

1] Costs after year 1 increased by 2% inflation, refurbishment costs exclude flooring.

2] Life cycle used in this example: wood kitchen 7 years; steel kitchen 30 years.

3] All figures indicative and would differ from project to project.

**25 YEAR LIFE CYCLE SAVING FOR CHOOSING METAL: £ 49,693**