



Guidance on the use of a whole life appraisal tool for the built environment

Purpose

1. This construction policy note (CPN) publishes a link to a new whole life appraisal tool.

Key message

2. The capital cost of a building is typically between 10 and 20% of the cost of owning and operating it therefore whole life costs should be built into business cases and subsequent project reporting.

Target audience

3. This note is intended for all those contracting authority staff involved in the planning and delivery of public works projects.

Outline of Guidance

4. The Review of Scottish Public Sector Procurement in Construction noted that "... throughout the procurement process – from project conception to contract award, the public sector focus should always be on the whole life cost of an asset – that is to say, the costs of constructing, owning, operating, maintaining and disposing of the asset...". This [Whole Life Appraisal Tool](#) which has been developed as part of the implementation of the Review is designed to assist the public sector procurer make informed decisions to optimise a built asset's whole life performance.

5. The [tool](#) can be accessed from the Scottish Futures Trust website.

Dissemination

6. Please bring this construction policy note to the attention of all those staff involved in the procurement or delivery of construction activities.

Contact

7. If you have any questions about this CPN please contact:

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