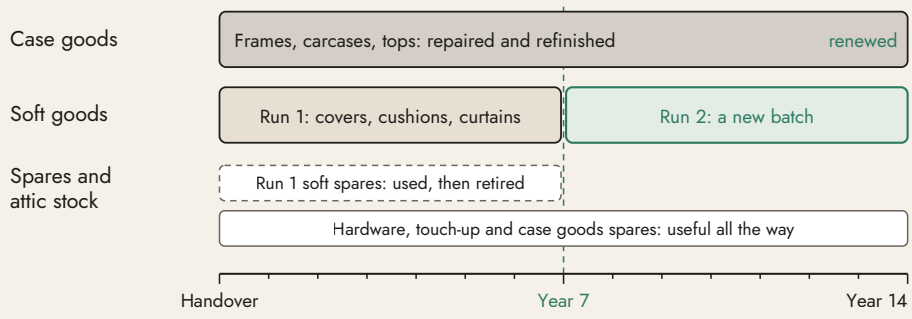
Spares, *attic stock* and replacement cycles for FF&E

What to order with the run, how to size it when there is no standard, and what the replacement-cycle figures are really for.

AT A GLANCE

Item	What to hold	Size it from	Must match
Upholstery cloth or leather	A spare cover set, or a cut length from the run; seat inserts if they are replaceable.	Identical seats on the schedule, and how often covers are cleaned or replaced.	Same dye lot or hide batch. Keep a snip with the lot number.
Finish touch-up	A touch-up kit for each finish code.	Finish codes and rooms, and the high-touch positions.	Same batch and recipe as the control sample.
Hardware and fixings	Hinges, runners, catches, handles, castors, glides, adjusters, and any special screws, cleats and brackets.	Installed count of each type, and which parts wear or fail first.	Same reference and finish code. Runners as matched pairs.
Panels, tops and doors	A spare door, drawer front or top for the hardest-wear positions, only where agreed.	The cost and time to re-make one later, set against the cost now.	Same veneer or board batch and finish. A later match is by sample.
Glass and handmade parts	Spare elements, shades or inlays.	Ask the maker for a number for each type, made in the same run.	Same colour and run. A re-make may differ.
Lamps and drivers	One spare of each lamp and driver type.	The luminaire schedule.	Same model and version. Parts are discontinued.
Floor boards, tiles, slabs	Boards, tiles or panels from the same batch, kept boxed.	The area laid, and the cost of a later re-match.	Same batch, grade and finish.

No standard sets spare quantities. Each quantity comes from the order, the owner's brand standard or franchise agreement, and what the part would cost and take to re-make later.



Example cycle only: your owner's brand standard sets the real one.

How soft goods, case goods and spares age in an example cycle of 7 and 14 years. The cycle is drawn only to show the idea: it is not a standard, and the owner's brand standard sets the real one. Original drawing by Make Bespoke Studio.

REPLACEMENT CYCLES: WHAT THE NUMBERS ARE FOR

Source	What it says	What it is for
RICS whole life carbon standard, 2nd ed., v3 (Aug 2024), Table 20	Loose furniture and fittings 10 years; carpet or vinyl 7; lighting fittings 15.	A carbon-model default, not a plan.
NPCR 026 Part B v3.0 (Oct 2024), Table 2	Default reference service life 15 years for indoor seating, tables, storage and beds. Not a warranty.	Comparing EPDs.
One franchisor's 2025 disclosure document	Soft goods at least every 7 years; case goods every 14.	That brand only.
Two supplier guides	Soft goods 3 to 7 years; case goods 10 to 14. No sources.	Marketing; indicative.

SPECIFICATION WORDING

SPARES AND ATTIC STOCK

With the main order [Supplier] is to supply the spares in Schedule [number], made in the same run and from the same batch of [fabric, finish, hardware] as the installed work. Each is to be packed separately and labelled with item code, finish code, batch or lot number, date and supplier reference, and delivered [with the main delivery / to [store address]] by [date]. They are to be counted against the schedule on delivery and recorded in section 05 of the handover pack. Spares do not replace or reduce any warranty or guarantee given under [contract reference].

RE-ORDERING INFORMATION

For each scheduled item [Supplier] is to state whether it can be re-made after handover, the reference, finish code and sample needed to match it, and how long it will keep the drawings, patterns and finish records: [ ] years. Any re-order lead time is information, not a commitment.

OWNER'S REPLACEMENT CYCLE

The owner's replacement cycle is [soft goods [ ] years; case goods [ ] years], set by [brand standard / property improvement plan / management agreement, reference]. [Designer] has specified [item] for an intended service life of [ ] years in [use]: a design assumption, not a warranty.

TERMS USED

Attic stock

Extra finished items or materials from the same batch, kept by the owner after handover to replace damaged or worn pieces later. The quantities and storage are agreed in the specification.

FF&E reserve

Money set aside regularly, often as a percentage of hotel revenue, to pay for replacing furnishings over time. The rate and the replacement cycle are normally set by lenders, brands or the management agreement.

Property improvement plan

A list of upgrades a hotel owner must carry out, set by the brand or franchisor when a hotel joins or renews, often covering FF&E replacement. It can dictate cycles and specifications.

Soft goods and case goods

Soft goods: textiles and upholstery (covers, cushions, curtains, often carpet). Case goods: hard furniture such as bed frames, desks and cabinets.

STANDARDS AND SOURCES

- RICS: Whole life carbon assessment for the built environment, 2nd edition, Version 3 (August 2024): Table 20; read 6 Nov 2026.
- NPCR 026 Part B for Furniture, version 3.0 (EPD Norway, 8 Oct 2024): Table 2; read 6 Nov 2026.
- No standard applies: no standard found for spare quantities or replacement intervals.

Full guide: https://makebespoke.com/trade/technical/spares-attic-stock-and-replacement-cycles. Make Bespoke Studio coordinates manufacture through its partner workshops. Figures are guidance only and your specification governs; some may be superseded, so contact the studio to verify.