

Furniture Condition Grade Card

Turn a furniture estate into a graded, routed budget instrument rather than a guess.

Finance cannot plan replacement spend on an estate nobody has graded. This card gives you the three-grade model, the five routes, and the year band that belongs to each grade, so a percentage split across any group of identical items becomes a budget line rather than a judgment call.

GRADE YOUR ESTATE, ROUTE EVERY ITEM, PLAN THE SPEND

1 Grade A+: this year, retain

Items grading A+ are fit for use as they stand: route retain, zero spend this year. Record the percentage of each group at this grade and hold it as your baseline against next year's reassessment.

2 Grade A: retain now, refurbish next year

Items grading A are fit for current use with work due at a known point: route retain this year, route refurbish next year. The year band converts a vague maintenance line into a forward commitment finance can actually schedule.

3 Grade B: refurbish, resell, donate or recycle

Items grading B are not fit for current use without work: route refurbish where value is recoverable, otherwise route resell, donate or recycle. B is a grade of furniture worth having, not an end-of-life label, and the route chosen determines whether it becomes revenue or cost.

4 Work by group, not item by item

Grade a group of identical items as a percentage split, for example 40% at A+ and 60% at B, then apply the route and its budget consequence to each share. A single percentage split across a group gives finance a plannable number faster than any item-by-item walkthrough.

5 Evidence column: what leaves with every moving item

Any item routed refurbish, resell, donate or recycle must leave the building with a waste transfer note and a recycling certificate, or a buyback line where resale applies. Without that column in your register, duty of care is unverifiable and the budget saving is unauditably.

An estate graded this way gives finance three numbers: spend nothing, spend next year, spend now or recover value. Without those numbers, every budget submission is a guess dressed as a plan. If your estate runs to 200 or more items, book a free scoping visit with Coggin SOS and we will show you what grading it looks like in practice.