

		Schedule 1		Schedule 2			
		Budget	Total (NET)	Budget	Total (NET)	Total	Comments
Management							
	Management Fees	£ 2,500			£ 250		SC Admin (settign budget, managing contractors, reconciling account)
	Site Management Resources	£ -					None
	Health & Safety and Environmental	£ 2,000					Water Risk Assessment (WRA) and Fire RA for plant room)
	Sub Total		£ 4,500				
Utilities							
	Electricity (whole)	£ 35,000					Recharged based on check-meters.
	Electricity (common parts)	£ 1,000					Method of recharge tbc (External Lights, Fire Alarm, Intruder alarm etc)
	Gas (Whole)	£ 20,000					Recharged based on check-meters (heat meters)
	Gas (common parts)	£ 1,000					Estimate at this stage.
	Water (central plant) - RATES	£ 2,000					Estimate at this stage.
	Sub Total		£ 59,000				
Soft Services							
	Security	£ -					None
	Cleaning (Common Parts)	£ 1,000					Plant Room/Lift/
	Waste Management	£ 2,000					Bin collection - commercial waste
	Pest Control (Common Parts)	£ 1,000					Plant Room
	Landscaping/grounds	£ -					TBC
	Sub Total		£ 4,000				
Hard Services							
	M&E Maintenance and Repair	£ 8,000					Estimate and subject to contractor quotes.
	Life Safety Equipment (Fire Alarm, Emergency Lights)	£ 2,000					Estimate and subject to contractor quotes.
	Lift	£ -		£ 2,000			Estimate and subject to contractor quotes.
	Access Equipment	£ -					None
	Fabric Repairs and Maintenance (incl Car Park)	£ 10,000					Contingency
	Sub Total		£ 20,000		£ 2,000		
Insurance							
	Insurance Building, Terrorism & POL	£ 8,000					Subject to confirmation and relevance.
	Engineering Insurance (lift)	£ -		£ 500			
	Sub Total		£ 8,000		£ 500		
Total			£ 95,500.00		£ 2,750.00	£ 98,250	(Net of VAT)
	TOTAL (GROSS)					£ 117,900	(Incl VAT)