

Appendix B - FM Cost Model In House - Project Summary

Project Name	LB Brent - In House					Version		6		
Date	19/07/2019									
		0.8%	0.8%		0%					
Service Element	Cost	Gross Margin	Central Overhead	Local Overhead	Net Profit	Profit & Overhead	Cost	Soft	Hard	Catering
Management & Administration	£ 106,025	1%	£ 801.20	£ -	£ -	£ 801.20	£ 106,827	£ 29,911	£ 76,915	
Hard FM	£ 1,090,407	8%	£ 94,817.98	£ -	£ -	£ 94,817.98	£ 1,185,225	£ 2,685,234.00	£ 1,185,224.71	
Cleaning	£ 1,369,451	1%	£ 10,348.50	£ -	£ -	£ 10,348.50	£ 1,379,800			
Portering	£ 69,198	1%	£ 522.91	£ -	£ -	£ 522.91	£ 69,721			
Security / Reception	£ 1,194,696	1%	£ 9,027.93	£ -	£ -	£ 9,027.93	£ 1,203,724			
Helpdesk	£ 42,888	1%	£ 324.09	£ -	£ -	£ 324.09	£ 43,212			
Waste	£ -	1%	£ -	£ -	£ -	£ -	£ -			
Pest Control	£ 9,000	1%	£ 68.01	£ -	£ -	£ 68.01	£ 9,068			
Total Annual Costs	£ 3,881,667	1%	£ 115,910.62	£ -	£ -	£ 115,910.62	£ 3,997,577	£ 2,715,145	£ 1,262,140	
Mobilisation	£ 180,204				0%	£ -	£ 180,204	42204	£ 80,000.00	
Potential Cost of Change (Redundancy)	£ 50,029				0%	£ -	£ 50,029	12529		
Potential Transformation Cost	£ 42,182				0%	£ -	£ 42,182	7545		
Retail Catering	£ 50,037	£ 295,515			£ 50,037		£ 50,037	£ 2,777,423	£ 1,342,140	£ 50,037.00
Start Up		Ongoing	Total							
Year 1 Price	£ 272,415	£ 4,047,614	£ 4,144,094							
Year 2 Price	£ -	£ 4,171,587	£ 4,171,587		0.66%					
Year 3 Price	£ -	£ 4,299,476	£ 4,299,476		3.07%					
Year 4 Price	£ -	£ 4,431,408	£ 4,431,408		3.07%					
Year 5 Price	£ -	£ 4,567,513	£ 4,567,513		3.07%					
Year 6 Price	£ -	£ 4,707,928	£ 4,707,928		3.07%					
Year 7 Price	£ -	£ 4,852,791	£ 4,852,791		3.08%					
Year 8 Price	£ -	£ 5,002,247	£ 5,002,247		3.08%					
Year 9 Price	£ -	£ 5,156,445	£ 5,156,445		3.08%					
Year 10 Price	£ -	£ 5,315,539	£ 5,315,539		3.09%					
Total		£ 46,552,547	£ 46,649,026							