

Canolfan Rheidol - Service Charge Costs			
Description	Pre-Covid Actual	Actual 2020/21	Actual 2021/22
Sals Operation	23,114.36	0.00	33.74
Sals Support	-328.59	0.00	0.00
Wages Cleaners	35,339.62	0.00	225.54
Wages C-Takers	51,903.23	0.00	0.00
NI Operation + Apprenticeship Levy	2,711.55	0.00	3.13
NI Support + Apprenticeship Levy	-37.20	0.00	0.00
NI for use with wrong home detail code	104.99	0.00	0.00
NI Cleaners + Apprenticeship Levy	1,557.55	0.00	0.00
NI Care Takers + Apprenticeship Levy	4,757.26	0.00	0.00
S-An Operation	3,651.03	0.00	5.33
S-An Support	-51.92	0.00	0.00
S-An for use with wrong home detail code	99.67	0.00	0.00
S-An Cleaners	4,585.22	0.00	0.00
S-An C-Takers	8,319.08	0.00	0.00
Staff Phones	387.60	0.00	0.00
R & M - General	2,573.98	0.00	0.00
R & M - Contractors	10,410.10	2,365.09	210.50
R & M - Grounds DSO	12,273.00	12,611.00	12,737.00
R & M - Mechanical Contractors	8,384.85	1,013.10	5,789.83
R & M - Electrical Contractors	13,807.54	3,836.45	6,472.64
Electricity	83,209.05	62,627.84	65,001.74
Biomass Heating	0.00	0.00	0.00
Service Charges	7,881.21	1,904.57	3,635.14
Rates*	288,900.00	288,900.00	288,900.00
Water Metered	8,317.93	3,811.79	3,188.39
Fixtures & Fittings	0.00	0.00	0.00
Cleaning Materials	0.00	72.80	0.00
Window Cleaning	710.00	0.00	0.00
Contract Maintenance Repairs	0.00	540.00	0.00
Operational Equipment & Materials	0.00	169.97	0.00
Plants	0.00	0.00	0.00
Protective Clothing	0.00	51.95	0.00
Hygiene	0.00	0.00	0.00
Legionella Testing	97.70	0.00	0.00
Materials	15.95	0.00	0.00
Health & Safety Equipment	119.97	0.00	0.00
Cleaning Materials	5,953.54	0.00	0.00
Operating Lease Equipment & Other	2,855.64	418.91	1,739.25
Licences	0.00	190.00	0.00
Postages & Courier Services	0.00	0.00	0.00
Mobile Telephone Call Costs inc Voucher	0.00	0.00	0.00
Subscriptions to Associates	0.00	0.00	0.00
General Expenditure	4,126.20	8.31	0.00
Waste Removal Operations	4,163.50	1,191.86	1,420.69
Total	589,913.61	379,713.64	389,362.92
2022/23 plus 11% inflation	64,890.50	41,768.50	42,829.92
Total	£654,804.11	£421,482.14	£432,192.84
SARC 7.25% Apportionment (based on 400m²)	£47,473.30	£30,557.46	£31,333.98

Total SARC Costs	
Rental per annum	£21,250.00
Rental per annum - Additional FF area	£12,750.00
Rental per annum	£34,000.00
Estimated Service Charge	£47,473.30
Estimated Demised Cleaning Cost*	£10,010.00
Maintenance - Demised Area*	£5,000.00
Clinical Waste*	£4,000.00
Biomass Heating	£3,085.65
Service Charge Total	£69,568.95
Total	£103,568.95

***Note:**
All costs exclude VAT
Cleaning £13.75/hr - Assuming 2hrs per day 7 days a week and 52 weeks = £10,010.00
Does not take account of any specialist cleaning requirements??
Rent £/m² - £21,250.00/250 = £85/m²
Business Rates - RV from 01.01.2023 = £540,000.00 x 0.535 => **£288,900.00**
Service Charge - Based on pre COVID costs as the building was fully occupied and it is anticipated that the building will be re-occupied on completion of the SARC scheme (costs uplifted by 11%).
Biomass Heating Costs 2022/23 - £42,560.68 x 0.0725 => £3,085.65
Maintenance - Low estimate inserted as this will be a new facility (excludes replacement of any M&E plant).
Clinical Waste - estimate low level of waste generated - £4k

£/m ² Costs	GIA m ²	Rental £/m ²	GIA m ²	Service Charge £/m ²
£/m²	-	£85.00	-	£173.92
SARC Demise area GF	400	£34,000.00	400	£69,568.95
£/ft ² Costs	GIA ft ²	Rental £/ft ²	GIA ft ²	Service Charge £/ft ²
£/ft²	-	£7.90	-	£16.16
SARC Demise area GF	4,305.56	£34,000.00	4,305.56	£69,568.95