

# 6<sup>th</sup> PDR Community Maintenance and Security Programme - Budget

Prepared by Neighbour

## 1. Budget overview

The 6<sup>th</sup> Programme will run from March 1<sup>st</sup>, 2020 until February 28<sup>th</sup> 2021.

The budget proposal in summary is as follows:

P6	SUPPLIER	1 Yr Budget VAT Included	Month Amount VAT Included	%
Common Areas: Maintenance & Gardening	SEPOGREEN	38,165 €	3,180 €	13.7%
Security	COPS	155,975 €	12,998 €	55.8%
Pest Control	Pestox	28,272 €	2,356 €	10.1%
Other Maintenance		3,000 €	250 €	1.07%
Management Fee	Neighbour	54,000 €	4,500 €	19.3%
<b>SubTotal</b>		<b>279,411 €</b>	<b>23,284 €</b>	<b>100%</b>
Contingency Fee - 1.5%		4,191 €	349 €	
<b>Total</b>		<b>283,602 €</b>	<b>23,634 €</b>	

The split between owners and commercial areas remains in the same percentage:

Division	Split %	Split €
Owners	70%	198,522 €
Commercial Areas	30%	85,081 €
		<b>283,602 €</b>

This budget represents an increase of than 1,09% when compared with P5 budget.

## 2. Maintenance & Gardening

- Budget request to: Sepogreen, Obiverde & BeniRelva.
- Considerations: Sepogreen has been the provider since the beginning and they have proved that they can handle this task without major issues. This supplier has always been very flexible when answering the requests that we present them with. Obiverde budget is too high – when compared to the others – so we have excluded it from this final analysis. BeniRelva is a landscaping company based at Benedita, we have received positive feedback about this supplier but we have not worked with them directly so we cannot confirm this.
- Our Opinion: The lowest budget is from BeniRelva (4 200€ less than Sepogreen). Sepogreen adjusted their quote in 1,16% when compared with P5. Taking in consideration the work developed on the last years and the fact that Sepogreen is a supplier that we trust our recommendation is to keep them.

Common Areas: Maint. & Gardening	1 Yr Budget VAT Included	Month Amount NET	Month Amount VAT Included
<b>Sepogreen</b>	38,164.93 €	2,585.70 €	3,180.41 €
<b>Obiverde</b>	58,412.70 €	3,957.50 €	4,867.73 €
<b>BeniRelva</b>	33,948.00 €	2,300.00 €	2,829.00 €

## 3. Security

- Budget request to: COPS, Esegur, PowerShield and 2045 (budget requested with the same specifications that we are working with in 2019).
- Considerations: We would like to remind that the recent wage agreements between unions and employers in the Security Industry reflected an increase by 10% in 2019 on the staff wages and another 10% in 2020 (5% every 6 months). Please note also that the prices that we received were just until the end of 2020 due to the instability of the area (because of the unions), so we have added to the months in 2021 an extra increase of 10%.
- Our Opinion: COPS has increased the budget but it's still the best financial option. As defended previously, it is the local team – more than the company – who is responsible for the work developed. Our recommendation is to keep COPS and the actual team.

Security	1 Yr Budget VAT Included	Month Amount VAT Included 2020	Month Amount VAT Included 2021	Includes
<b>COPS</b>	155,974.51 €	12,784.80 €	14,063.28 €	As specifications defined. + 10% for 2021
<b>ESEGUR</b>	227,205.81 €	18,777.34 €	19,716.21 €	As specifications defined. + 5% for 2021
<b>POWERSHIELD</b>	203,303.71 €	16,801.96 €	17,642.06 €	As specifications defined. + 5% for 2021
<b>2045</b>	189,611.35 €	15,670.36 €	16,453.88 €	As specifications defined. + 5% for 2021

## 4. Pest Control

- Budget request to: Pestox and Rentokil.
- Considerations: Rentokil presented a budget 25€ less expensive (per spraying) than Pestox, but they apply a different technique that we are not sure if will be so efficient. Pestox presented a small increase on the spraying budget. The budget also includes the rodents' prevention treatment (this prevention is done twice a year – included in this amount).
- Our Opinion: Keep the same number of sprayings as in P5 budget.

Pest Control - PESTOX	N. Sprayings	Spraying Cost	Roedors Prevention	Total
March	1	1,107.00 €	- €	1,107.00 €
April	1	1,107.00 €	1,703.55 €	2,810.55 €
May	1	1,107.00 €	- €	1,107.00 €
June	4	4,428.00 €	- €	4,428.00 €
July	4	4,428.00 €	- €	4,428.00 €
August	5	5,535.00 €	- €	5,535.00 €
September	4	4,428.00 €	- €	4,428.00 €
October	3	3,321.00 €	- €	3,321.00 €
November	1	1,107.00 €	- €	1,107.00 €
December	0	- €	- €	- €
January	0	- €	- €	- €
February	0	- €	- €	- €
		- €		- €
<b>Total</b>	<b>24</b>	<b>26,568.00 €</b>	<b>1,703.55 €</b>	<b>28,271.55 €</b>

## 5. Other Maintenance

- Budget requested to: Allowances amounts.
- Considerations: The aim here is to ensure we raise the standard of calçada repair above that normally provided by the local Council. Some repairs will still be handled by Amoreira Council out of their normal budgets.

With lighting, the main aim is to make lamp posts safe by covering exposed wires – these are emergency repairs on which the council/EDP have so far failed to take action on.

EXTRAS	NET Amount	VAT Included	Total
Calçada Repair	1,626.02 €	2,000.00 €	2,000.00 €
Lighting    Keep Safe Programme	813.01 €	1,000.00 €	1,000.00 €
<b>Total</b>	<b>2,439.02 €</b>	<b>3,000.00 €</b>	<b>3,000.00 €</b>

## 7. Contingency Allowance

We have included a 1.5 % allowance for contingency in order to allow us, with the collaboration of APPDR, to resolve unexpected issues that may occur along the year.