

YOUTH INVESTMENT FUND

What is your building really costing
you?

community land use 

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INVESTMENT
FUND**



Lorraine Hart

40 years as a neighbourhood planner and community buildings specialist for the V&CS

community land use 

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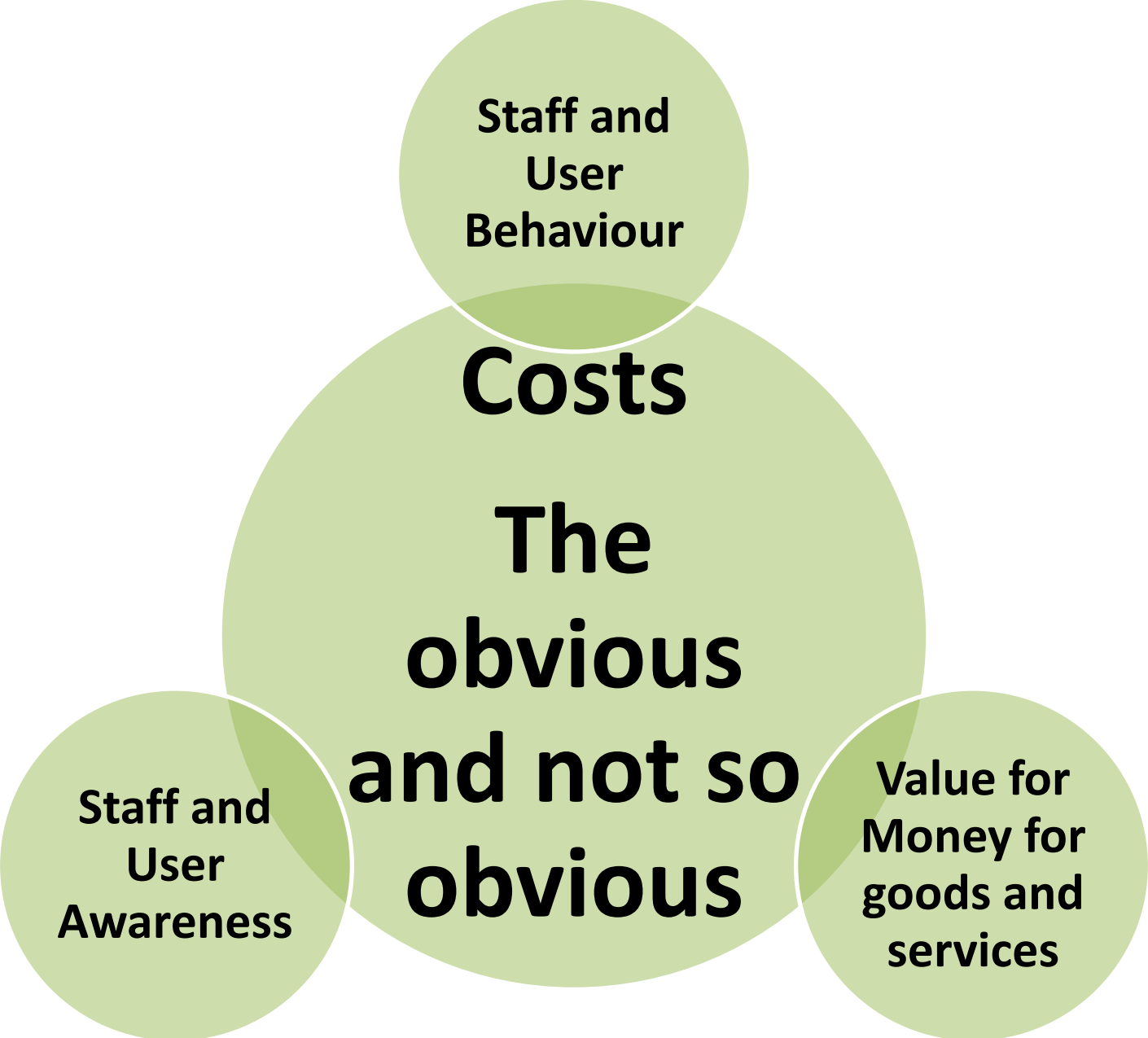


A couple of questions first

Answer these with a quick sentence in the chat

1. What is your role in your organisation?
2. What kind of building do you have – large/small available for hire?
3. Do you have a person in your organisation that is responsible for looking after your building?

What we will cover – Understanding costs



What we will cover – Reducing Risks & Taking Control



Fixed costs and Variable Costs

- Fixed costs – what is needed to keep a building available to use safely and the organisation that runs it legally compliant – the costs you must cover before opening the door
- Variable costs – the costs that vary with use of your building (staff, materials/equipment for activities)
- Core/central costs - which are about apportioning some variable costs that are needed to deliver services

Fixed Costs

- Insurance
- Rent and rates
- Statutory testing
- Licenses
- Cleaning (including windows)
- Broad band
- Water gas and electric standing charges and consumption
- Grounds maintenance
- Refuse (including sanitary) and recycling
- Repairs and maintenance
- Building fund for large repairs and renewals
- Accounts Audit

Not So Obvious Costs

- Water use and discharge
- Energy Emissions
- Waste
- These bills are high and going to get higher
- Climate change – pollution, effects of heat/cold and flooding can be prevented
- Regulation – Building Regulations, Energy Performance Certificates (EPC), Minimum Energy Efficiency Standards (MEES) will change and will affect overall availability and leasing of buildings

Reducing Risks and Taking Control

How to drive all costs down Value for Money

- ✓ Check you are getting value for money – check what you are paying REGULARLY – service providers rely on customer inertia. This applies to everything from, accountancy, utilities to refuse collections and the plumber!
- ✓ Check that you benefit from reliefs and discounts – Non-domestic rates for your building to the council, bulk buying

Reducing Risks and Taking Control

How to drive all costs down Behaviour – responsible staff, users

- Plan for the Future
- ✓ Build awareness of your use and the cost of **energy**, carbon and **water** use and its costs – gather the information about your consumption, monitor it and share it
- ✓ Have a plan for improving the performance of your building – insulation, window and door efficiency, heating and lighting systems energy and water efficient equipment, taps and WC flushes.
- ✓ Cost that plan and put in in your fundraising strategy
- ✓ Build awareness of waste – you know the drill...

Reduce, Reuse ,Recycle

The cost of not knowing what your building really costs you

Decaying asset – increases cost of eventual repair

Landlords – they have obligations too and they may not care about your problems

Less Value in your asset – you may want to borrow some money

Impact on your reputation – funders, other partners and users like efficient, comfortable buildings, leading to more funding and more hirers and users...

More Stuff

- Julian and I have written a Guide about all this that you can share, and we will send it to you all
- You can find out about Energy Performance certificates here [Find an energy certificate - GOV.UK](#)
- If you need help with pricing your hire fees etc to make sure you cover your costs I hope to see you at the next related seminar “ Full Cost Recovery: Are You Charging Enough to keep the lights on? Make Your Building Pay Its Way **22 January 2026**”

Questions

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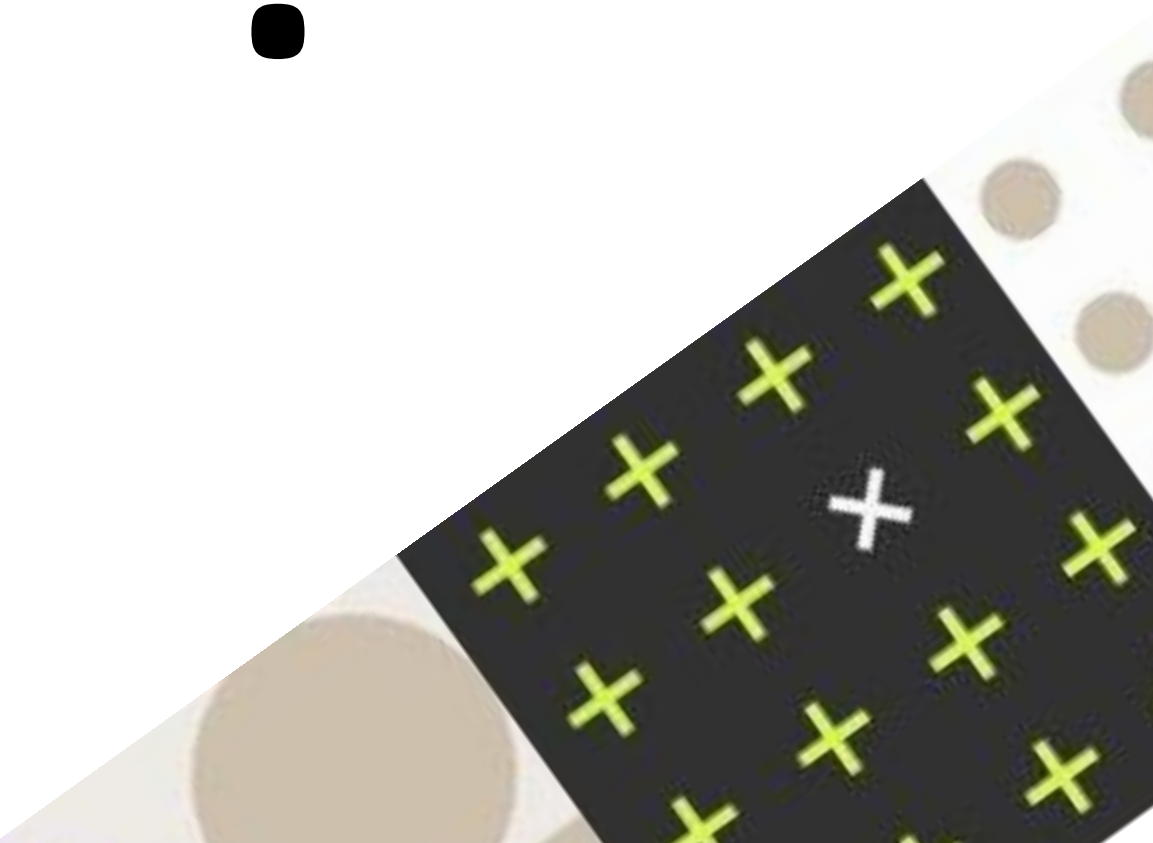
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Don't forget to have a very
Merry Midwinter



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