

M3 Schedule: Facilities Management



M3 Housing Ltd

Three Kings, 23 Commonside East,
Mitcham, Surrey, CR4 2QA

M3H.CO.UK

020 8274 4000
sales@m3h.co.uk



M3 Schedule: Facilities Management

Improve your facilities management service with the M3FM Schedule

Buildings covered

All types of non-social housing

+

All types of public healthcare, educational and institutional buildings including:

- leisure facilities
- residential care homes
- student accommodation
- hotels
- corporate and commercial properties

Benefits

- Achieve direct financial control over expenditure and maintenance
- Establish quality control over standards of workmanship and materials to be incorporated into maintenance, renewals and repairs
- Monitor actual costs and control budgets
- Highlight trends to inform planned/preventative maintenance expenditure
- Benchmark your repairs costs and performance against peers

What's included

Standard documentation detailing works descriptions, fully priced orders, contract conditions, based on the TPC2005 (amended 2008), preliminaries, service and technical specifications for standards of workmanship, materials and operational conduct. Includes the Additional Contract Conditions, Service Specification and Contract Details.

The schedule can be tailored to include specific items or conditions.



Tender and Contractual Information

The following model documents are supplied:

01. Invitation to Tender
02. Price Framework
03. TPC NHF Form of Contract
04. Technical Specification
05. Schedule of Rates
06. KPI Framework

How is it supplied?

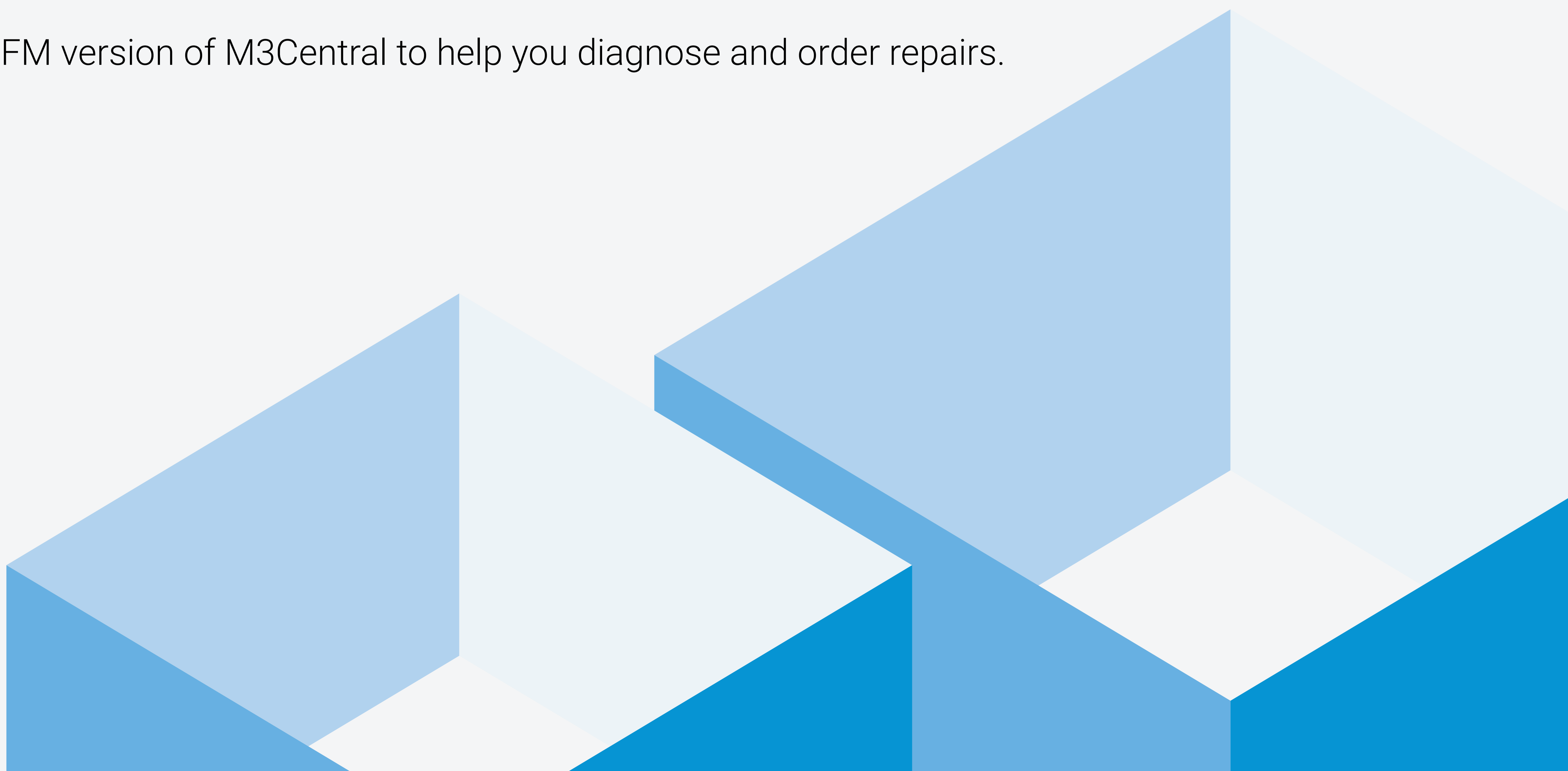
The M3FM Schedule comes as a book and therefore does not attract VAT. We also supply the data on electronic files. These files do attract VAT at 20% so your order will show VAT on the electronic file processing and on the annual support licence.

Other formats

All our SORs can be supplied in Excel, XML and a ready format for repair ordering software management systems.

Diagnostics

A dedicated FM version of M3Central to help you diagnose and order repairs.



SMVs

A file containing the labour rate, standard minute value, standard hours, total labour cost, total material cost etc. is available for this module in addition to the time values held against each Schedule of Rates item.

How much will it cost?

As with all the other M3 modules, the cost varies depending on the number of buildings your organisation has in management.

When can I start?

Your M3FM Schedule will be available within 7 working days of receipt of order.

Frequently Asked Questions

Q. Is the M3FM Schedule formatted to be held in asset management and repair ordering IT systems?

A. The M3FM Schedule breaks down into seven parts to enable clients to mix and match elements to suit their operational structure:

- 01** Externals and Structure
- 02** Internal Works
- 03** Plumbing, Heating and Electrical Works
- 04** Communal Mechanical and Electrical Works
- 05** Swimming Pool Maintenance
- 06** Micro-Generation and Energy Efficiency
- 07** Fire Safety Works

In addition to being supplied in hardcopy and word formats, the Schedules are also provided in Excel, xml and CSV formats to facilitate loading to asset management and repairs ordering IT systems.

Frequently Asked Questions (continued)

Q. Are there any other benefits to using the schedule?

- A.** The implementation of a standard schedule of rates allows you to monitor actual costs and highlight trends to inform planned/preventative maintenance expenditure.

The unique code for each job can be used to pass information through your systems and processes efficiently from the point of the repair being reported through to the operative.

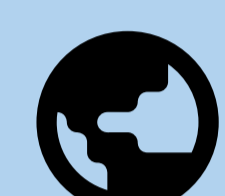
You can easily create and interrogate an accurate property repair history database.

Benchmarking your repair costs and performance year on year, between service providers or estates becomes an easy task.

Q. What software can be used to manage the FM Schedule?

- A.** You can use **M3Central** to manage the schedule. Please contact us for more details.

Get in touch

 m3h.co.uk

 020 8274 4000

 sales@m3h.co.uk

 linkedin.com/company/m3housing

 twitter.com/m3housing