

APPENDIX 3 – USEFUL PAGES ATTACHED

- 1.0: Wealden & Rother District Council Precepts 2023-24 WL, 2 pages
- 1.1: Hooe PC Budget 2024-25 Summary, 1 page
- 1.2a/b: Financial Summary 29Nov23, 1 page
- 1.5: Precept 2024-25 v Loan Payment WL 7Dec23, 1 page
- 1.7b: Extracts from Sheppard Survey VH Refurbishment, 1 page
- 2.5a: Hooe Village Hall usage summary, 1 page
- 2.5b: Ninfield Memorial Hall usage summary, 1 page
- 2.5c: Catsfield Village Hall usage summary, 1 page
- 2.5d: Reid Hall, Boreham St usage summary, 1 page
- 2.6: Scenarios of use calculations (small print), 2 pages
- 2.6: Scenarios of use calculations NEWBUILD (large print), 4 pages
- 2.6: Scenarios of use calculations RENOVATION (large print), 4 pages

All full documents can be found on the website.

END OF APPENDIX 3

Council tax data for parishes in each local authority, 2023-24 England

Wealden District Council

All Civil Parishes (exc Charter Trustees) that exist in the authority's area in 2023-24 (whether they set a precept or not)

Number of parishes	42
Council tax base	67,793.2

Charter Trustees or Temples in the authority's area in 2023-24 (whether they set a precept or not)

	0
	0.0

Precepting Parishes, Charter Trustees and Temples setting a precept in 2023-24

	41
	67,677.6

2023-24

Name of local precepting authorities in the authority's area in 2023-24	Type of local precepting parish	Amount precepted on billing authority (£)	Tax base for precept purposes	Average Band D council tax (£)
Alciston	Precepting parish	650	62.4	10.42
Alfriston	Precepting parish	55,252	438.2	126.09
Arlington	Precepting parish	22,477	332.6	67.58
Berwick	Precepting parish	14,750	146.4	100.75
Buxted	Precepting parish	114,450	1,861.4	61.49
Chalvington with Ripe	Precepting parish	17,078	453.6	37.65
Chiddingly	Precepting parish	44,451	511.9	86.84
Crowborough	Precepting parish	1,595,929	8,901.6	179.29
Cuckmere Valley	Precepting parish	9,421	129.9	72.53
Danehill	Precepting parish	108,400	957.7	113.19
East Dean and Friston	Precepting parish	68,000	999.7	68.02
East Hoathly with Halland	Precepting parish	68,185	716.1	95.22
Fletching	Precepting parish	33,900	572.0	59.27
Forest Row	Precepting parish	446,000	2,245.2	198.65
Framfield	Precepting parish	69,000	957.5	72.06
Frant	Precepting parish	110,300	863.2	127.78
Hadlow Down	Precepting parish	39,679	404.6	98.07
Hailsham	Precepting parish	1,281,505	7,689.8	166.65
Hartfield	Precepting parish	101,546	1,114.9	91.08
Heathfield and Waldron	Precepting parish	438,450	5,370.0	81.65
Hellingly	Precepting parish	173,341	1,696.1	102.20
Herstmoncoux	Precepting parish	96,218	1,144.4	84.08
Hooe	Precepting parish	30,999	208.7	148.53
Horam	Precepting parish	55,997	1,345.5	41.62
Isfield	Precepting parish	24,000	356.5	67.32
Laughton	Precepting parish	17,227	312.3	55.16
Little Horsted	Non-precepting parish	0	115.6	0.00
Long Man	Precepting parish	12,215	248.4	49.17
Maresfield	Precepting parish	99,892	1,864.5	53.58
Mayfield and Five Ashes	Precepting parish	237,972	1,959.1	121.47
Ninfield	Precepting parish	60,000	664.4	90.31
Pevensay	Precepting parish	142,441	1,354.0	105.20
Polegate	Precepting parish	365,846	3,239.3	112.94
Rotherfield	Precepting parish	155,856	1,630.5	95.69
Selmeston	Precepting parish	800	100.7	7.94
Uckfield	Precepting parish	1,051,151	5,868.6	179.11
Wadhurst	Precepting parish	166,950	2,499.3	66.80
Warbleton	Precepting parish	23,791	728.8	32.64
Wartling	Precepting parish	8,250	216.0	38.19
Westham	Precepting parish	160,169	2,968.2	53.96
Willingdon and Jevington	Precepting parish	201,499	3,209.6	62.78
Withyham	Precepting parish	170,834	1,334.0	128.06

TOP 6

Local

1.0 ROTHER

2023/24

Local_Authority_Dropdown

Council tax data for parishes in each local authority, 2023-24 England

Rother District Council

All Civil Parishes (exc Charter Trustees) that exist in the authority's area in 2023-24 (whether they set a precept or not)

Number of parishes	33
Council tax base	38,520.8

Charter Trustees or Temples in the authority's area in 2023-24 (whether they set a precept or not)

	0
	0.0

Precepting Parishes, Charter Trustees and Temples setting a precept in 2023-24

	32
	38,487.7

2023-24

Name of local precepting authorities in the authority's area in 2023-24	Type of local precepting parish	Amount precepted on billing authority (£)	Tax base for precept purposes	Average Band D council tax (£)
Ashburnham & Penshurst	Precepting parish	13,650	188.2	73.31
Battle	Precepting parish	399,777	2,790.3	143.27
Beckley	Precepting parish	25,000	551.9	45.30
Bodiam	Precepting parish	11,420	166.5	68.59
Brede	Precepting parish	39,945	858.1	46.55
Brightling	Precepting parish	7,894	200.0	39.47
Burwash	Precepting parish	105,792	1,257.2	84.15
Camber	Precepting parish	63,498	661.4	96.01
Catsfield	Precepting parish	32,000	383.6	83.42
Crowhurst	Precepting parish	32,455	372.0	87.24
Dallington	Precepting parish	9,435	172.6	54.66
East Guldeford	Precepting parish	0	33.1	0.00
Etchingham	Non-precepting parish	71,600	422.2	169.69
Ewhurst	Precepting parish	77,343	557.0	138.86
Fairlight	Precepting parish	90,000	891.6	100.94
Guestling	Precepting parish	9,547	635.7	15.02
Hurst Green	Precepting parish	48,681	587.3	82.89
Icklesham	Precepting parish	159,580	1,235.6	129.15
Iden	Precepting parish	16,000	233.8	68.43
Mountfield	Precepting parish	12,000	202.7	59.20
Northiam	Precepting parish	107,500	1,045.0	102.87
Peasmarsch	Precepting parish	37,000	503.2	73.53
Pett	Precepting parish	23,000	466.9	49.26
Playden	Precepting parish	5,000	163.6	30.56
Rye	Precepting parish	220,490	1,915.8	115.09
Rye Foreign	Precepting parish	2,000	156.4	12.79
Salehurst and Robertsbridge	Precepting parish	116,912	1,025.1	114.05
Sedlescombe	Precepting parish	59,800	675.8	88.49
Ticehurst	Precepting parish	150,150	1,700.3	88.31
Udimore	Precepting parish	7,000	189.7	36.90
Westfield	Precepting parish	104,000	1,109.8	93.71
Whatlington	Precepting parish	7,100	156.8	45.28
Bexhill-on-Sea Parish Council	Precepting parish	651,715	17,013.6	38.31

TOP 6

Local

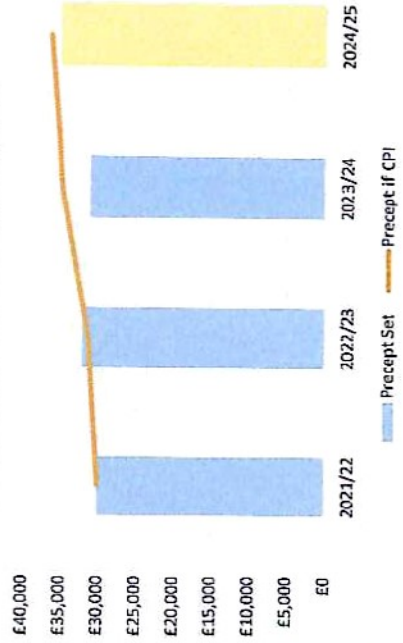
HOOE PARISH COUNCIL - BUDGET 2024/25

	Budget Set for 2023/24	Budget Proposed for 2024/25	Budget Difference	Includes Late spending from 2022/23
TOTAL BUDGET/EXPENDITURE >>>	£41,519.00	£45,712.00	-£4,193.00	£51,707.20
LESS INCOME >>>	£4,020.00	£6,329.00		£8,390.18
TOTAL FUNDS REQUIRED >>>	£37,499.00	£39,383.00		£43,317.02
TOTAL PRECEPT SET >>>	£30,999.00	£34,983.00	£3,984.00 <<< AGREED PRECEPT	£30,999.00
FROM RESERVES CHOSEN >>>	£6,500.00	£4,400.00	VVVV <<< AGREED USE OF RESERVES	£6,500.00
FROM RESERVES ADDITIONAL >>>	£0.00	£0.00	VV This figure matches budget for Infrastructure Maintenance	£5,818.02

Precept and Banding Calculator

	Previous	Last	Current	Next Year	Change
2021/22	2022/23	2023/24	2024/25		
£ 30,010.00	£ 32,000.00	£ 30,999.00	Precept £34,983.00	12.85%	Change over last 3 yrs
208.10	206.90	208.70	Tax Base 210.40		Increase of 16.6% -v- CPI 21% - equiv to 5.2% pa -v- 6.6%pa
£ 144.21	£ 154.66	£ 148.53	Band D £166.27	11.94%	Taxbase is provisional until Jan24
£ 4.81	£ 4.83	£ 4.79	Band D increase per £1,000 precept rise £4.75		
£96.14	£103.11	£99.02	Full Breakdown		
£112.16	£120.29	£115.53	Band A £110.85	2024/25	
£128.19	£137.48	£132.03	Band B £129.32	£11.82	
£144.21	£154.66	£148.53	Band C £147.79	£13.79	
£176.26	£189.03	£181.54	Band D £166.27	£15.76	
£208.30	£223.40	£214.55	Band E £203.22	£17.74	
£240.35	£257.77	£247.56	Band F £240.17	£21.68	
£288.42	£309.33	£297.07	Band G £277.12	£25.62	
			Band H £332.54	£29.56	
				£35.47	

Precept verses Inflation (last 3 years)



1.2a/b

Summary Breakdown of Financial position as at 29 Nov 23

HOOE PARISH COUNCIL 2023/24

	Bank Balance	Earmarked Reserves	General Reserves	Source of information/Date of report
Bank Accounts Total	£79,918.69			Bank - Cash & Inv Reconciliation 8/12/23
2 Barclays Current	£3,064.41			
5 Unity Trust Current	£1,623.89			
6 Unity Trust Savings (interest bearing)	£75,230.39			
Earmarked Reserves		£43,301.70		Earmarked Reserves 8/12/23
321 Villager Hall Public Donations		£14,762.64		
322 Village Hall Funding		£23,786.00		
324 Youth Money		£1,555.10		
326 New Water Supply		£187.85		
329 Allotment Deposit		£50.00		
330 Allotment Refurbishment changed after 29/9		£1,441.67		
342 Recreation Ground Signage		£163.07		
390 CIL (planning income)		£1,355.37		
General Reserves			£30,736.07	Nominal Ledger 310 8/12/23
Receipts less payments			£5,880.92	Detailed Receipts & Payments 8/12/23
VAT Refunds accrued	£1,132.86		£1,132.86	VAT Return position 8/12/23
TOTAL FINANCIAL POSITION	£81,051.55	£43,301.70	£37,749.85	Control line agrees
TOTAL BUDGET	£41,519.00		£20,759.50	Above Minimum level GR required

Increased Annual Charges to Council Tax Payers to include the Repayment of a single Public Works Loan for one project

Public Works Loan Value (Annuity)	Length of Loan	PWLB Interest Rate 7Dec23	Precept Charge for 2024/25	Band D Annual Payment for 2024/25	Annual Cost of Loan Repayment to Tax Payer	Revised Precept Charge including Annual Loan Repayment	Revised Band D Annual Payment to Council Tax Payers	% Increase on Annual Council Tax Payment	Total Cost of Public Works Loan to Council Tax Payer	Amount of Precept for loan repayment	% of Precept for loan repayment
£50,000.00	50 Years	5.42%	£34,982	£168	£2,911	£37,893	£182	10%	£145,539	£14	8%
£100,000.00	50 Years	5.42%	£34,982	£168	£5,822	£40,804	£196	19%	£291,079	£28	14%
£200,000.00	50 Years	5.42%	£34,982	£168	£11,643	£46,625	£223	38%	£582,158	£56	25%
£300,000.00	50 Years	5.42%	£34,982	£168	£17,465	£52,447	£251	58%	£873,236	£84	33%
£400,000.00	50 Years	5.42%	£34,982	£168	£23,286	£58,268	£279	77%	£1,164,315	£112	40%
£500,000.00	50 Years	5.42%	£34,982	£168	£29,108	£64,090	£307	96%	£1,455,394	£139	45%
£600,000.00	50 Years	5.42%	£34,982	£168	£34,929	£69,911	£335	115%	£1,746,473	£167	50%
£700,000.00	50 Years	5.42%	£34,982	£168	£40,751	£75,733	£363	134%	£2,037,552	£195	54%
£800,000.00	50 Years	5.42%	£34,982	£168	£46,573	£81,555	£391	154%	£2,328,630	£223	57%
£900,000.00	50 Years	5.42%	£34,982	£168	£52,394	£87,376	£419	173%	£2,619,709	£251	60%
£1,000,000.00	50 Years	5.42%	£34,982	£168	£58,216	£93,198	£447	192%	£2,910,788	£279	62%

Notes:

All figures rounded to nearest £ / % for ease of reading
 Precept Charge is for next year 2024/25 £167.62 Band-D - no guaranteed implied that this rate will be on-going - actual precept in any following year subject to change
 Revised Precept does not include any allowance for building running costs as these are not known at this time. No other future project costs are known/included.

Example use of figures above

Initial loan £500,000 -planning/construction/open new hall/sell existing hall/land (7 year timescale) - repay £300,000 with £200,000 loan remaining (43 year timescale)
 Precept Years 1-7 £307 Extra precept £139 pa
 Precept Years 8-50 £223 Extra precept £56 pa
 Overall loan cost to tax payer (Band D) over the 7 year timescale Total Extra 7yrs £976
 Overall loan cost to tax payer (Band D) over the 50 year timescale Total Extra £3,375

Your ref:

Page 1

Our ref: E8582/RJS

31 October 2019

Our inspection was completed on 17 September 2019. No opening up or specialist investigation was completed. We were able to inspect the attic space only from one of the loft hatches. Inspection of external flat roofs was by ladder only.

Page 1

The current condition of the building suggests that limited maintenance, repair and redecoration has been completed especially in recent times. You should therefore expect necessary maintenance, repair and redecoration to be more involved & costly.

Subject to the following we consider the overall structural integrity & adequacy of the building to be good:

Page 2

Quotations should be obtained from at least three experienced local contractors for the necessary updating/maintenance and repair/redecoration however until such quotations are obtained we suggest the following budget costs be considered/expected:

Item:	Budget Cost (£):
i) External scaffold	£12,000.00
ii) Main roof covering replacement	£16,000.00
iii) Local roof timber repair/replacement	£2,500.00
iv) Treatment of roof timbers	£1,000.00
v) Flat roof covering replacement	£16,000.00
vi) External joinery replacement	£8,500.00
vii) External redecoration	£8,000.00
viii) Local render replacement	£5,000.00
ix) Window replacement	£12,000.00
x) Door replacement	£3,000.00
xi) Internal & external crack repairs	£3,500.00
xii) Internal plaster repairs	£3,000.00
xiii) Lateral restraint to gables	£2,500.00
xiv) Internal waterproof lining	£22,000.00
xv) Internal thermal lining to walls	£8,000.00
xvi) Internal thermal resistance to floors	£14,000.00
xvii) Local rebuild of kitchen external wall	£3,500.00
xviii) Replacement glazing/panel to front	£8,500.00
xix) Internal redecoration	£6,000.00
Total:	£155,000.00 excluding VAT.

Page 6

The above costs do not include kitchen/cloakroom updating, electrics/plumbing updating or works to repair/stabilise the rear addition. Works to repair/stabilise the rear addition would be expected to fall under a building insurance claim. If accepted it is likely a policy excess (typically £1,000.00 no VAT) will apply to the insurance claim.

2.5a

HOOE VILLAGE HALL

Overall	Weekday	Weekend
5%	7%	0%

Main Hall only	Week day	Week end	Overall	Income	
	/15	/6	/21	discounted	Standard
WEEK A	1.4	0	1.4	£ 43	£ 43
WEEK B	1.4	0	1.4	£ 43	£ 43
WEEK C	1.4	0	1.4	£ 43	£ 43
WEEK D	0.8	0	0.8	£ 14	£ 14
WEEK E	0.8	0	0.8	£ 14	£ 14
WEEK F	0.8	0	0.8	£ 14	£ 14
Average	7%	0%	5%	£ 28	£ 28

Estimated Annual Income (in range) £ 1,480 £ 1,480 £ 1,480

Standing Costs £ 1,500 £ 1,500
 Operating costs (% of income) 50% £ 740 £ 740

Estimated Annual Costs (in range) £ 2,240 £ 2,240 £ 2,240

3 full months Jun/Jul/Aug 2023, averaged by week
 3 full months Oct/Nov/Dec 2023, averaged by week
 Standing costs estimated including no loan/capital costs, purely as an illustration
 Operating costs vary and are proportional to income e.g. for extra heating/water/cleaning/admin
 Min/Max income figures shown for booked entries on calendar at their 2023 tariff rates
 Slots defined as 8am-1pm (AM), 2pm-6pm (PM) or 6pm-11pm (EVE)
 Any booking, min 1hr, in an am/pm or eve slot recorded as "usage" of the facility

Jun/Jul/Aug	Sess	Income
Band	3	£ 60
Tea Party/Coffee morning	2	£ 120
Hooe Motor Club	3	£ 180
HPC*	10	£ 200
Average per week	1.4	£ 43

Oct/Nov/Dec	Sess	Income
Band	3	£ 60
Church**	2	£ -
HPC*	5	£ 120
Average per week	0.8	£ 14

* income includes HPC as hirer
 ** no charge made

2.5b

NINFIELD MEMORIAL HALL

Overall	Weekday	Weekend
63%	72%	39%

	Main Hall only		Overall /21	Income discounted	Income Standard
	Week day /15	Week end /6			
WEEK A	13	1	14	£ 350	£ 520
WEEK B	10	3	13	£ 403	£ 565
WEEK C	7	0	7	£ 135	£ 210
WEEK D	12	4	16	£ 559	£ 771
WEEK E	12	5	17	£ 578	£ 812
WEEK F	11	1	12	£ 289	£ 426
Average	72%	39%	63%	£ 386	£ 551

Estimated Annual Income (in range) £ 20,055 £ 28,635

Standing Costs	£ 15,000	£ 15,000
Operating costs (% of income)	50%	£ 14,317

Estimated Annual Costs (in range) £ 25,027 £ 29,317

3 representative weeks selected from Jun/Jul/Aug 2023

3 representative weeks selected from Nov/Dec 2023 & Jan 2024

Standing costs estimated including no loan/capital costs, purely as an illustration

Operating costs vary and are proportional to income e.g. for extra heating/water/cleaning/admin

Min/Max income figures shown for booked entries on calendar at their 2023 tariff rates

Slots defined as 8am-1pm (AM) , 2pm-6pm (PM) or 6pm-11pm (EVE)

Any booking, min 1hr, in an am/pm or eve slot recorded as "usage" of the facility

CATSFIELD VILLAGE HALL

Overall	Weekday	Weekend
73%	80%	56%

Main Hall only	Week day	Weekend	Overall	Income	Income	Income
	/15	/6	/21	discounted	Standard	Standard
WEEK A	15	3	18	£ 623	£ 733	£ 733
WEEK B	14	4	18	£ 584	£ 694	£ 694
WEEK C	12	4	16	£ 609	£ 719	£ 719
WEEK D	14	3	17	£ 654	£ 764	£ 764
WEEK E	14	3	17	£ 551	£ 661	£ 661
WEEK F	3	3	6	£ 242	£ 242	£ 242
Average	80%	56%	73%	£ 544	£ 636	£ 636

Estimated Annual Income (in range) £ 28,279 £ 33,046

Standing Costs £ 15,000 £ 15,000
 Operating costs (% of income) 50% £ 14,140 £ 16,523

Estimated Annual Costs (in range) £ 29,140 £ 31,523

3 representative weeks selected from Jun/Jul/Aug 2023

3 representative weeks selected from Oct/Nov/Dec 2023

Standing costs estimated including no loan/capital costs, purely as an illustration

Operating costs vary and are proportional to income e.g. for extra heating/water/cleaning/admin

Min/Max income figures shown for booked entries on calendar at their 2023 tariff rates

Slots defined as 8am-1pm (AM), 2pm-6pm (PM) or 6pm-11pm (EVE)

Any booking, min 1hr, in an am/pm or eve slot recorded as "usage" of the facility

2.5d

BOREHAM ST REID HALL

Overall	Weekday	Weekend
38%	47%	17%

	Week day /15		Week end /6		Overall /21		Income	
							discounted	Standard
WEEK A	8	£	0	£	8	£	370	£ 615
WEEK B	6	£	2	£	8	£	395	£ 700
WEEK C	8	£	1	£	9	£	390	£ 680
WEEK D	8	£	2	£	10	£	450	£ 810
WEEK E	7	£	1	£	8	£	355	£ 620
WEEK F	5	£	0	£	5	£	220	£ 390
Average	47%	£	17%	£	38%	£	363	£ 636

Estimated Annual Income (in range) £ 18,893 £ 33,063

Standing Costs £ 15,000 £ 15,000

Operating costs (% of income) 50% £ 9,447 £ 16,532

Estimated Annual Costs (in range) £ 24,447 £ 31,532

3 representative weeks selected from Jun/Jul/Aug 2023
 3 representative weeks selected from Oct/Nov/Dec 2023
 Standing costs estimated including no loan/capital costs, purely as an illustration
 Operating costs vary and are proportional to income e.g. for extra heating/water/cleaning/admin
 Min/Max income figures shown for booked entries on calendar at their 2023 tariff rates
 Slots defined as 8am-1pm (AM), 2pm-6pm (PM) or 6pm-11pm (EVE)
 Any booking, min 1hr, in an am/pm or eve slot recorded as "usage" of the facility

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
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DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS

2.6

LOAN, STANDING & OPERATING COSTS

Assumptions:

Min/Max charge for any weekday day slot is 2/4hrs

All weekend day hire (AM+PM) is considered Bhrs (renovated) or 10hr (new build summer months)

No free or discounted hire

As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)

Any basic assumptions (cells L7-11 or S7-11) can be altered to suit (see <<< adjust)

Create your own example SCENARIO 6 Adjust red cells in column C and in column J

Similar to Ninfield Overall Weekday Weekend

62% 73% 35%

63 SCENARIO 4 - HIGH USE 25/75

64 6hr sessions/wk & 1/2 part/full days/month (w

65 Local 25% / Outside 75%

66 Max qty 1092

67 Sessions available

68 Weekdays 2hr sessions/wk (am/pm or eve)

69 Weekdays 3hr sessions/wk (am/pm or eve)

70 Weekdays 4hr sessions/wk (am/pm or eve)

71 Weekend days (am&pm)/month (winter)

72 Weekend days (full)/month (summer)

73

74

75 SCENARIO 5 - VERY HIGH USE 25/75

76 7hr sessions/wk & 4/8 part/full days/month

77 Local 25% / Outside 75%

78 Max qty 1092

79 Sessions available

80 Weekdays 2hr sessions/wk (am/pm or eve)

81 Weekdays 3hr sessions/wk (am/pm or eve)

82 Weekdays 4hr sessions/wk (am/pm or eve)

83 Weekend days (am&pm)/month (winter)

84 Weekend days (full)/month (summer)

85

86

87 SCENARIO 6 - CREATE YOUR OWN EXAMPLE

88 Change as required

89 Local 20% / Outside 80%

90 Max qty 1092

91 Sessions available

92 Weekdays 2hr sessions/wk (am/pm or eve)

93 Weekdays 3hr sessions/wk (am/pm or eve)

94 Weekdays 4hr sessions/wk (am/pm or eve)

95 Weekend days (am&pm)/month (winter)

96 Weekend days (full)/month (summer)

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99 HOW TO USE THIS INFORMATION

When considering the usefulness of these scenarios it may be necessary

to combine different usage for different initial years

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109 These examples are not representative of any projection just illustration of use

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NEW BUILD COSTS

Initial costs (Year 1 - use EMR)

Loan (years 2-7)

Loan (years 8-51)

Standing costs (years 5+)

Operating costs (% of income)

Weekend premium (Sat/Sun)

Outsider/business user premium

Base hourly rate (local user)

Base Costs Year 5,6,7

Years 2,3,4

Year 5,6,7

Year 8+

Surplus/(Deficit)

Year 5,6,7

Year 8+

Year 5,6,7

Year 8+

Year 5,6,7

Year 8+

Year 5,6,7

Year 8+

Year 5,6,7

Year 8+

Year 5,6,7

Year 8+

Year 5,6,7

Year 8+

Year 5,6,7

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Year 5,6,7

Year 8+

RENOVATION COSTS

Initial costs (Year 1 - use EMR)

Loan (years 2-26)

Standing costs (years 1+)

Operating costs (% of income)

Weekend premium (Sat/Sun)

Outsider/business user premium

Base hourly rate (local user)

Base Costs Year 2+

Year 1

Year 2+

Year 2+

Year 2+

Year 2+

Year 2+

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS														
2	LOAN, STANDING & OPERATING COSTS														
3	Assumptions:														
4	Min/Max charge for any weekday day slot is 2/4hrs														
5	All weekend day hire (AM+PM) is considered 8hrs (renovated) or 10hr (new build summer months)														
6	No free or discounted hire														
7	As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)														
8	Any basic assumptions (cells L7-11 or S7-11) can be altered to suit (see <<< adjust)														
9	Create your own example SCENARIO 6 Adjust red cells in column C and in column J														
10															
11															
12															
13															
14															
15	SCENARIO 0 - MAX THEORETICAL (TESTING ONLY)														
16	Full use, every session, every day	Max	Days	1092	364										
17	Local 15% / Outside 85%	Max qty	Est qty	New hrs chg	Reno hrs chg	Overall	Weekday	Weekend							
18						100%	100%	100%							
19	Sessions available	Max qty	Est qty	New hrs chg	Reno hrs chg										
20	Weekdays 2hr sessions/wk (am,pm or eve)	15	0	2	2										
21	Weekdays 3hr sessions/wk (am,pm or eve)	15	0	3	3										
22	Weekdays 4hr sessions/wk (am,pm or eve)	15	15	4	4										
23	Weekend days (am&pm)/month (winter)	8.67	8.67	8	8										
24	Weekend days (full)/month (summer)	8.67	8.67	10	8										
25															
26															
27	SCENARIO 1 - VERY LOW USE 100% LOCAL														
28	2x2hr sessions/wk & 2 full days/yr	Max	Days	1092	364										
29	Local 100% / Outside 0%	Max qty	Est qty	New hrs chg	Reno hrs chg	Overall	Weekday	Weekend							
30						20%	27%	2%							
31	Sessions available	Max qty	Est qty	New hrs chg	Reno hrs chg										
32	Weekdays 2hr sessions/wk (am,pm or eve)	15	2	2	2										
33	Weekdays 3hr sessions/wk (am,pm or eve)	15	1	3	3										
34	Weekdays 4hr sessions/wk (am,pm or eve)	15	1	4	4										
35	Weekend days (am&pm)/month (winter)	8.67	0.33	8	8										
36	Weekend days (full)/month (summer)	8.67	0	10	8										
37															

NEW BUILD COSTS

Initial costs (Year 1 - use EMR)	£	15,000	Base Costs Year 5,6,7	£	44,108	Base Costs Years 2,3,4	£	87,324
Loan (years 2-7)	£	29,108	Year 8+	£	11,643	Year 8+	£	26,643
Loan (years 8-51)	£	15,000	50% << adjust	£	50%	<< adjust	£	12,000
Standing costs (years 5+)	£	50%	<< adjust	£	25%	<< adjust	£	50%
Operating costs (% of income)	£	25%	<< adjust	£	50%	<< adjust	£	12,000
Weekend premium (Sat/Sun)	£	50%	<< adjust	£	12,000	<< adjust	£	
Outsider/business user premium	£	12,000	<< adjust	£		<< adjust	£	
Base hourly rate (local user)	£		<< adjust	£		<< adjust	£	

NEW BUILD INC & COSTS

Income	£	79,560	Income	£	113,373	Income	£	100,795		
Local/Comm	15% << adjust	Income	£	119,340	Income	£	83,330	Income	£	30,044

Hire ph	Income	Hire ph	Income
£ 12.00	£ -	£ 18.00	£ -
£ 12.00	£ -	£ 18.00	£ -
£ 12.00	£ 37,440	£ 18.00	£ 56,160
£ 15.00	£ 18,720	£ 22.50	£ 28,080
£ 15.00	£ 23,400	£ 22.50	£ 35,100

NEW BUILD INC & COSTS

Income	£	7,584	Income	£	7,584	Income	£	40,316		
Local/Comm	100% << adjust	Income	£	11,376	Income	£	30,435	Income	£	22,851

Hire ph	Income	Hire ph	Income
£ 12.00	£ 2,496	£ 18.00	£ 3,744
£ 12.00	£ 1,872	£ 18.00	£ 2,808
£ 12.00	£ 2,496	£ 18.00	£ 3,744
£ 15.00	£ 720	£ 22.50	£ 1,080
£ 15.00	£ -	£ 22.50	£ -

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2.6
NEWBUILD

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O			
1	DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS																	
2	LOAN, STANDING & OPERATING COSTS																	
3	Assumptions:																	
4	Min/Max charge for any weekday day slot is 2/4hrs																	
5	All weekend day hire (AM+PM) is considered 8hrs (renovated) or 10hr (new build summer months)																	
6	No free or discounted hire																	
7	As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)																	
8	Any basic assumptions (cells L7-11 or S7-11) can be altered to suit (see <<< adjust)																	
9	Create your own example SCENARIO 6 Adjust red cells in column C and in column J																	
10																		
11																		
12																		
38																		
39																		
40	SCENARIO 2 - LOW USE 100% LOCAL																	
41	4x3hr sessions/wk & 1 full days/mth (summer)	Max	Days	364	Overall	Weekday	Weekend									30%	40%	6%
42	Local 100% / Outside 0%	1092	364													Total	330	
43																		
44	Sessions available	Max qty	Est qty	New	Reno	hrs chg	hrs chg	Slots	Usage									
45	Weekdays 2hr sessions/wk (am,pm or eve)	2	2	2	2	2	2	104	104									
46	Weekdays 3hr sessions/wk (am,pm or eve)	15	2	3	3	3	3	104	104									
47	Weekdays 4hr sessions/wk (am,pm or eve)	8.67	0	4	4	4	4	104	104									
48	Weekend days (am&pm)/month (winter)	8.67	0	8	8	8	8	0	0									
49	Weekend days (full)/month (summer)	8.67	1	10	10	10	10	18	18									
50																		
51																		
52	SCENARIO 3 - MEDIUM USE 50/50																	
53	5x4hr sessions/wk & 1/2 part/full days/mth (w	Max	Days	364	Overall	Weekday	Weekend									38%	47%	17%
54	Local 50% / Outside 50%	1092	364					Total	418									
55																		
56	Sessions available	Max qty	Est qty	New	Reno	hrs chg	hrs chg	Slots	Usage									
57	Weekdays 2hr sessions/wk (am,pm or eve)	2	2	2	2	2	2	104	104									
58	Weekdays 3hr sessions/wk (am,pm or eve)	15	3	3	3	3	3	156	156									
59	Weekdays 4hr sessions/wk (am,pm or eve)	8.67	2	4	4	4	4	104	104									
60	Weekend days (am&pm)/month (winter)	8.67	1	8	8	8	8	18	18									
61	Weekend days (full)/month (summer)	8.67	2	10	10	10	10	36	36									
62																		

NEW BUILD COSTS		Initial costs (Year 1 - use EMR)	Loan (years 2-7)	Loan (years 8-51)	Standing costs (years 5+)	Operating costs (% of income)	Weekend premium (Sat/Sun)	Outsider/business user premium	Base hourly rate (local user)	Base Costs Year 5,6,7	Base Costs Years 2,3,4	Surplus/(Deficit) Year 5,6,7
£	£	£	£	£	£	£	£	£	£	£	£	£
15,000	29,108	11,643	15,000	50%	25%	50%	12.00	13,932	20,898	44,108	87,324	-£ 37,142
<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	100%	0%	57,023	31,193	-£ 19,677

NEW BUILD INC & COSTS		Income	Local/Comm	Income	Hire ph	Income	Hire ph	Income	All Costs Year 5,6,7	Surplus/(Deficit) Year 5,6,7
£	£	£	£	£	£	£	£	£	£	£
2,496	3,744	4,992	18.00	2,496	18.00	3,744	18.00	13,932	51,074	-£ 37,142
<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	20,898	33,609	-£ 19,677

NEW BUILD INC & COSTS		Income	Local/Comm	Income	Hire ph	Income	Hire ph	Income	All Costs Year 5,6,7	Surplus/(Deficit) Year 5,6,7
£	£	£	£	£	£	£	£	£	£	£
20,664	30,996	50%	25,830	20,664	18.00	2,496	18.00	25,830	57,023	-£ 31,193
<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	<< adjust	30,996	39,558	-£ 13,728

2.6 Page 2/4
NEW BOLD

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS														
2	LOAN, STANDING & OPERATING COSTS														
3	Assumptions:														
4	Min/Max charge for any weekday day slot is 2/4hrs														
5	All weekend day hire (AM+PM) is considered 8hrs (renovated) or 10hr (new build summer months)														
6	No free or discounted hire														
7	As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)														
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NEW BUILD COSTS

Initial costs (Year 1 - use EMR)	£	15,000	Base Costs Year 5,6,7	£	44,108	Base Costs Years 2,3,4	£	87,324
Loan (years 2-7)	£	29,108	Year 8+	£	11,643	Year 8+	£	26,643
Loan (years 8-51)	£	15,000	<< adjust	£	50%	<< adjust	£	25%
Standing costs (years 5+)	£	50%	<< adjust	£	25%	<< adjust	£	50%
Operating costs (% of income)	£	25%	<< adjust	£	50%	<< adjust	£	12.00
Weekend premium (Sat/Sun)	£	12.00	<< adjust	£	25%	<< adjust	£	25%
Outsider/business user premium	£	25%	<< adjust	£	75%	<< adjust	£	75%
Base hourly rate (local user)	£	75%	<< adjust	£	75%	<< adjust	£	75%

NEW BUILD INC & COSTS

Income	£	35,088	Income	£	48,246	Income	£	68,231
Local/Comm	£	25%	<< adjust	£	52,632	Year 8+	£	19,985
Income	£	25%	<< adjust	£	75%	Year 8+	£	2,520

Hire ph	Income	Hire ph	Income
£ 12.00	£ 4,992	£ 18.00	£ 7,488
£ 12.00	£ 7,488	£ 18.00	£ 11,232
£ 12.00	£ 7,488	£ 18.00	£ 11,232
£ 15.00	£ 4,320	£ 22.50	£ 6,480
£ 15.00	£ 10,800	£ 22.50	£ 16,200

NEW BUILD INC & COSTS

Income	£	45,144	Income	£	62,073	Income	£	75,145
Local/Comm	£	25%	<< adjust	£	67,716	Year 8+	£	13,072
Income	£	25%	<< adjust	£	75%	Year 8+	£	4,394

Hire ph	Income	Hire ph	Income
£ 12.00	£ 4,992	£ 18.00	£ 7,488
£ 12.00	£ 7,488	£ 18.00	£ 11,232
£ 12.00	£ 9,984	£ 18.00	£ 14,976
£ 15.00	£ 6,480	£ 22.50	£ 9,720
£ 15.00	£ 16,200	£ 22.50	£ 24,300

Similar to Ninfield Overall Weekday Weekend
62% 73% 35%

Similar to Catsfield Overall Weekday Weekend 72% 80% 52%					
Days 364	Max qty 1092	Est qty 364	Days 364	Max qty 1092	Est qty 364
New hrs chg 2	Reno hrs chg 2	Usage 208	New hrs chg 2	Reno hrs chg 2	Usage 208
New hrs chg 3	Reno hrs chg 3	Slots 208	New hrs chg 3	Reno hrs chg 3	Usage 208
New hrs chg 4	Reno hrs chg 4	Slots 156	New hrs chg 4	Reno hrs chg 4	Usage 208
New hrs chg 8	Reno hrs chg 8	Slots 36	New hrs chg 8	Reno hrs chg 8	Usage 54
New hrs chg 10	Reno hrs chg 10	Slots 72	New hrs chg 10	Reno hrs chg 10	Usage 108

SCENARIO 4 - HIGH USE 25/75

6x4hr sessions/wk & 1/2 part/full days/mth (w Local 25% / Outside 75%)

SCENARIO 5 - VERY HIGH USE 25/75
7x4hr sessions/wk & 4/8 part/full days/month Local 25% / Outside 75%

	A	B	C	D	E	F	G	H	P	Q	R	S	T	U	V
1	DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS														
2	LOAN, STANDING & OPERATING COSTS														
3	Assumptions:														
4	Min/Max charge for any weekday day slot is 2/4hrs														
5	All weekend day hire (AM+PM) is considered 8hrs (renovated) or 10hr (new build summer months)														
6	No free or dicounted hire														
7	As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)														
8	Any basic assumptions (cells L7-11 or S7-11) can be altered to suit (see <<< adjust)														
9															
10															
11															
12															
13															
14															
15	SCENARIO 0 - MAX THEORETICAL (TESTING ONLY)														
16	Full use, every session, every day	Max	Days	Est qty	New hrs chg	Reno hrs chg	Overall	Weekday	Weekend						
17	Local 15% / Outside 85%	1092	364				100%	100%	100%						
18															
19	Sessions available	Max qty	Days	Est qty	New hrs chg	Reno hrs chg	Overall	Weekday	Weekend						
20	Weekdays 2hr sessions/wk (am,pm or eve)			0	2	2	20%	27%	2%						
21	Weekdays 3hr sessions/wk (am,pm or eve)	15	0	0	3	3									
22	Weekdays 4hr sessions/wk (am,pm or eve)		15	15	4	4									
23	Weekend days (am&pm)/month (winter)	8.67	8.67	8.67	8	8									
24	Weekend days (full)/month (summer)	8.67	8.67	8.67	10	8									
25															
26															
27	SCENARIO 1 - VERY LOW USE 100% LOCAL														
28	2x2hr sessions/wk & 2 full days/yr	Max	Days	Est qty	New hrs chg	Reno hrs chg	Overall	Weekday	Weekend						
29	Local 100% / Outside 0%	1092	364				20%	27%	2%						
30															
31	Sessions available	Max qty	Days	Est qty	New hrs chg	Reno hrs chg	Overall	Weekday	Weekend						
32	Weekdays 2hr sessions/wk (am,pm or eve)			2	2	2									
33	Weekdays 3hr sessions/wk (am,pm or eve)	15	1	1	3	3									
34	Weekdays 4hr sessions/wk (am,pm or eve)		1	1	4	4									
35	Weekend days (am&pm)/month (winter)	8.67	0.33	0.33	8	8									
36	Weekend days (full)/month (summer)	8.67	0	0	10	8									
37															

RENOVATION COSTS

Initial costs (Year 1- use EMR)	£	15,000	Base Costs Year 1
Loan (years 2-26)	£	7,265	£ 2,000
Standing costs (years 1+)	£	2,000	£ 9,265
Operating costs (% of income)		50% <<< adjust	
Weekend premium (Sat/Sun)		0% <<< adjust	
Outsider/business user premium		0% <<< adjust	
Base hourly rate (local user)	£	10.00	<<< adjust

RENOVATION INC & COSTS

Income	£	56,160	Income	£	56,160	All Costs Years 2+	£	37,345	Surplus/(Deficit) Years 2+	£	18,815
Local/Comm		15% Outside/Bus	Income	£	56,160						
Hire ph	£	10.00	Income	£	10.00	Hire ph	£	10.00	Income	£	-
Income	£	10.00	Income	£	10.00	Income	£	10.00	Income	£	-
Income	£	10.00	Income	£	31,200	Income	£	31,200	Income	£	12,480
Income	£	10.00	Income	£	12,480	Income	£	12,480	Income	£	12,480
Income	£	10.00	Income	£	12,480	Income	£	12,480	Income	£	12,480

RENOVATION INC & COSTS

Income	£	6,200	Income	£	6,200	All Costs Years 2+	£	12,365	Surplus/(Deficit) Years 2+	£	6,165
Local/Comm		100% Outside/Bus	Income	£	6,200						
Hire ph	£	10.00	Income	£	10.00	Hire ph	£	10.00	Income	£	2,080
Income	£	10.00	Income	£	1,560	Income	£	1,560	Income	£	1,560
Income	£	10.00	Income	£	2,080	Income	£	2,080	Income	£	2,080
Income	£	10.00	Income	£	480	Income	£	480	Income	£	480
Income	£	10.00	Income	£	-	Income	£	-	Income	£	-

2.6
Page 1 of 4
RENOVATION

	A	B	C	D	E	F	G	H	P	Q	R	S	T	U	V
1	DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS														
2															
3	LOAN, STANDING & OPERATING COSTS														
4	Assumptions:														
5	Min/Max charge for any weekday day slot is 2/4hrs														
6	All weekend day hire (AM+PM) is considered 8hrs (renovated) or 10hr (new build summer months)														
7	No free or dicounted hire														
8	As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)														
9	Any basic assumptions (cells L7-11 or S7-11) can be altered to suit (see <<< adjust)														
10															
11	Create your own example SCENARIO 6 Adjust red cells in column C and in column J														
12															
38															
39															
40	SCENARIO 2 - LOW USE 100% LOCAL														
41	4x3hr sessions/wk & 1 full days/mth (summer)	Max	Days	Hooe Enhanced		Overall	Weekday	Weekend							
42	Local 100% / Outside 0%	1092	364			30%	40%	6%							
43				New	Reno										
44	Sessions available	Max qty	Est qty	hrs chg	hrs chg				Slots	Usage					
45	Weekdays 2hr sessions/wk (am,pm or eve)		2	2	2				104						
46	Weekdays 3hr sessions/wk (am,pm or eve)	15	2	3	3				104	40.0%					
47	Weekdays 4hr sessions/wk (am,pm or eve)		2	4	4				104						
48	Weekend days (am&pm)/month (winter)	8.67	0	8	8				0	5.8%					
49	Weekend days (full)/month (summer)	8.67	1	10	8				18						
50															
51															
52	SCENARIO 3 - MEDIUM USE 50/50														
53	5x4hr sessions/wk & 1/2 part/full days/mth (w	Max	Days	Similar to Boreham		Overall	Weekday	Weekend							
54	Local 50% / Outside 50%	1092	364			38%	47%	17%	Total						
55				New	Reno				418						
56	Sessions available	Max qty	Est qty	hrs chg	hrs chg				Slots	Usage					
57	Weekdays 2hr sessions/wk (am,pm or eve)		2	2	2				104						
58	Weekdays 3hr sessions/wk (am,pm or eve)	15	3	3	3				156	46.7%					
59	Weekdays 4hr sessions/wk (am,pm or eve)		2	4	4				104						
60	Weekend days (am&pm)/month (winter)	8.67	1	8	8				18	17.3%					
61	Weekend days (full)/month (summer)	8.67	2	10	8				36						
62															

RENOVATION COSTS

Initial costs (Year 1- use EMR) £ 15,000

Loan (years 2-26) £ 7,265

Standing costs (years 1+) £ 2,000

Operating costs (% of income) 50% <<< adjust

Weekend premium (Sat/Sun) 0% <<< adjust

Outsider/business user premium 0% <<< adjust

Base hourly rate (local user) £ 10.00 <<< adjust

Base Costs
Year 1 £ 2,000
Years 2+ £ 9,265

RENOVATION INC & COSTS

Income £ 10,800

Local/Comm 100% Outside/Bus 0%

Hire ph	Income	Hire ph	Income
£ 10.00	£ 2,080	£ 10.00	£ 2,080
£ 10.00	£ 3,120	£ 10.00	£ 3,120
£ 10.00	£ 4,160	£ 10.00	£ 4,160
£ 10.00	£ -	£ 10.00	£ -
£ 10.00	£ 1,440	£ 10.00	£ 1,440

All Costs Surplus/(Deficit) Years 2+ **£ 14,665** **-£ 3,865**

RENOVATION INC & COSTS

Income £ 15,240

Local/Comm 50% Outside/Bus 50%

Hire ph	Income	Hire ph	Income
£ 10.00	£ 2,080	£ 10.00	£ 2,080
£ 10.00	£ 4,680	£ 10.00	£ 4,680
£ 10.00	£ 4,160	£ 10.00	£ 4,160
£ 10.00	£ 1,440	£ 10.00	£ 1,440
£ 10.00	£ 2,880	£ 10.00	£ 2,880

All Costs Surplus/(Deficit) Years 2+ **£ 16,885** **-£ 1,645**

2.6 Page 2 of 4 RENOVATION

	A	B	C	D	E	F	G	H	P	Q	R	S	T	U	V
1	DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS														
2	LOAN, STANDING & OPERATING COSTS														
3	Assumptions:														
4	Min/Max charge for any weekday day slot is 2/4hrs														
5	All weekend day hire (AM+PM) is considered 8hrs (renovated) or 10hr (new build summer months)														
6	No free or dicounted hire														
7	As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)														
8	Any basic assumptions (cells L7-11 or S7-11) can be altered to suit (see <<< adjust)														
9	Create your own example SCENARIO 6 Adjust red cells in column C and in column J														
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RENOVATION COSTS

Initial costs (Year 1 - use EMR)	£	15,000													
Loan (years 2-26)	£	7,265													
Standing costs (years 1+)	£	2,000													
Operating costs (% of income)			50%	<<	adjust										
Weekend premium (Sat/Sun)			0%	<<	adjust										
Outsider/business user premium			0%	<<	adjust										
Base hourly rate (local user)	£	10.00		<<	adjust										

RENOVATION INC & COSTS

Income	£	25,280	Income	£	25,280
Local/Comm			25% Outside/Bus		75%
Hire ph	Income	Hire ph	Income		
£ 10.00	£ 4,160	£ 10.00	£ 4,160		
£ 10.00	£ 6,240	£ 10.00	£ 6,240		
£ 10.00	£ 6,240	£ 10.00	£ 6,240		
£ 10.00	£ 2,880	£ 10.00	£ 2,880		
£ 10.00	£ 5,760	£ 10.00	£ 5,760		

RENOVATION INC & COSTS

Income	£	31,680	Income	£	31,680
Local/Comm			25% Outside/Bus		75%
Hire ph	Income	Hire ph	Income		
£ 10.00	£ 4,160	£ 10.00	£ 4,160		
£ 10.00	£ 6,240	£ 10.00	£ 6,240		
£ 10.00	£ 8,320	£ 10.00	£ 8,320		
£ 10.00	£ 4,320	£ 10.00	£ 4,320		
£ 10.00	£ 8,640	£ 10.00	£ 8,640		

Similar to Ninfield

Overall	Weekday	Weekend
62%	73%	35%
Total		
680		
Max qty	Est qty	Days
1092	364	364
Max qty	Est qty	Days
15	4	4
8.67	3	3
8.67	2	2
	4	4

Similar to Catsfield

Overall	Weekday	Weekend
72%	80%	52%
Total		
786		
Max qty	Est qty	Days
1092	364	364
Max qty	Est qty	Days
15	4	4
8.67	3	3
8.67	6	6

SCENARIO 4 - HIGH USE 25/75

6x4hr sessions/wk & 1/2 part/full days/mth (w	Max	1092
Local 25% / Outside 75%		
Sessions available		
Weekdays 2hr sessions/wk (am,pm or eve)	208	Usage
Weekdays 3hr sessions/wk (am,pm or eve)	208	73.3%
Weekdays 4hr sessions/wk (am,pm or eve)	156	
Weekend days (am&pm)/month (winter)	36	34.6%
Weekend days (full)/month (summer)	72	

SCENARIO 5 - VERY HIGH USE 25/75

7x4hr sessions/wk & 4/8 part/full days/month	Max	1092
Local 25% / Outside 75%		
Sessions available		
Weekdays 2hr sessions/wk (am,pm or eve)	208	Usage
Weekdays 3hr sessions/wk (am,pm or eve)	208	80.0%
Weekdays 4hr sessions/wk (am,pm or eve)	208	
Weekend days (am&pm)/month (winter)	54	51.9%
Weekend days (full)/month (summer)	108	

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RENOVATION

	A	B	C	D	E	F	G	H	P	Q	R	S	T	U	V
1	DIFFERENT SCENARIOS OF USE, COSTS/INCOME & PROFIT/LOSS														
2	LOAN, STANDING & OPERATING COSTS														
3	Assumptions:														
4	Min/Max charge for any weekday day slot is 2/4hrs														
5	All weekend day hire (AM+PM) is considered 8hrs (renovated) or 10hr (new build summer months)														
6	No free or dicounted hire														
7	As usage increases the proportion of local reduces/outside increases (adjust grey cells in column J)														
8	Any basic assumptions (cells L7-11 or S7-11) can be altered to suit (see <<< adjust)														
9	Create your own example SCENARIO 6 Adjust red cells in column C and in column J														
10															
11															
12															
101	HOW TO USE THIS INFORMATION														
102	When considering the usefulness of these scenarios it may be necessary														
103	to combine different usage for different initial years														
104															
105															
106															
107															
108															
109															
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111															
112	These examples are not representative of any projection just illustration of use														
113															

RENOVATION COSTS

Initial costs (Year 1- use EMR)	£	15,000	Base Costs Year 1
Loan (years 2-26)	£	7,265	£ 2,000
Standing costs (years 1+)	£	2,000	£ 9,265
Operating costs (% of income)		50%	<< adjust
Weekend premium (Sat/Sun)		0%	<< adjust
Outsider/business user premium		0%	<< adjust
Base hourly rate (local user)	£	10.00	<< adjust

EgB: PLAN (by Yr4 Enhanced use, Yr7 to Boreham St usage)

Yr 1, Initial costs	-£	15,000
Yr 2, Loan costs	-£	9,265
Yr 3, First year after completion of work: SCENARIO 1 usage 20%	-£	6,165
Yr 4, Second year, build up use SCENARIO 2 usage 31%	-£	3,865
Yr 5, Third year, maintain SCENARIO 2 usage 31%	-£	3,865
Yr 6, Fourth Year, maintain SCENARIO 2 usage 31%	-£	3,865
Yr 7, Fifth year, build up, break-even SCENARIO 3 usage 39%	-£	1,645
Yr 8-10, Maintain SCENARIO 3 usage 39%	-£	4,935
TOTAL 10 year overall cost to date	-£	48,605

per tax payer

-£ 231.01

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RENOVATION