

Weald Courts 6&7: Draft Development Budget – Rigid Sheet double barrel design				£10.73	: Current hourly rate projection for 8 months of year
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Subject	Company	Value (£) B4 VAT	Value (£) Sub total	Budget / Paid	Notes
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1: ESTIMATED COSTS:

Professional Fees					
Planning – Pre App	Verve & FCA	£4,000.00		Paid	
	Pre app fees	£780.00		Paid	
			£4,780.00		

Planning Full App					
Lighting Report	tbc	£1,500.00		Budget	Requirement of Pre App Advise
Landscape Visual Impact Assessment	tbc	£3,000.00		Budget	Requirement of Pre App Advise
Arboricultural Impact Assessment and Method Statement	tbc	£2,000.00		Budget	Requirement of Pre App Advise
Archaeology Investigation Report	tbc	£1,500.00		Budget	Requirement of Pre App Advise
Planning Consultant	Verve	£2,500.00		Budget	Consultant fee to draft full Application
Drawings	FCA	£3,500.00		Budget	Consultant to develop full design / planning issue drawings for submission and basis of Employer's Requirement document
Application fees	Mid Sussex	£2,500.00		Budget	Council Charges for the application cost.
			£16,500.00		

The previous approach was to agree three individual contracts with three parties, with the club effectively becoming the Main Contractor taking full responsibility for the design, management, control, payment of sub-contractors, insurance, and H&S obligation under the CDM Regulations the club is not insured for. It was also assumed that all three parties would work harmoniously with each other without any contractual link between them. And as we saw in our early zoom calls with them, there was already some tension.

Construction Management fees					We have 3 prices for 3 elements of works, each wanting individual contracts. There is no link between the 3. The club becomes the client and main contractor so the below is required in mitigation: The Club needs to be an "Employer", not a "Contractor". This relieves the club of almost all of the above responsibilities (Except part of the H&S duties under the CDM) and transfers them to a principal contractor under the contract form.
RICS Building Surveyor (PM / CA / QS)	tbc	£20,000.00		Budget	Project needs to be developed, design co-ordinated, procured, Contract drafted, managed through the construction and report to the Weald

CDM Client Advisor	tbc	£2,000.00		Budget	Client has H&S duties under the CDM Regulations. At appointment of a principle contractor the site H&S passes to the Contractor
Structural Engineer	tbc	£3,500.00		Budget	Role subject to design duties and procurement, but allowance made for analysing the ground investigations and preparing a performance specification
Civil Engineer	tbc	£3,500.00		Budget	Role subject to design duties and procurement, but allowance made for analysing the ground investigations and preparing a performance specification for the below ground drainage
Building Regulations	tbc	£3,000.00		Budget	Works are notifiable, budget allows for Local Authority or Approved Inspector Regulation notice and management through to Certificate of Compliance
Legal Advisor	tbc	£5,000.00		Budget	Allowance if it is necessary to employ a solicitor to draft legal agreements between the Weald and Foundation
			£37,000.00		
<u>Investigations</u>					
Ground investigations load bearing capacity and permeability	tbc	£1,500.00		Budget	To reduce the design risk of the foundations a soil bearing capacity and water infiltration rate test should be completed. this will inform the design.
Topographical Survey	tbc	£2,000.00		Budget	a survey to understand the levels across the area and surrounding. needed for both design and planning.
			£3,500.00		
<u>Construction Costs</u>					
Sub structure	1st Surface	£88,645.00		Budget	This cost has been fixed for a year, but has gaps in it. the cost also only covers their works no interaction or coordination/ management of the overall works.
Superstructure & roof covering	Fordingbridge	£163,549.00		Budget	Cost fixed for a year. no overall management or contractual responsibility.
Resurfacing	1st Surface	inc		Budget	re surface design is the sane surface. no allowance for levelling the courts.
Levelling of existing courts	1st Surface	£15,000.00		Budget	courts slope across their length greater than accepted tolerances & wheelchairs roll down the slope. allowance as an extra over the surfacing budget.
Perimeter fencing & entrance gates	1st Surface	incl		Budget	included costs for replacement.
lighting	Luminance Pro	£24,790.00		Budget	fixed costs for a year. controls are to be firmed up.

drainage	tbc	£30,000.00		Budget	no allowance by the 3 parties for drainage. this is a requirement under building regulations. all collected. Water will need to be held before discharging into the watercourse.
Temporary roadway	tbc	£15,000.00		Budget	this will be needed to extend the hard standing from the car park to the court construction zone. heavy machinery and a crane are required for the works.
New hard & soft landscaping	tbc	£20,000.00		Budget	this has not been included but making good and enhancing the areas around the works will be required.
temporary access to court 5	tbc	£2,500.00		Budget	club access for wheelchair users from the walkway into the court whilst the courts 6&7 are being worked on.
Painting of steel superstructure	Fordingbridge	£15,000.00		Budget	this maybe a requirement of planning or a club aesthetic. not currently included in costs. metal is galvanised finish.
Upgrade perimeter fencing	1st Surface	£15,000.00		Budget	the club may wish to enhance the perimeter fencing for both aesthetic, security and safety.
Main contractor Prelims under a JCT form of contract (16 weeks @£3k pw) <i>The JCT (Joints Contract Tribunal) is an industry standard form of contract which clearly defines the duties of the parties and apports risk in a way that is appropriate for the project they are supporting.</i>	Main contractor	£48,000.00		Budget	These are the costs of managing a project by the main contractor, who takes overall responsibility for the contractor. Currently, we have 3 contractors offering three prices for their element of contracted works. There is no one in charge. The club in this situation becomes the main contractor and client under Health and Safety. If we needed LTA funding, then they will insist on an industry-standard contract form. we need to enter into a contract with a single main corrector Cost to the contractor for the overall contract. The budget we have allowed on a weekly basis is what a client pays a contractor for their management, insurance, responsibilities you are transferring to them - client to contractor. It will also pick up preliminary costs, welfare etc.
Main Contractor OH&P	Main contractor	£20,000.00		Budget	The OH&P costs are always included into he cost plan as we are uncertain if at this stage we are proceeding with the 3 current subcontractors or will be using a main contractor. If we use a main contractor (which we will need to they are entitled to identify a profit allowance. Some include in work elements, and it gets "lost" or accommodated in the line item costs; some don't and issue net line item costs then apply the OH&P percentage to the subtotal.
			£457,484.00		
Contingency			£35,000.00		
VAT added	20.00%		£110,852.80		

Running costs		£665,116.80		
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2. CAPITAL FUNDING AND ESTIMATED LOAN CALCULATION

Titcomb foundation Charitable grant		£300,000.00		
VAT RECOVERY		£22,170.56	Budget	20% of vat that we can recover
<i>Total allowance for re-surfacing to be contributed out of general club funds, as this work was required anyway</i>		£45,000.00		<i>Please note that this could be added to the LTA to loan but should not be included in the court fees and loan projection</i>

Deficit that crt 6 and 7 needs to borrow		£297,946.24		10 year interest free loan (up to £250K)
Deficit including club contribution		£342,946.24		
LTA loan		£250,000.00		
Left over deficit that crt 6 and 7 needs to borrow after LTA loan		£47,946.24		minus the £250K loan but not including the £45K contribution from the club
Deficit including club contribution		£92,946.24		minus the £250K loan but including the £45K contribution from the club

3. PROJECTED YEARLY COSTS AND LOAN REPAYMENT

Yearly Expenses all to be covered in court fees paid by members booking court 6 and 7				
10 year loan repayment (per year)		£29,794.62	Budget	Deficit divided by 10 year loan from LTA
Annual Maintenance (per year)		£2,000.00	Budget	Cleaning/ running repairs
Replacement skins (saved for yearly)		£1,000.00	Budget	£18,000 for replacement re-clad, estimated 15-20 years life span

Depreciation not needed		£0.00		Budget	We are budgeting to replace the skins and carry out routine maintenance so the actual structure will not need to be depreciated
Contingency maintenance yearly		£1,000.00		Budget	I guess we never know!
Resurfacing crts depreciated over 10 years	EXCULDED	£2,250.00		EXCULDED	Excluded from calculation as courts are existing and
Lights depreciated over 20 years	EXCULDED	£2,479.00		EXCULDED	Excluded from calculation as courts are existing and
Total yearly expenses			£33,794.62		

4. PROJECTED REVENUE CALCULATION TO COVER COSTS (3) PRODUCING HOURLY RATE CALCULATION

Hourly court rate calculations charged over eight months of year (excluding May, June, July, August)

Monthly revenue from non members 6 court hours per week £18 per hour		£360.00		NA	I have put this in as I think we would expect to be selling certain hours at a higher hourly rate to exterior users.
Monthly (8 months)	£8.00	£3,864.33		NA	Total sales required per month. 8 months only excluding May, June, July, August
Weekly (32 weeks)		£966.08		NA	Total sales required per week (for the 8 months, so 32 weeks) excluding May, June, July, August
Daily (240 days)		£128.81		NA	Total sales required per day (for the 8 months, so 32 weeks and 240 days) excluding May, June, July, August
Based on 6 playing hours on each court per day (12 hours over 2 courts):	£6.00	£21.47		NA	Figure per hour based on 6 hours play per day over 2 courts needs to be halved for hourly rate per court below
Hourly rate per court (excluding summer months)		£10.73		NA	
Additional lights at cost (no maintenance) per court		£2.00		NA	Lighting cost: we feel that this should be lower than currently as they are LED lights and will be very cost effective

5. TEN YEAR LOAN REPAYMENT AND PROFIT PROJECTION AFTER TEN YEARS

Loan repayment NOT SHOWING expenses as calculated in section 3

Year 1 loan repayment	Loan payback	Crt fees minus costs	No. yrs. of loan	
	-£297,946.24	£29,794.62	10	Interest free loan from the LTA

<u>Year 2 loan repayment</u>		<u>-£268,151.62</u>	<u>£29,794.62</u>		
<u>Year 3 loan repayment</u>		<u>-£238,356.99</u>	<u>£29,794.62</u>		
<u>Year 4 loan repayment</u>		<u>-£208,562.37</u>	<u>£29,794.62</u>		
<u>Year 5 loan repayment</u>		<u>-£178,767.74</u>	<u>£29,794.62</u>		
<u>Year 6 loan repayment</u>		<u>-£148,973.12</u>	<u>£29,794.62</u>		
<u>Year 7 loan repayment</u>		<u>-£119,178.50</u>	<u>£29,794.62</u>		
<u>Year 8 loan repayment</u>		<u>-£89,383.87</u>	<u>£29,794.62</u>		
<u>Year 9 loan repayment</u>		<u>-£59,589.25</u>	<u>£29,794.62</u>		
<u>Year 10 loan repayment</u>		<u>-£29,794.62</u>	<u>£29,794.62</u>		At this point the club will be make profit from the enterprise
After ten years figures start to reverse		Accruing profit	Crt fees minus costs		
Year 11 now the loan will be paid the club will start to make profit		<u>£0.00</u>	<u>£29,794.62</u>		After 10 years as long as we still charge the same hourly rate then the loan repayments will revert to profit
Year 12 profits		<u>£29,794.62</u>	<u>£29,794.62</u>		
Year 13 profits		<u>£59,589.25</u>	<u>£29,794.62</u>		
Year 14 profits		<u>£89,383.87</u>	<u>£29,794.62</u>		
Year 15 profits		<u>£119,178.50</u>	<u>£29,794.62</u>		
Year 16 profits		<u>£148,973.12</u>	<u>£29,794.62</u>		
Year 17 profits		<u>£178,767.74</u>	<u>£29,794.62</u>		
Year 18 profits		<u>£208,562.37</u>	<u>£29,794.62</u>		
Year 19 profits		<u>£238,356.99</u>	<u>£29,794.62</u>		
Year 20 total profit for club		<u>£268,151.62</u>			

Into the black!