

Resources Committee

24 February 2021

Report of the Section 151 Officer

CAPITAL FUNDING REQUEST

1 Purpose of Report

This report presents Members with the capital funding request submitted by Earls Barton Parish Council (EBPC) for a grant towards The Grange Sports Field.

2 Executive Summary

The total request is for a capital grant for 2020-21 of £800,000

3 Appendices

Appendix 1: The Grange Sports Field Business Plan Report

The Committee is invited to RESOLVE to:

- 4.1 Consider and approve in principal the budget request of £800,000 submitted by EBPC, to be released when confirmation is received that other funding sources have been committed.**

5. Introduction

- 5.1 This report is separate from the main capital monitoring report which can be found elsewhere on the agenda.
- 5.2 The report outlines the request from EBPC for a grant of £800,000 towards the proposed provision of new community facilities at The Grange Sports Field.

6. Discussion

- 6.1 The Borough Council of Wellingborough (BCW) has been working in partnership with EBPC for many years on the planning of new housing and the provision of new community facilities for the parish, including at the Grange Sports Field, located off Northampton Rd, Earls Barton, Northamptonshire, NN6 0HF
- 6.2 A full business case from EBPC is attached at Appendix 1.

- 6.3 The estimated cost of the proposed scheme is £3.4m, some of which has already been spent by EBPC. The requested amount of £800,000 from BCW would equate to approximately 24% of the overall budget.
- 6.4 EBPC has outlined within the business plan how it propose to finance the remaining costs:

EBPC (1)	401,000.00		Confirmed and available.
EBPC (2)	202,000.00	18%	Already spent by EBPC on legal costs, S106, planning application, reports and setting up the new trust.
BCW	800,000.00	24%	Grant request
S106 contribution WP/2013/0510	740,000.00	22%	£509k indexed linked to £740k (from the Wickets Development)
Football Foundation	1,100,000.00	32%	Not yet secured, but there have been positive discussions to date with the FA/Football Foundation (see Risk Management section in Appendix 1).
Other grants	135,000.00	4%	These would be from Sport England, Lottery Community Fund, Northants Community Fund, and gravel/landfill grants. They are not yet secured, but the amounts to be requested from each are relatively low.
Total	3,378,000.00	100%	

- 6.5 The S106 agreement from David Wilson Homes was agreed for the remodelling and enlargement of the existing sports field including a change of use from agriculture to sports playing fields, car parking and associated facilities.
- 6.6 BCW received £10,000 of the contribution in September 2016 and this was paid over to EBPC the same year.
- 6.7 The balance of £590,000 was due payable upon the 200th occupation at The Wickets housing development in Earls Barton. This trigger point was reached in December 2019 and an invoice for the remaining amount was issued to David Wilson Homes.
- 6.8 At the time of writing this report the S106 income has not been received by BCW and therefore cannot be claimed by EBPC. A verbal update in respect of the overdue amount will be provided at the meeting.
- 6.9 At such time that the income is received from David Wilson Homes a calculation in respect of any indexation and interest due will be completed and a further invoice raised. This amount is currently anticipated to be in excess of £150k.
- 6.10 The remainder of the funding is yet to be secured however EBPC advise there have been positive discussions with the Football Foundation.
- 6.11 The Grange Sports Field is the principal outdoor sports facility for the over 6000 residents of Earls Barton. The proposal to extend the usage of the Grange by developing the facilities, as outlined within the business case, offers the opportunity for residents and the wider community to improve their health and wellbeing.

6.12 Members are invited to consider the proposal, to provide a grant of £800,000 to EBPC towards the cost of extending the usage of the Grange by significantly developing the site, in conjunction with the full business case.

7 Legal Powers

Local Government Act 1992

8 Financial and Value for Money Implications

These are detailed in this report.

9 Risk Analysis

The following risks and controls have been identified.

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Error in reported position	Revised outturn, slippage and reserves return figure	Low due to level of quality assurance	Robust financial arrangements.

10 Implications for resources, equalities, and stronger and safer communities

No specific implications

11 Author and Contact Officer

Julie O'Connell, Finance Manager

12 Consultees

Shaun Darcy, Executive Director S151 Officer
Budget Managers

13 Background Papers

Financial Services budget monitoring working papers



Earls Barton Parish Council



The Grange Sports Field Business Plan Report February 2021

(13/01/21)

EXECUTIVE SUMMARY

1. The Borough Council of Wellingborough (BCW) has been working in partnership with Earls Barton Parish Council (EBPC) for many years on the planning of new housing and the provision of new community facilities for the parish, including at the Grange Sports Field, located off Northampton Rd, Earls Barton, Northamptonshire, NN6 0HF.
2. This project is key to the delivery of the Neighbourhood Plan for Earls Barton which was adopted by BCW in January 2016. As a condition of the planning consent granted in 2013 for the development of 280 dwellings additional land was to be provided to extend the existing sports ground. The freehold interest in both the existing sports field and the additional land was transferred to the Parish Council in October 2018. The Earls Barton Sports and Community Trust (EBS&CT) a Charitable Incorporated Organisation (CIO) had already been formed in March 2018. The Parish Council has granted a lease of the whole site to the Trust from March 2020, and the Trust is responsible for the operation of the sports and community facilities already on and to be provided on the site. The Parish Council and the Trust are working in partnership with each other and other parties in order to deliver the much needed improved facilities, the planning permission for which was approved by BCW in March 2020 .
3. The site including the playing fields are, and will continue to be, owned by the Parish Council, as will the new buildings and ancillary facilities. The site extends to 6.16ha and consists of the main part of the original sports ground which housed overlapping football and cricket pitches, an existing pavilion and ancillary buildings with associated parking and access. The site has already been enlarged (in 2013) to encompass the surrounding former agricultural field to the north and west, and a former orchard. A new cricket field and the football pitches are being constructed, as required in the agreement with the developer of 'The Wickets' housing site. This business plan considers the next phase of development being: the construction and operation of new buildings; access; parking; and ancillary facilities, and makes a good case to support the major grant application to BCW.
4. The Grange Sports Field (The Grange) is the principal outdoor sports facility for the over 6,000 residents living in Earls Barton parish, and for others that travel into the village. It is currently home to the Earls Barton Sport and Community Trust, Earls Barton Football Club and the Earls Barton Cricket Club. The facility also serves the wider community to a limited extent, as it is possible to hire the old pavilion when it is not being used by the clubs.
5. It is now proposed to significantly extend the usage of the Grange by developing part of the site into an Active Lifestyles Community Hub as well as ensuring the effective delivery of the remaining elements of the playing field and new clubhouse/pavilion provision. This will help underpin the health and wellbeing objectives of BCW, the Parish Council and the Earls Barton Sport and Community Trust by making it accessible and attractive to a much wider range of local clubs and to the wider community.
6. Back in about 2009 BCW had suggested informally that it might be prepared to commit significant funding towards sport development in the parish after BCW/EBPC decided not to progress with a CPO for the site. It is accepted this was a long time ago, but EBPC felt that the intention and principle of major BCW funding was there at that time. Since then the

opportunities for the site to meet the wider needs of the community have emerged, and the clear requirement to address health and wellbeing issues for residents have significantly strengthened.

7. Improvements in community health and wellbeing (mental, social and physical) are essential because Wellingborough district suffers higher levels of obesity than the England average. Public Health England identifies that the cost of physical inactivity to the NHS alone ranges up to £13.73/head, and to the wider economy up to £103/head¹. The cost of physical inactivity in Wellingborough was estimated in 2010 to be around £17.97 per head². Public Health England also reports that obesity is a very significant factor in Covid deaths.
8. In response to the need to help everyone have healthier lifestyles, it is now proposed to develop the following facilities on site:
 - A new sports and community pavilion with 2 changing rooms for cricket, 2 changing rooms for the grass pitches, and 2 changing rooms for Artificial Grass Pitch (AGP) use. A social area of about 200sqm including bar and kitchen. This facility will also act as a bar and social community space for the adjacent new 280 house housing development (“the Wickets”), as well as the wider village. The sports related elements will meet the technical specifications of the national governing bodies of sport.
 - To renovate the Old Pavilion into an Active Lifestyles Hub, by providing:
 - two main activity rooms for fitness activities (pilates, men’s and women’s fitness classes, outdoor activity youth base, community meetings, etc)
 - a new floodlit and fenced Multi-use Games Area (MUGA)
 - an outdoor gym
 - jogging/walking trails.
9. The cost of the proposed scheme is £3.373,193 A grant from BCW grant of £800,000 (24%) would be matched by £2,578,000 (76%) of other funding. This BCW grant sought towards the overall costs of the scheme and would be essential to its viability. The BCW grant would equate to a support of £0.38 for each visit³ and support some 70,000 visits per year, being 3.5m active lifestyles visits over the 50 year lifecycle of the building. EBPC is confident that the Active Lifestyles Community Hub and improved sports and community facilities at the Grange would go a long way to reducing the health cost in Earls Barton and Wellingborough.

¹ Physical inactivity: economic costs to NHS clinical commissioning groups, Public Health England 2016. Everybody active, every day, Public Health England 2014.

² Sport England commissioned the British Heart Foundation Health Promotion Research Group at Oxford University to prepare estimates of the primary and secondary care costs attributable to physical inactivity (2010)

³ The protection of the current active participation (c10%) and the increase in new active participation (c90%) at the Grange is expected to result in the order of 70,000 visits per year, or at least 2.1m active lifestyles visits, over the building’s expected 50 year lifespan.

10. Based on this grant, the funding sources are detailed in the report and will come from:

Contributor	Amount	%	
EBPC (1)	401,000.00	18%	Confirmed and available ⁴ .
EBPC (2)	202,000.00		£202,000 has already been spent on: legal costs of securing the land and the s106, planning application and reports, setting up the new trust, and other costs.
BCW	800,000.00	24%	Grant request
S106 contribution WP/2013/0510	740,000.00	22%	£509k indexed linked to £740k (from the Wickets Development)
Football Foundation	1,100,000.00	33%	Not yet secured, but there have been positive discussions to date with the FA/Football Foundation (see Risk Management section below).
Other grants	135,000.00	4%	These would be from Sport England, Lottery Community Fund, Northants Community Fund, and gravel/landfill grants. They are not yet secured, but the amounts to be requested from each are relatively low.
Total	3,378,000.00	100%	

11. The income minus expenditure budget is as follows:

Scheme Preparation Expenditure	£202,000	See EBPC (1) information in table above
Construction Expenditure	£3,171,193	See Fig 11 in this report
Total Expenditure	£3,373,193	
Income	£3,378,000	See table above
Inc - Exp	£4,807	Balanced budget

Risk Assessment

12. The Corporate Risk to BCW is very low. This is because the project:

- Has secured planning permission (WP/20/00150/FUL)
- Is a key proposal in the Adopted Earls Barton Neighbourhood Plan (2016)
- Meets BCW's Current Annual Business Plan:
 - Main Theme/Priority: "Provide for the wellbeing of our residents" and;
 - "Promote and encourage participation in services that have a positive influence on residents lifestyles and health", and will be a very positive benefit to health in these times of Covid 19.
- Is supported by the recent BCW Playing Pitch Strategy (2019).
- Is supported by the recent FA/Football Foundation's Local Football Facilities Plan (2019).
- The project has a risk management strategy (see below).

13. The Compliance with Statute and Regulations Risk is very low. This is because the project:

- Is owned, controlled and overseen by a public body; the Earls Barton Parish Council.
- Will meet the needs of the extant planning permission.
- Will be built to Sports England/National Governing Bodies of Sport Specifications.

14. The Funding Risk is low. This is because:

⁴ Assumes all the EBPC funding here goes to the Grange project as is currently envisaged.

- A full and detailed business plan for capital and revenue has been produced.
- Significant funding has been secured already as identified above.
- The largest risk would be the non-funding by the Football Foundation, however the securing of the BCW grant would reduce this risk. The current informal responses from the Football Association are positive and the scheme is supported by the Playing Pitch Strategy and the FA/FF Local Football Faculties Plan. If the Football Foundation grant was not secured, then there is a risk mitigation strategy in place (see below).

15. The Revenue Risk is low. This is because the project:

- Has a detailed revenue budget as part of the business plan, as identified in this document. It has been professionally prepared and is well thought through and conservative in its approach.
- The site has been operational and traded successfully for many years.

Risk management

16. Risk management for the project includes:

- Should BCW not fund £800,000 but only £560,000, then EBPC has agreed in principle to make available a further up to £376,700 (in addition to the £603,000 shown above) by loading the cost onto the local community via the Precept (initially funded via a Public Works Loan Board⁵). This amount would cover the £240,000 reduced grant from BCW and also underwrite the £135k of the smaller 'other grants' which are not yet secured. This would be a necessary but undesirable outcome of reduced BCW funding.
- Should the Football Foundation grant not be agreed, then the AGP surfaces will not be constructed at this time, although this would have a serious impact on the revenue/operational viability of the scheme as a whole. The BCW £800k commitment will go a long way to assist in bringing in the Football Foundation funding and so secure a major revenue budget income. Recent conversations with the Football Foundation and Football Association have been positive though without commitment at this time (see paras 14 and 36).
- Should BCW decide not to grant the project at all, then the proposals as planned will not be able to be progressed. There would likely be a much smaller new sports pavilion, potentially of temporary modular design, noting that significant costs will still have to be spent on the new access and parking works to meet the planning application needs, and spent on the renovation of the old pavilion to provide the social facilities. The Active Lifestyles Community Hub concept would need to be put on hold, which would significantly reduce the health benefit to the community. A new planning application would be required.

17. In summary, with £800,000 BCW grant aid at this time, a new Active Lifestyles Community Hub and new sports and community pavilion can be delivered at the Grange. It would

⁵ The calculations for this are set out in the budget tables

enable the delivery of the project as and help to ensure the long-term viability of this essential community asset and health benefit.

INTRODUCTION

1. The Grange Sports Field (the Grange) site extends to 6.16ha and consists of the main part of the original sports ground which housed an overlapping football and cricket pitch, an existing pavilion and ancillary buildings with associated parking and access. The site has already been enlarged to encompass the surrounding former agricultural field to the north and west and a former orchard, to provide a new cricket field and football pitches. The site is currently accessed from a narrow single track access road adjacent to 114 Northampton Road. The location of site is illustrated by Figure 1.

Figure 1: Location of The Grange Sports Field



2. The need for the proposed facilities are identified and supported by the Earls Barton Neighbourhood Plan (2016). BCW granted planning permission (WP/20/00150/FUL) in September 2020 for major improvements at the Grange Sports Field. The officer's committee report on the application recognised that this is supported the North Northants Joint Core Strategy (Policy 7) and by the Borough Council's policies (Policy GI5 and others).
3. The provision of these sports facilities would also help to meet the local requirements identified in the BCW Indoor Sports Facilities Report (2017), the BCW Playing Pitch Strategy (2019), and the Football Foundation's Local Football Facilities Plan (2019). In particular these reports identified a borough wide need for grass football pitches and artificial grass pitches (AGPs). Specifically, the Playing Pitch Strategy indicates a need for three full sized 3G pitches. One full sized 3G pitch has been delivered at Redwell Leisure Centre, leaving an outstanding need for 2x 3G pitches. The delivery of a 3G pitch on the Grange site would therefore help to meet the identified need in the Playing Pitch Strategy. The EBPC planning application also supported the Neighbourhood Plan policies by the inclusion of a community/sports hall. The proposals are also in support of BCWs current annual Business Plan Main Theme/ Priority: 'Provide for the wellbeing of our residents', including 'Promote and encourage participation in services that have a positive influence on residents lifestyles and health'. 'Further develop and secure the use of local community centres and new community uses on large housing developments'.

4. Prior to that planning application, partial delivery of the Grange Sports Field improvements have already been facilitated by the s106 Planning Contributions from the adjacent “The Wickets” Housing development (WP/2013/0510: David Wilson Homes: 280 dwellings) with £590k of funding towards a clubhouse (in Jan 2021, excluding £10 already given to EBPC; and now worth c£740,000 including s106 applied indexing), and groundworks to provide improved pitches. This has been match funded to date by significant funding from EBPC, amounting by December 2020 to £175k.
5. This updated business plan document identifies the next major phase of the Grange Sports Field development and justifies the need for external funding, including a major funding bid to EBPC’s main partner, the Borough Council of Wellingborough. The amount being requested is £800k.

VISION AND OBJECTIVES

6. EBPC is committed to its vision to improve residents’ quality of life by improving the facilities and services within Earls Barton, including at the Grange. EBPC has facilitated the formation of the Earls Barton Sports and Community Trust (EBST)⁶ to support this vision.
7. The EBST’s objectives are:
 - the promotion of community participation in healthy recreation for the benefit of the residents of Earls Barton in particular but not exclusively by the provision of facilities for playing amateur sports which aim to improve physical health and fitness; and
 - to provide or assist in the provision of facilities for recreation or other leisure time occupation for the benefit of the inhabitants of Earls Barton and the surrounding area in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
 - The development objectives for the new Grange playing field facilities include those that have been achieved, being the long term security of tenure of the Grange Playing Field (achieved), the provision of the new grass pitches (being delivered by David Wilson Homes), the delivery of a new pavilion for the cricket and football users, and other sports, recreation and community facility improvements.

WORK TO DATE

8. EBPC commissioned, back in 2014, an initial business plan, from specialist sports planning consultants Nortoft. This was to support the development of the then vision for the Grange Sports Field and specifically to help guide negotiations with David Wilson Homes who were developing the land adjacent to the Grange, and whose partners had a land interest in the existing Grange Sports Field. The 2014 business plan considered the pitch improvements and

⁶ EBST has the Constitution of a Charitable Incorporated Organisation with voting members other than its charity trustees and an ‘Association’ Model Constitution and was formed in March 2018. The Parish Council has granted a lease of the whole site to the Trust from March 2020 and the Trust is responsible for the operation of the sports and community facilities already on and to be provided on the site. The Parish Council and the Trust are working in partnership with each other and other parties in order to deliver the much needed improved facilities that were approved by BCW in March 2020 .

a major renovation and expansion of the current sports pavilion, along with capital and revenue budgets.

9. The Grange Sport Field proposals are a key delivery objective of the Earls Barton Neighbourhood Plan (adopted/made by BCW in January 2016). The Plan (Policy EB.G1) supported the allocation of 19.29ha of land off Main Road adjacent to the Grange Sports Field (David Wilson Homes: “The Wickets”). The policy allows for the housing development, provided certain criteria were met, which included the provision of approximately 6ha of land for sports and leisure facilities. To be on site were sports pitches, changing rooms and parking together with a potential location for “a new community hall”, in association with the sports and leisure facilities.
10. The related s106 set out the need for the developer to construct the new grass playing fields plus a requirement for some £600,000 (minus £10k already given to EBPC, then plus interest accruing, being in Jan 2021 £740k: source BCW s106 monitoring officer) to EBPC to go towards the cost of a new changing pavilion, access, parking and other ancillary facilities. It was clear even at that time that this level of funding was not sufficient, but EBPC had been (and still is) setting aside funds for some years towards supporting a higher level of costs. EBPC always considered that some financial support would be forthcoming from BCW towards some of the shortfall.
11. There has been a major commitment by EBPC to funding opportunities at the Grange, with £202,000 being spent to date on securing the land, the planning permission, setting up the new trust⁷, together with legal costs and other requirements such as temporary plant storage.
12. In addition, EBPC’s other partners, the football club (EBUFC) and the cricket club (EBCC) have also secured between them an additional total of about £35k in recent years from the Football Foundation⁸ and ECB.

Planning approval

13. Much of the funding spent to date has been on securing planning permission, as before a grant application to BCW could be made, detailed/full planning permission needed to be secured. This was been granted in 2020 for:

“Erection of sports hall, pavilion and store, installation of cricket and football pitches (including allowance for either grass or 3G on main pitch and training pitch) with floodlights, cricket nets and outdoor gym with associated parking and landscaping works”.

14. The detailed list of facilities in the planning application were:
 - 4 badminton court sports hall (2,000sqm)
 - sports pavilion (790sqm) with 8 changing rooms, mower store, bar and social area, seating/viewing areas to both sides including a 91sqm football stand, 36sqm covered

⁷ The Earls Barton Sport and Recreation Trust (Former body was the EB Sports and Community Trust)

⁸ For new tractor, grass collector, litter picker, fertiliser spreader for new pitches

area adjacent to cricket players viewing area, covered seating area of 22.5swm adjacent to the proposed social area

- Floodlit cricket nets (2 bays)
- Full size floodlit football pitch (3G or natural turf) with warm up area to the north end
- Floodlit football training pitch (3G or natural turf)
- 2 x Junior football pitches (natural turf)
- Full size cricket pitch (10-12 strips)
- Parking provision for 146 cars including 14 disabled spaces, 8 motorcycle spaces and 54 cycle spaces.
- Public footpath running through the site
- Running/walk circuit
- Outdoor gym
- The existing sports pavilion on the site will also be retained.

15. An extract from the overall site plan from the successful planning application is given below in Figure 2.

Figure 2: Site plan extract, planning permission 2020



16. Following the unanimous approval of the application by the BCW Planning Committee held on the 9th September, the planning permission effectively became live on 21st October 2020 (following the standard 6 week Judicial Review period).

17. As soon as the planning was secured EBPC immediately commenced on this detailed business plan for the development, with specialist professional advice from Nortoft Planning.

Voluntary effort

18. A very considerable amount of volunteer time by the EBPC Project Steering Group and by the football and cricket clubs, has been invested into the project to bring it to this next stage.

MARKET ANALYSIS

Demographics

19. Earls Barton village had a population in 2015 of approximately 5,400 with the number of dwellings being 2,356. With the new housing being built the population will be in excess of 6,000. It lies within the Borough of Wellingborough which has a population of 79,705.
20. Wellingborough has a higher number of those aged 0-15yrs (20.8%) compared to Northamptonshire (20.5%) and England (19.2%). It has slightly lower percentage of those of working age (59.7%) compared to Northamptonshire (61.3%) and England (62.4%). It has slightly higher percentage of those aged 65+ (19.5%) compared to Northamptonshire (18.1%) and England (18.4%)⁹.
21. Provision of sport and active recreation for young people and older people is therefore particularly important for Earls Barton. The facilities as proposed meet this need.

Health

22. Healthy Life Expectancy (HLE) in Wellingborough is 64% for men and 64% for women. Men's HLE is the same as for the County and a little higher than the national average (63.5%). Women's HLE is less than both the County (65%) and the national average (64.8%)¹⁰.
23. Adult active participation in Wellingborough (61%) is significantly lower than Northamptonshire and the national average (both 64%)¹¹. Physical inactivity leads to obesity and to disease and premature death as shown in Figure 3 and Figure 4.

⁹ Wellingborough Local Insight Profile (Northamptonshire Community Foundation Oct 2020).

¹⁰ Wellingborough Local Insight Profile (Northamptonshire Community Foundation Oct 2020).

¹¹ Physical activity among adults (Source: Sport England Active Lives Survey 2020)

Figure 3: % of estimated disease prevalence in Wellingborough
(source: House of Commons Library 2019)

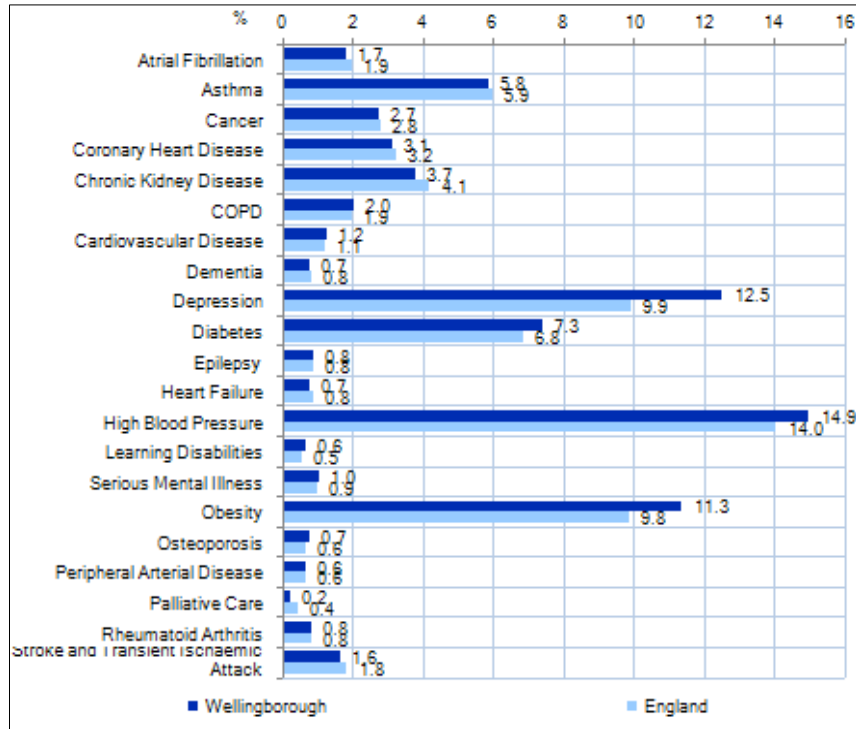
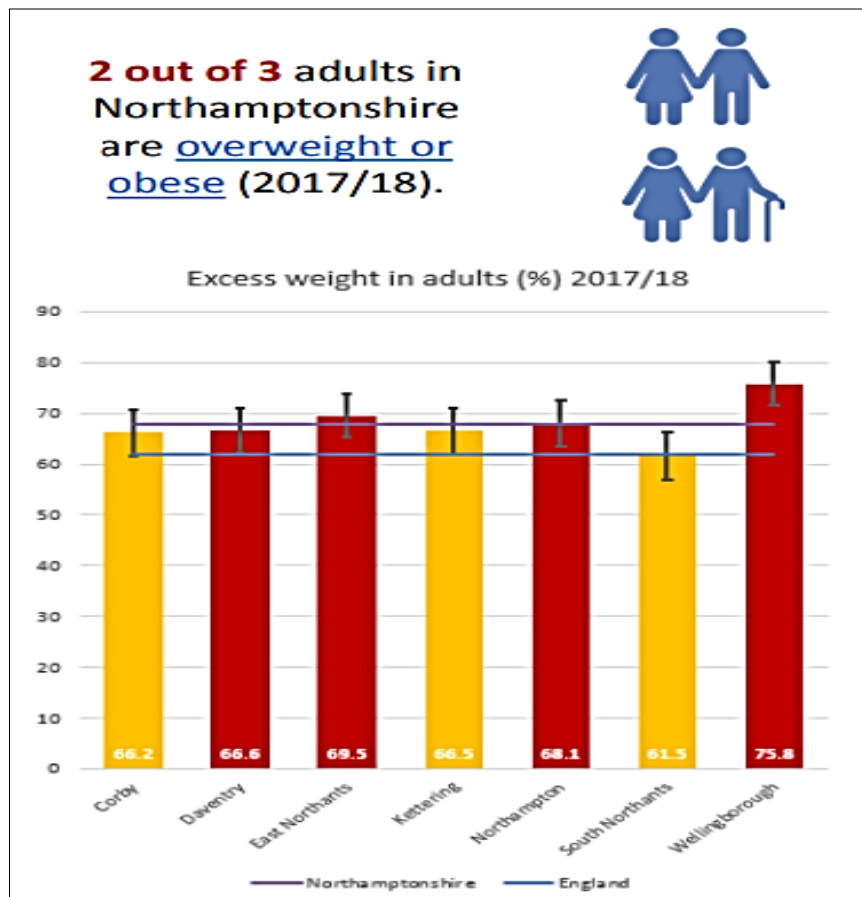
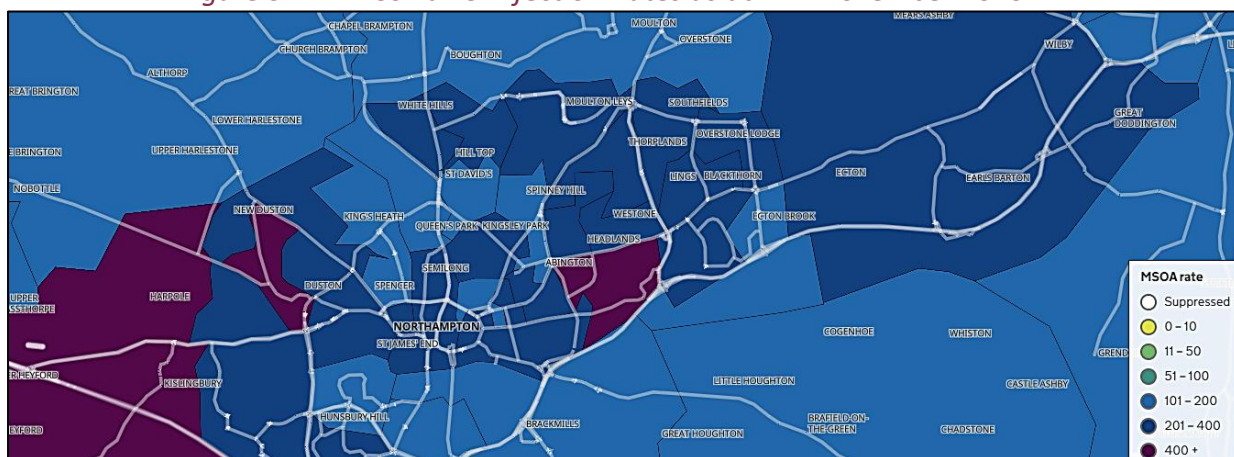


Figure 4: 76% adults overweight or obese: Wellingborough
(source: JSNA Insight Pack 2019)



24. The proposed facilities will support healthier lifestyles and increase physical activity, for both of which Wellingborough scores poorly, particularly in relation to helping to reduce obesity/overweight, high blood pressure and depression. It is noted from recent reports that obesity, which is a major issue in Wellingborough, is a very significant factor in Covid deaths¹². According to Public Health England, people classed as obese (those with a BMI greater than 30) are 48 per cent more likely to die of COVID-19. The Covid infection rates for 24th November 2020 shows that Earls Barton was in the range of 101-200 per 100,000, and likely rising (see Figure 5).

Figure 5: Covid 19 Infection Rates as at 24th November 2020.



Sports and Recreation Market

25. The facilities will include both an ‘Active Lifestyles Community Hub’ based at and around the renovated old pavilion, and a sports and social club based around the new pavilion. The new pavilion will cater for both the current sports clubs users and visitors, mainly being football and cricket users (with about 50% of those users being under 18 years old) and also provide a social community club for the new Wickets housing development. The old pavilion will provide for the older population (fitness classes, pilates etc) and younger (uniformed groups, MUGA users etc) as well as other ages. Overall, the facilities will provide for a large proportion of young people (some 44% : see figure 10) so targeting a critical health market.

The Active Lifestyles Community Hub

26. The old pavilion on the Grange was built about 61 years ago (1959) and extended in 1988, so even the ‘modern’ parts of the building are 32 years. It requires major renovation in order to bring it up to a standard which is attractive, fully accessible and energy efficient.

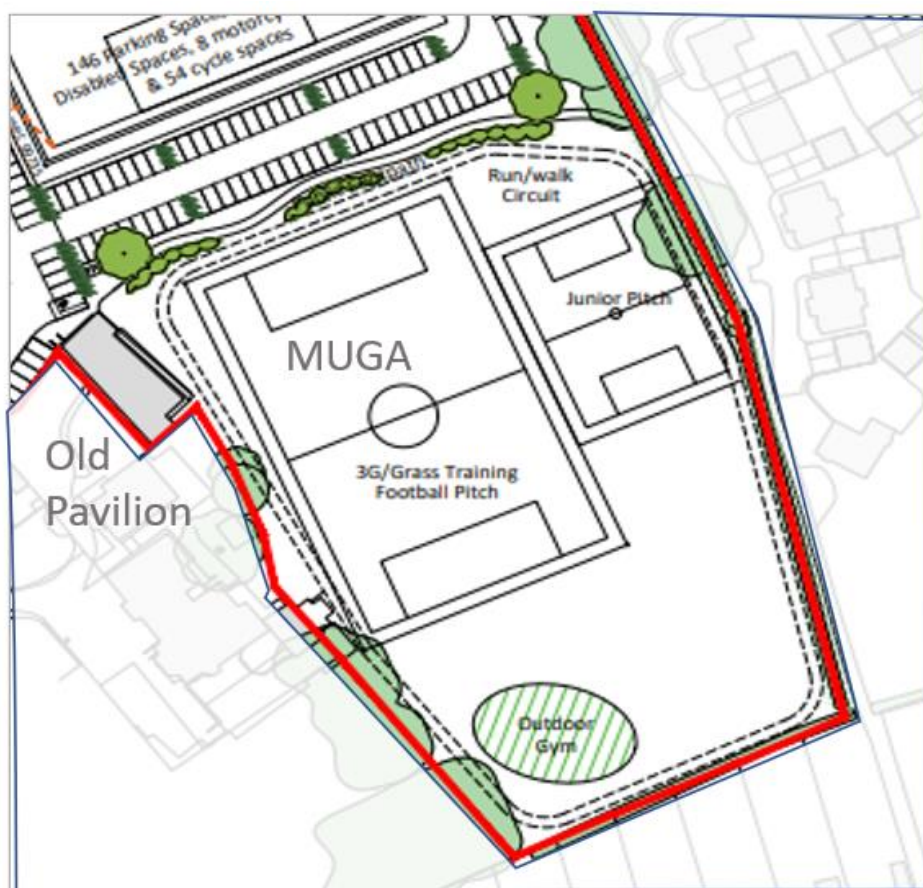
27. It is proposed that the renovated pavilion will be transformed from changing rooms and a bar, to a new Active Lifestyles Community Hub. It will have two new activity rooms, an office, lockers and a kitchen. The internal fabric and plant needs to be, and will be, fully replaced to allow new facilities to provide attractive community access for sport and recreation purposes. The new Active Lifestyles Community Hub will also serve the new floodlit MUGA and the

¹² With one of the highest rates of obesity in the world – and the second-highest in Europe – the UK has seen one of the highest death rates from COVID-19..

outdoor gym, and the walking/jogging trail, which will all be adjacent to it, on the former/old cricket field area (see Figure 6).

28. There may be some competition in the local area for general community room use such as might be on offer at the Grange’s new facilities. Such competition might include: The Working Men’s Club; Bowling and Tennis Club, Ling Gymnastics, Youth Club, and All Saints Church Hall. However, this competition is not expected to be significant as there is an increasing population in the village due to new housing, and the new Grange facilities will allow for the recapture of users that currently are exported outside of the village to other community facilities. The Grange will be able to capture a significant proportion of users from the new “Wickets” housing development which generates an over 12% increase in the village’s population.

Figure 6: Proposed Active Lifestyles Community Hub



Community events at the Grange

29. The Earls Barton Recreation Ground is the only large area of recreational open space in the village where regular community events may take place, and whilst this has strengths in being in a central position and walkable to, it has the disadvantage of very poor parking availability especially for community events, and the potential for residential amenity nuisance that would preclude some uses.

30. The proposed new Grange facilities, including much improved parking, will support both sport and non-sport indoor and outdoor community events in the large new social areas of the new pavilion and at the Active Lifestyles Community Hub based around the old pavilion.

Football and cricket

31. The current main users of the Grange are the Earls Barton United Football Club (EBUFC) and the Earls Barton Cricket Club (EBCC). These two clubs are long established, successful and viable. EBUFC has 71 adult members and 280 junior members plus a further 30 coaches and committee members. EBCC currently has 25 adult members, 80 junior members and 12 committee and officials. This level of club membership, about 500, means that they are a very major provider of sports activity in the parish.

32. The demand for football and cricket across the Borough together with the supply of pitches and ancillary facilities has been assessed in the Borough's recent Playing Pitch Strategy (2019). This report concluded that cricket demand was in balance with the supply of pitches, but with current grounds needing improvement. For football, there was an identified lack of grass pitch space for youth football and a lack of full size floodlit 3G AGPs for football training.

33. In addition to this Borough-wide facility need, there is a new local need from the various new housing developments in Earls Barton including the 280 dwelling 'The Wickets' development adjacent to the site. This development alone itself is expected to have a new population of around 650 people, many of them families, which will generate potential new cricket and football club members, as well as extensive informal use of the site for active recreation.

34. There are no other community football or cricket facilities in the parish excepting the 'Pioneer Sports Ground' off Station Rd, which is an Earls Barton United FC satellite site to the Grange. Therefore, there is effectively no competition locally for the cricket market or the grass pitch football market.

35. There is some competition for AGP market, as this facility type has a larger catchment area than grass pitches (approx 20 minutes' drive) and there are existing pitches in Northampton, Wellingborough, Moulton, and Raunds. However as stated above, the Playing Pitch Strategy identifies a shortfall in 3G AGP football turf provision. This is also evidenced by EBUFC currently or have recently having to rent AGP space at Moulton FC, the Redwell Leisure Centre, The Wrenn School, the University of Northampton and Moulton College.

36. Discussions between Nortoft and the Football Association¹³ as part of the consultation for this business plan document, indicated that the Football Foundation might well consider there was a need for, and so consider grant aiding, an AGP at the Grange. This would be in line with the 2019 Local Football Facilities Plan for Wellingborough, which sets out the priorities for investment in football and which was produced jointly by the Football Association, the Football Foundation, Northamptonshire County FA, BCW and Sport England.

¹³ Phone meeting with Steve Slater, Northants FA, October 2020

37. The new pitch facilities are planned to accommodate the existing EBUFC and EBCC clubs. Previously the main football pitch overlay the cricket outfield so limited some capacity of use and also the length of both clubs' seasons use.
38. The new scheme will provide separate pitches for both sports, meaning that there will be no outfield seasonal overlap, resulting in much higher quality of pitch and much higher capacity for use. There will also be an increase in the number of pitches for football, from one adult and one junior/mini to one adult and three junior/mini pitches, but the adult pitch and one of the 9v9 pitches are proposed to be floodlit 3G AGPs. This will increase the potential use from 2 match equivalents per week (about 3-4 hours use) on each grass pitch to potentially up to about 60 hours of use on each of the full size and 9v9 AGPs.
39. The increase in quantity of players cannot be served by the current small, two changing room, poor quality 'old pavilion' with its 61 year old core space (and its 'modern' extensions that are over 30 years old). The changing rooms and sports club ancillary facilities of the old pavilion will therefore be replaced by the 'new sports pavilion' with new changing rooms and social space. This has secured detailed planning permission.
40. With the new pitch and pavilion facilities, EBUFC and EBCC are therefore expected to substantially increase their membership. There also will be a significant growth by external users, such as other football clubs using the AGPs. Based on a detailed AGP programming using the Football Foundation's modelling spreadsheet, this AGP use is estimated at 20,000 to 25,000 additional visits per year.

Summary

41. The Grange site has the potential to move from being largely a football and cricket venue, albeit with two well established local clubs, to a key community health and wellbeing centre, providing for a much wider range of activities and interests, as well as being a site for community events, particularly those which need a combination of open space and a large car park.
42. The proposals not only respond to local objectives and policies, but also pick up the identified priorities from external bodies such as Sport England and the Football Foundation.
43. Importantly, the quality, accessibility and attractiveness of the proposed new facilities, should increase the total local "market" for the uses envisaged, as more people seek to move from inactivity to adopt healthier and more active lifestyles.

DEVELOPMENT PLANS

44. In response to the market needs and the wider planning objectives set out in the Neighbourhood Plan, the initial starting point for this Business Plan was the delivery of the facilities listed in the planning application.

Initial risk assessment

45. Nortoft undertook initial financial checks of the capital deliverability of the whole EBPC application scheme, and an initial indicative revenue budget assessment was also undertaken for the operation of the proposed new 4-court sports hall. From this work it was clear that the whole scheme needed a phased delivery as the capital sums were highly unlikely to be able to be raised in the short term for all the facilities.

46. Also, the revenue analysis identified that the large sports hall, based around a 4 badminton court sized space, would likely operate at a significant operational deficit and so should not be part of the development at this time. The initial capital analysis of what was achievable further identified that some reduction in cost of the planned new pavilion would be necessary, together with related reductions in parking spaces.

47. The EBSLT and the Project Steering Group agreed that the Business Plan objectives need to be amended to needed to identify a first phase that was viable and deliverable in capital and revenue terms.

Development proposals

48. The construction of the larger area of new high quality cricket and football grass pitches is underway as this is a requirement to be delivered by the 'Wickets' housing developer. These should be ready to play on in 2021/2022.

49. The proposals for the first phase of the other development are focussed on the delivery of a new changing and social pavilion, and a new Active Lifestyles Hub around the old pavilion. Compared to the building identified in the planning application, the amended proposals for the new pavilion will initially have a smaller footprint, so as to be affordable. This reduction is achieved through: reduced spectator/player seating; less circulation space; and the use of the planned mower store area as two AGP changing rooms to replace those planned for the sports hall. The mower store would be re-provided as a temporary external shed or rendered/wooden slatted breeze block construction. It may need a minor alteration to the current planning permission.

50. In addition, this first phase will provide, as planned, an artificial grass pitches (AGP) over the adult football grass pitch and possibly and AGP/MUGA over the 9v9 pitch adjacent to the old pavilion (AGP), and necessary ancillary provisions such as access, parking and fencing.

51. These building proposals respond to the need to reduce the capital cost for this phase, but retain the core of the sports changing and social area needs of the two clubs, and respond to

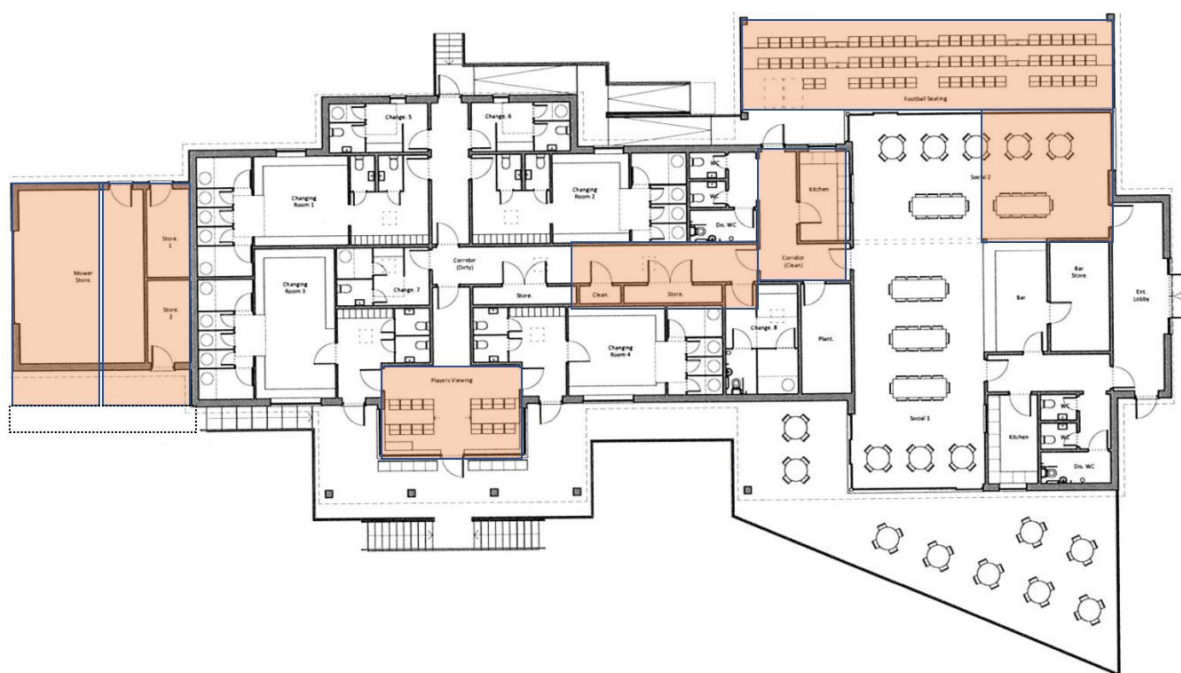
the identified needs of the Borough's Playing Pitch Strategy, the Football Foundation's Local Football Facilities Plan and the Neighbourhood Plan.

52. The plans fully allow for future building extensions including a large new sports and community hall in later phases of the development, should monies become available, the need be justified, and viability be demonstrated.

53. The Figure 7 plan shows the pavilion as planned (planning permission WP/20/00150/FUL) and with the areas to delivered in a later phase shown in orange. The left hand side shows the two AGP changing rooms where the mower store was. There will need to be some building re-design to allow for this phased delivery. This will be within the current footprint of the permitted scheme.

Figure 7: New pavilion with phased development

(Note: the construction tender will include a partial redesign so that the orange areas will be able to be developed in a later phase. See the Appendix 1 for a detailed version of this figure).



54. The road and access will be the same as the permitted scheme. The parking areas will be the same but on a phased delivery approach as the sports hall (and its parking needs) will be considered for development in a later stage. Less formal parking will therefore be laid out at this stage. The location of a potential future community hall will be protected.

55. The revised proposals provide for an extensive renovation of the old pavilion, see Figure 8, into an Active Lifestyles Community Hub. This will, in part, replace the community functions of what was to be a large community and sports hall, but at fraction of the cost. It will ensure the retention of this much loved building as a new community hub space for hire by a variety of groups and organisations, with access to outside space and excellent parking.

Figure 8: The 'old pavilion'



56. The renovated old pavilion will include: two activity rooms for pilates, yoga, over 50's fitness training and other activities; an access point with lockers and cycle parking for the new, adjacent fenced and floodlit small AGP/MUGA; an outdoor gym; and walking/jogging tracks.

57. It is designed to provide:

- a location for groups also wanting outdoor space such as a mums-and-tots, a playgroup or scouts/guides/cubs/brownies.
- a space for music rehearsals.
- a venue for family celebrations.
- a focus for small outdoor events such as fun runs, mini-sport tournaments, and primary school sports days.
- an easily safeguarded space.

58. As it is a separate building, it provides a sport, social and community area away from the licensed sports club and changing, so providing a more easily safeguarded space.

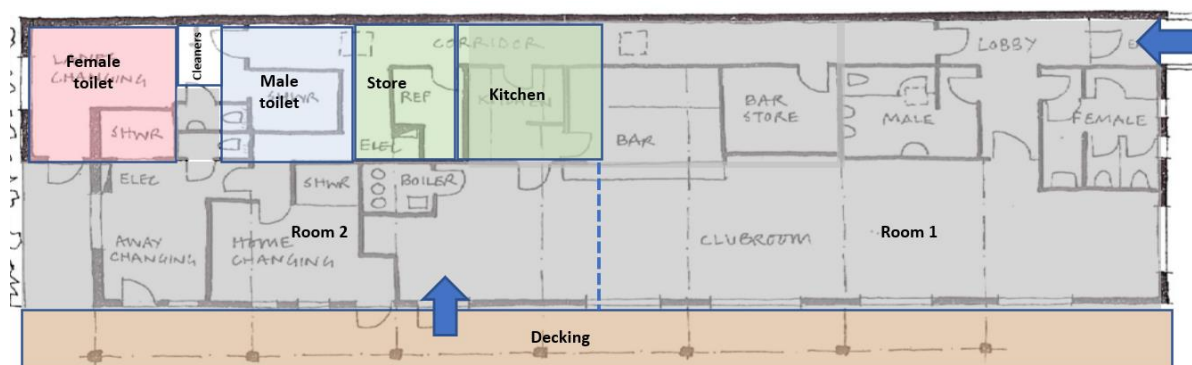
59. A plan showing the proposed renovation of the old pavilion is provided in Figure 9.

60. Whilst this old pavilion renovation will need capital investment, the longer term returns from the hire of the facility will support the revenue budgets of the whole site, which will be managed by the Earls Barton Sports and Community Trust Sports. This in turn meets the objectives of the Neighbourhood Plan for the Grange.

Figure 9: : Renovation of the Old Pavilion to an Active Lifestyles Hub

(Note: The current layout is shown under the new.)

A more detailed plan is shown in Appendix 2)



MANAGEMENT AND GOVERNANCE

61. The land and facilities are owned by the Parish Council, which has facilitated the formation of the Earls Barton Sports and Community Trust (EBSCT)¹⁴ via a 50 year lease with a peppercorn rent. The EBSCT will manage the Grange Sports Field for community, sports, leisure and recreational purposes and keep the premises (including additions and improvements) in good and substantial repair.
62. In 2020 this new Trust took over the running of the facility from the previous Earls Barton Sports Association, which had successfully ran a viable facility until the handover. The main source of income for the Sports Association was the bar operation, run by a wholly owned subsidiary bar company¹⁵. It is envisaged that this bar company will continue to operate at the new facilities. It will remain a wholly owned subsidiary of the Trust as a not-for-profit operation, with any surpluses are passed to the Trust.

¹⁴EBSCT has the constitution of a Charitable Incorporated Organisation with voting members other than its charity trustees. The first charity trustees of the CIO are: Benjamin Chapman, Stephen Dodds, Stephen Glover, Nicholas Chapman, Matthew Smith, Paul Smith.

¹⁵ EBSA Bar Company Limited. Reg No: 06746089

FINANCIAL ANALYSIS, BUDGETS AND RISK

63. An income and expenditure budget analysis has been undertaken (see below and Appendix). This is based on the following:

- A new pavilion with 2 changing rooms for cricket, 2 changing rooms for the grass pitches, and 2 changing rooms for AGP use. There is an additional social area of about 200sqm including bar and kitchen.
- A fully renovated old pavilion. No extensions so remaining at c 170sqm, but providing one large and one small activity room, supported by a kitchen, store and toilets.
- A full sized adult floodlit, fenced football 3G AGP (being the new main pitch)
- A large MUGA/small 3G AGP (9v9 size), floodlit and fenced.
- Two junior/mini grass pitches
- An outdoor gym and jogging track
- Ancillary facilities including access and parking.

64. The capital budget analysis, which is an indicative estimate, shows the budget balancing if the grants identified are achieved and with additional EBPC borrowing. The Parish Council have considered the principle of this approximate range of borrowing and has agreed for these budgets to be put forward.

65. The scheme as set out in this business plan document will protect the current use (c10%) and the increase in new active participation (c90%) at the Grange. The main increases come from the full-size AGP users, and then ‘other users’ being the second AGP/MUGA users, informal daily use by walkers/joggers, dog walkers and outdoor gym users, being in the order of 70,000 visits per year, see the summary in Figure 10.

Figure 10: Visits generated by the proposed scheme

AGP footfall	25,565	Grass footfall	2,220	Cricket Footfall	5,414	Old pavilion users	4,750	Other use: MUGA, outdoor gym, walk, jog	32,000	Total Footfall	69,949
Over 18	16,617	Over 18	0	Over 18	3,820	Over 18	3,750	Over 18	15,000	Over 18	39,187
Under 18	8,948	Under 18	2,220	Under 18	1,594	Under 18	1,000	Under 18	17,000	Under 18	30,762

66. These output figures are underpin the revenue funding projections, and support the levels of funding being proposed by EBPC and those sought from other partners such as the Borough Council of Wellingborough.

Capital Budgets

67. The cost is based on a buildings construction-only cost of £1.236m, which with normal on-costs (fees, contractor profits, contingencies), and then major externals (e.g. AGPs, outdoor gym, access roads and parking, etc) rises to £3.16m. These figures are ex-VAT as it is understood the Parish Council will contract the works and reclaim VAT. With £202k monies already spent this rises to £3.3m.

68. This funding sources to match this cost (and detailed in the table below and in the Appendix) are proposed to come from:

- EBPC: £401,000 confirmed and available
- EBPC: £202,000 already spent;
- BCW grant: £800,000 (being requested);
- Football Foundation: £1,100,000 (not yet secured but positive discussions to date towards the AGPs);
- Other grants: £135,000. These would be from Sport England, Lottery Community Fund, Northants Community Fund, and gravel/landfill grants. (These grants are not yet secured).

In addition there is s106 monies due to BCW for EBPC to spend on this project from the Wickets Housing Development. The trigger for payment has been reached (200 units) and BCW have already invoice DWH for these legally required monies. Technically they are not yet in BCW accounts, so there is a small risk they might not be available.

- S106 monies: c£740,000 (secured subject to developer paying BCW submitted invoice).

Figure 11 below has made the assumption that the s106 monies will be available to the project, but the risk element and % funding impact has also been considered later in this report.

Figure 11: Capital budget
(see Appendix 3 for detailed view)

CAPITAL BUDGET VERSION 2A 08/01/21				
Cost Centre	Cost Source	Budget		Comment
				<i>All prices are estimates. VAT not included.</i>
New Pavilion	Watson & Cox Construction Ltd base with reduced areas, and based on market knowledge (conservative) price reduction of 5%	£1,036,263		W&C: £1.4465 on 732sqm. Phase 1 without: mower store (70sqm) kitchen (30sqm); cricket seats (30sqm), football seats(80sqm), corridor (20sqm). Then plus 90sqm for 2xAGP changing. So size@ 552sqm. Cost pro rata. Allowance has been included for fit out, including IT
Refurb. old pavilion	QMP Surveyor costs 2014 with inflation excl prelims/overheads. Estimate only.	£185,000		Gut and rebuild the internal area of the club house and provide with new male, female and accessible toilets, bar, kitchen and clubroom with dividing partitions. The boiler and heating system would also need to be replaced. Includes locker space for jogging/outdoor gym use. initial
Maintenance shed		£15,000		Simple breeze block extension or temporary wooden clad steel containers.
Buildings sub tot		£1,236,263		
Access/Parking & externals	Watson & Cox Construction Ltd	£268,000		Phase 1: 60% of full scheme cost includes roads, but less parking and more unsealed surface.
Fencing general	Watson & Cox Construction Ltd	£52,000		
Ball stop fencing	Market estimate	£40,000		
Cricket nets	Market estimate	£13,000		£25k but assumed Sports England grant to EBC of £12k tbc but indicated previously (different from SpE grant below).
Step 5 pitch spectator needs excl stand.	Nortoft allowance tbc	£0		£28,500 but not included at this time
Prelims @9% of buildings cost	Composite figure from Buckingham and Watson & Cox	£111,264		
Main contractors overheads (5%) & profit (3%) so 8%	Composite figure from Buckingham and Watson & Cox	£98,901		
Building drainage & utilities	Nortoft allowance tbc	£25,000		
Full size 3G AGP	Nortoft allowance tbc	£710,000		
9v9 AGP	Nortoft allowance tbc	£470,000		
Jogging circuit	Nortoft allowance tbc	£2,000		Grass route with stage markers and information board
Outdoor gym	Based on market prices	£28,000		
Total (excl design fees)		£3,054,428		
Project design fees @ 5% of buildings		£50,883		
Contingency @ 5% of buildings cost		£50,883		
Transition costs during construction	To cover Trust's Inc-Exp loss during construction; includes marquee hire/purchase as temp cricket pavillion.	£15,000		
Total		£3,171,193		Excludes £202k already spent by BCW
S106	BCW officer's email (06/01/21) confirmed (good) estimate of £590k + (£150k to £155k interest) will be available. Lower figure used.	£740,000		No significant risk. S106 requirement was for 200 dwellings, and this BCW confirm has been achieved and so s106 is being invoiced.
EBPC funds	EBPC	£401,000		No risk (excludes £202k already spent)
BCW grant	£500k + £296k = £796k sought . The calculations in the left column are based on £500k grant to show how much extra EBPC would need to Borrow and Precept if £796k is not granted. The right hand column shows	£500,000	£796,000	EBPC have agreed that it would, if it had, load the Precept on the back of a Public Works Loan Board loan to cover up to £296k extra funding (see below).
FF grant AGP pitch	90% AGP	£1,053,000		Medium Risk
FF grant AGP changing x2	90% 2x changing (90sqm)	£202,500		Medium to High Risk
Sport England Grant	To be sought	£25,000		Medium Risk
Lottery Community Fund	To be sought	£50,000		High Risk but poss £100k?
Northants Cty Fund	To be sought	£50,000		High Risk
Gravel/landfill etc	To be sought	£10,000		High Risk
Income total		£3,031,500	£3,327,500	Red is with £796k BCW grant
Payment of lower shortfall				
Surplus/Shortfall	Assumes all grant confirmed and BCW at £500k	£-139,693		High risk: Not all grants likely to be achieved.
	Assumes all grant confirmed and BCW at £796k		£156,307	Small surplus (c5%) but would offset higher risk of not getting smaller/"other" grants of £135k or a lower FF
EBPC finance:		£139,693		
Capital Income v Expenditure			£0	
EBPC PWLB loan; then paid back by Precept increase	2.36% per annum PWLB. Cumulative. No paydown. 20yr period. Total cost £259,106. Estimate only.	£12,955	£4.63	Per annum EBPC cost Per household per yr based on 2800 dwellings. (Thecalculatorsite.com)
Payment of higher shortfall				
Surplus/shortfall	Assumes only S106, EBPC current funds, BCW grant at only £500k, and	£-274,693		Medium to high risk on achieving these grants.
	Assumes only S106, EBPC current funds, BCW grant at only £500k, and			
EBPC additional finance		£274,693		
Capital Income v Expenditure			£0	
EBPC PWLB loan; then paid back by Precept increase	2.36% per annum PWLB. Cumulative. No paydown. 20yr period. Total cost £475,435. Estimate only.	£23,772	£8.49	Per annum EBPC cost (simplified) Per household per yr based on 2800 dwellings

Capital budget risk and risk management

69. This section considers how the risk of not achieving the capital funding is managed.

70. The funds that are *not at risk* include:

- £603,000 from EBPC that is already spent, or committed, ring-fenced and available. (£401,000 + £202,000)

71. The £740,000 funds that are at a *low risk* include:

- £740,000 s106 monies (mainly from 'The Wickets' housing development, subject to BCW final approval to spend, but ringfenced for the project. The 200 dwelling trigger has been reached and BCW are currently invoicing the developer for this amount¹⁶.

72. The £2.045m funds that are at *some risk* include:

£1,110,000 from the Football Foundation towards the large and the small AGPs.

73. This is assessed as Medium to High Risk as, to date, the Football Foundation approached EBUFC, and subsequent conversations with the Football Foundation have been positive but no monies have secured yet. Should the funding not be forthcoming, then the AGP facilities will not be constructed (i.e. kept as a grass pitch). This will however also impact on the new pavilion construction, which will have to be very significantly scaled back.

74. Should the major Football Foundation grant not be agreed, then the risk management is that the AGP surfaces will not be constructed at this time, although this would have a serious impact on the operational viability of the scheme as a whole.

75. However the risk reduces somewhat if the BCW grant is given as the project will be seen as even more viable.

£135,000 from other grant sources

76. Potentially: Sport England: £25,000 for the changing and the Active Lifestyles Community Hub; £50,000 from The Lottery Community Fund for actively lifestyles and community social facilities; £50,000 from the Northants Community Fund, where previous discussion suggest up to £100k may be potentially considered; and £10,000 from local gravel/landfill scheme grants.

77. These are all set at High Risk. This level of risk may reduce to Medium Risk if the funding from BCW and Football Foundation is secured as the scheme will be seen to be moving closer to viable delivery and more likely to be able to secure some of these smaller grants.

¹⁶ Email from BCW Marian Green 06/01/21 confirms this.

78. Risk management includes EBPC having agreed in principle¹⁷ to make available further monies that could cover the £135,000 via the Precept to underwrite the failure to secure these ‘other’ as yet unsecured grants. This would reduce the risk to ‘low’ for this element.

BCW grant of £800k.

79. Should the BCW grant of £800,000 not be secured, then the proposals, as planned, will not be able to be progressed. There would likely be a much smaller new sports pavilion, potentially of temporary modular design, noting that significant costs will still have to be spent on the new access and parking works, and the renovation of the old pavilion to provide the social facilities. The Active Lifestyles Community Hub concept would need to be put on hold. A new planning application is likely to be required.

80. Should BCW not fund £800,000 but only £560,000, then EBPC has agreed in principle to make available a further £376,700 (in addition to the £603,000 spent or committed) by loading the cost onto the local community via the Precept (initially funded via a Public Works Loan Board). This would also underwrite the £135k of ‘other smaller grants’ which are not yet secured. This would be a necessary but undesirable outcome of reduced BCW funding.

Operational/revenue budgets

81. The broad indicative operational budgets for the full scheme as envisaged are set out below in Figure 13 with the summary extract in Figure 12. These span an 11 year period. The income and expenditure are broadly in balance with a potential average surplus over the period of just over £30k per year. If this is not needed to underwrite lower revenue incomes than predicted, then it would lead to a surplus at the end of the period of about £326,000. This would be used to help fund the next phase of development of the Grange, along with other matched funding.

Figure 12: Extract from Revenue Budget

Total Expenditure			£172,314	£241,634	£264,293	£265,603	£274,123	£282,501	£288,383	£297,349	£309,578	£319,528	£325,994
Total Income			£178,767	£264,206	£294,643	£300,672	£306,686	£314,963	£324,412	£334,144	£344,168	£354,493	£365,128
Total Inc - exp			£6,453	£22,572	£30,350	£35,069	£32,563	£32,462	£36,029	£36,795	£34,591	£34,965	£39,134
Cumulative Inc-Exp			£6,453	£29,025	£59,375	£94,444	£127,007	£159,469	£195,498	£232,293	£266,884	£301,849	£340,983
	Year:		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Revenue/operation budget risk and risk management

82. The indicative operational budgets are set out above. The major income sources of net income include the AGP fees, the bar surplus and the old pavilion hire income.

83. The first year income, post-construction, could be less if the project is delayed/runs over.,

84. The Football Foundation would only give a grant if they felt that there was suitable demand in the local area. A detailed AGP use programme has been developed, recognising that there is local demand from the host club EBUFC and from other clubs in the area. A substantial element of the hire will be by EBUFC itself. The Football Foundation would expect a club-

¹⁷ EBPC 09/11/20 Minute item 138/20 Sports and Leisure Development.

based AGP with additional external hire to make a net profit. Whilst the capital costs have included a smaller second football AGP (MUGA) the net income from this has not been factored into the income stream, so the AGP income shown is conservative and may be higher.

85. There is a known current bar income from the old pavilion, and its net income has been used as the baseline. The footfall for the new facilities is estimated as being about 7 times larger (mainly via AGP users) but the income has conservatively been estimated at about 2.5 times higher. The bar/social area will also effectively be marketed as the 'Local' for the adjacent "The Wickets" housing development with its 280 houses, so bringing in extra non-sporting bar income via a local membership scheme.
86. The old pavilion will become an Activity Lifestyles Community Hub centre, with rooms to hire, served by good parking, a kitchen, and set in attractive open space.
87. The income for year 1 has been reduced for fully operational income, but this may still be too optimistic, so there may be a potential deficit in running costs in year one. This can be made up by surpluses in years 2 and 3.
88. In terms of cash flow, the Trust may be able to borrow monies itself to cover this for a 12-24 month period, or EBPC may be able to cover this possible cash flow issue. Alternatively, monies set aside for the sinking fund for major capital replacement facilities could be delayed for the first year. The sinking fund is set at about 2% of the capital cost of the buildings and ancillary facilities (about £21k per year). This assumes a 50 year lifecycle and could be considered to be a high level of contribution, but it allows for some safety margin in balancing the budget in later years. The level could if needed be reduced to £11k a year, and £10k of the allocated money could be used to support general revenue viability, if needed.
89. The lifecycle costs for 3G AGPs, including the cost of replacement mats at about 10 years, have been separately addressed within the revenue budget.

Figure 13: Operational budget
(detail version in the Appendix)

Grange Sports Field		Income/Expenditure 03/11/20												
Capital Cost of New Pavilion (Es) Based on 662sqm which excludes mower store	£1,090,803	Annual cost of inflation:	AGP footfall	25,565	Grass footfall	2,220	Cricket Footfall	5,414	Other footfall	4,750	Other use: MUGA, outdoor gym, walk, jog	32,000	Total Footfall	69,949
New pavilion (sqm) Excl mower store	662	2% up to 2024; then 3%	Over 18	16,617	Over 18	0	Over 18	3,820	Over 18	3,750	Over 18	15,000	Over 18	39,187
Capital value of old pavilion	£300,000	Energy 5% per yr increase	Under 18	8,948	Under 18	2,220	Under 18	1,594	Under 18	1,000	Under 18	17,000	Under 18	30,762
INCOME		BASELINE	Year:	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
			Inflation:	102%	102%	102%	102%	102%	103%	103%	103%	103%	103%	103%
Building Income														
Bar income	Bar sales current ave 2017-2020: £51,185. Assume bar sales double by year 2 due to extra AGP use and non-sports use and from the Wickets housing development. Then increase by a further 25% in year 3. Lower in year 1.	£102,370	£70,000	£104,417	£133,132	£135,795	£138,511	£142,666	£146,946	£151,354	£155,895	£160,572	£165,389	
Kitchen and vending income	Kitchen sales. Based on footfall. Assume 50% of footfall spends £1 on snacks and soft drinks and vending machine.	£34,975	£35,674	£36,387	£37,115	£37,858	£38,615	£39,773	£40,966	£42,195	£43,461	£44,765	£46,108	
Old Pavilion large room hire	£17/hr and 6 hours a week; e.g: pilates, keep fit, music practice; club nights.	£5,100	£2,040	£5,202	£5,306	£5,412	£5,520	£5,686	£5,857	£6,032	£6,213	£6,400	£6,592	
Old Pavilion small room hire	Say £12/hr and 6 hours a week; eg meetings; art club; yoga.	£3,600	£1,440	£3,708	£5,412	£5,520	£5,631	£5,857	£6,032	£6,213	£6,400	£6,592	£6,789	
Old Pavilion whole building	£30/hr and 6 hours a week average; e.g: children's parties, family anniversaires.	£9,000	£3,600	£9,270	£5,520	£5,631	£5,743	£6,032	£6,213	£6,400	£6,592	£6,789	£6,993	
Events	Annual parish events: eg halloween and other events needing good parking and outdoor space. Say 3 per year @ £900 profit each.	£2,700	£2,754	£2,809	£2,865	£2,923	£2,981	£3,070	£3,163	£3,257	£3,355	£3,456	£3,559	
Pitch Hire and Club Subs														
AGP F/S Hire	£91,040 is full programme derived income potential based on 37 weeks/yr (allows for Bank Holidays, under use, and shutdowns).	£91,040	£55,716	£94,718	£96,612	£98,545	£100,516	£102,526	£105,602	£108,770	£112,033	£115,394	£118,856	
EBFC Football Members Subs to Trust	Was £1300 hire which was low for pitches and pavilion. Now a single club membership based on £15/head adult and £7.50/head junior. Currently 101 adults incl coaches/cttee etc + 216 juniors. Numbers assumed to rise by 25% from in year 3	£3,135	£3,198	£3,262	£4,159	£4,242	£4,327	£4,413	£4,546	£4,682	£4,822	£4,967	£5,116	
EBCC Cricket Members Sub	Was £1250 hire which was low for pitch and pavilion. Now a required single club membership based on £15/head adult and £7.50/head junior. Currently 37 adults (incl cttee) and 94 juniors. Assume increase by 10% in yr 3.	£1,260	£1,285	£1,311	£1,337	£1,500	£1,530	£1,561	£1,608	£1,656	£1,706	£1,757	£1,809	
Non sport club memberships	Essentially gives access to bar, and discounts for hire/events etc. Assume 200 members at £15/yr.	£3,000	£3,060	£3,121	£3,184	£3,247	£3,312	£3,378	£3,480	£3,584	£3,692	£3,803	£3,917	
Total income		£256,180	£178,767	£264,206	£294,643	£300,672	£306,686	£314,963	£324,412	£334,144	£344,168	£354,493	£365,128	
Expenditure														
Bar, Kitchen etc														
Bar costs	Surplus 2017-2020 average at £11,725 being 22.9% of average £51,185 turnover. So costs at 67.1% turnover. Additional £5000 year 1 costs	£73,588	£46,970	£70,064	£89,332	£91,118	£92,941	£95,729	£98,601	£101,559	£104,606	£107,744	£110,976	
Licences	Monthly: TV@£13.20; Sky@£322.80. Yearly: PPL/PR@£700; Premises Licence@£180; Club Licence@180.	£5,092	£5,194	£5,298	£5,404	£5,512	£5,622	£5,734	£5,906	£6,084	£6,266	£6,454	£6,648	
Kitchen and vending costs	Assume 50% cost of sales	£17,487	£18,194	£18,558	£18,929	£19,307	£19,693	£20,284	£20,893	£21,520	£22,165	£22,830	£23,515	
Broadband IT	£60pcm	£720	£734	£749	£764	£779	£795	£819	£843	£869	£895	£922	£949	
Building other														
Cleaning	£164sqm @£780 current; pro rata	£3,149	£3,212	£3,276	£3,341	£3,408	£3,476	£3,581	£3,688	£3,799	£3,913	£4,030	£4,151	
Utilities	Current: Anglian Water: £48.00; British Gas: £56.00; EoN: £50.00; Veolia Bins: £61.00. Total: £2,568pcm. New building 732sqm; old building 168sqm, so costs taken pro-rata. May be lower as new building and plant will be more energy efficient. Assume all at 5% increase/yr.	£11,189	£11,748	£12,336	£12,952	£13,600	£14,280	£14,994	£15,744	£16,531	£17,357	£18,225	£19,137	
Scorpion security	Current: £190/yr on call outs. Increased.	£300	£306	£312	£318	£325	£331	£341	£351	£362	£373	£384	£395	
Insurance	0.25%/yr of capital cost. Current insurance £1971.	£2,727	£2,782	£2,837	£2,894	£2,952	£3,011	£3,101	£3,194	£3,290	£3,389	£3,490	£3,595	
Repairs and maintenance	£10/sqm/yr	£6,620	£0	£6,885	£7,022	£7,163	£7,306	£7,525	£7,751	£7,984	£8,223	£8,470	£8,724	
Major capital replacements	2%/yr of capital cost	£21,816	£0	£22,689	£23,142	£23,605	£24,077	£24,800	£25,544	£26,310	£27,099	£27,912	£28,750	

Old Pavilion													
Old Pavilion maintenance	£10/sqm/yr	£1,680	£0	£1,747	£1,782	£1,818	£1,854	£1,910	£1,967	£2,026	£2,087	£2,149	£2,214
Old Pavilion major repairs	1%/yr of capital cost	£3,000	£0	£3,120	£3,182	£3,246	£3,311	£3,410	£3,513	£3,618	£3,727	£3,838	£3,953
Old Pavilion utilities	Based on current. Likely higher usage but less showers, and more energy efficient building.	£2,000	£2,040	£2,081	£2,122	£2,165	£2,208	£2,274	£2,343	£2,413	£2,485	£2,560	£2,637
General other													
Accountancy/audit		£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,137	£1,171	£1,206	£1,243	£1,280	£1,318
Office overheads		£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,137	£1,171	£1,206	£1,243	£1,280	£1,318
Interim costs	Marquee hire etc, during construction	£3,000	£3,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Project management.		£15,000	£15,000	£3,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staffing													
Café/bar manager	Assume 0.6xFTE @ £18kpa	£10,800	£11,016	£11,236	£11,461	£11,690	£11,924	£12,282	£12,650	£13,030	£13,421	£13,823	£14,238
Café/Bar mgr NI	HMRC calculator (zero NI>£9516)	£278	£284	£289	£295	£301	£307	£316	£326	£336	£346	£356	£367
Café/Bar mgr pension	at 3%	£324	£330	£337	£344	£351	£358	£368	£380	£391	£403	£415	£427
Café/Bar casual staff	Assume 3 evenings at 5hrs = 15hrs at £8.72/hr x 50 weeks	£6,540	£6,671	£6,804	£6,940	£7,079	£7,221	£7,437	£7,660	£7,890	£8,127	£8,371	£8,622
Site & Marketing Manager	Includes marketing role and AGP bookings. £24k pro rata 21hrs/wk	£14,400	£14,688	£14,982	£15,281	£15,587	£15,899	£16,376	£16,867	£17,373	£17,894	£18,431	£18,984
Site manager NI	HMRC calculator (zero NI>£9516)	£2,100	£2,142	£2,185	£2,228	£2,273	£2,318	£2,388	£2,459	£2,533	£2,609	£2,688	£2,768
Site manager pension	at 3%	£259	£264	£270	£275	£281	£286	£295	£304	£313	£322	£332	£342
Site manager Trg&Ed		£500	£510	£520	£531	£541	£552	£569	£586	£603	£621	£640	£659
Marketing budget	Higher in years 1-3.	£4,000	£6,000	£4,000	£4,080	£2,500	£2,550	£2,627	£2,705	£2,786	£2,870	£2,956	£3,045
<i>Total Staff</i>		<i>£39,201</i>											
Pitch Expenditure F/S AGP													
Annual maintenance, contract		£3,000	£3,060	£3,121	£3,184	£3,247	£3,312	£3,412	£3,514	£3,619	£3,728	£3,840	£3,955
Regular maintenance	Volunteers	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Rubber top up		£5,250	£5,355	£5,462	£5,571	£5,683	£5,796	£5,970	£6,149	£6,334	£6,524	£6,720	£6,921
Extra line marking		£900	£918	£936	£955	£974	£994	£1,023	£1,054	£1,086	£1,118	£1,152	£1,186
Equipment replacement		£300	£306	£312	£318	£325	£331	£341	£351	£362	£373	£384	£395
Pitch testing / inspection	£2500 every 3 years	£2,500	£0	£0	£2,650	£0	£0	£2,809	£0	£0	£2,978	£0	£0
Sinking Fund		£27	£27,000	£0	£27,540	£28,091	£28,653	£29,226	£30,102	£31,006	£31,936	£32,894	£33,881
Floodlight maintenance		£800	£816	£832	£849	£866	£883	£910	£937	£965	£994	£1,024	£1,055
Floodlight lamps	£200 per year then £2,500 for full replacement each 5 yrs.	£200	£204	£208	£212	£216	£3,021	£227	£234	£241	£248	£3,639	£263
Floodlight electricity	£5-6k/yr ave	£5,500	£5,610	£5,722	£5,837	£5,953	£6,072	£6,255	£6,442	£6,636	£6,835	£7,040	£7,251
<i>AGP total</i>		<i>£45,450</i>											
Pitches: Grass													
Maintenance	Mostly by volunteers	£3,000	£3,060	£3,121	£3,184	£3,247	£3,312	£3,412	£3,514	£3,619	£3,728	£3,840	£3,955
Total Expenditure			£172,453	£242,910	£265,595	£266,931	£275,477	£283,896	£289,819	£298,829	£311,102	£321,099	£327,611
Total Income			£178,767	£264,206	£294,643	£300,672	£306,686	£314,963	£324,412	£334,144	£344,168	£354,493	£365,128
Total Inc - exp			£6,314	£21,295	£29,048	£33,741	£31,208	£31,067	£34,592	£35,315	£33,066	£33,395	£37,517
Cumulative Inc-Exp			£6,314	£27,609	£56,658	£90,399	£121,607	£152,674	£187,266	£222,582	£255,648	£289,043	£326,560
Year:			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Phasing

90. The construction period will be about 12 months, and there will be some disruption in use of the site. It is proposed to have a temporary marquee for the cricket season use (costed in). During the AGP development the football uses will need to be off-site at the Pioneer Sports Ground or other playing field / AGP sites outside the parish.
91. A Project Manager fee has been included in the cost. It is likely that the current entrance, parking, and the old pavilion may be able to be used for some of the time during construction of the new pavilion, so protecting some income; with the old pavilion renovation phased for after the new pavilion is open.

SUMMARY OF COSTS AND BENEFITS

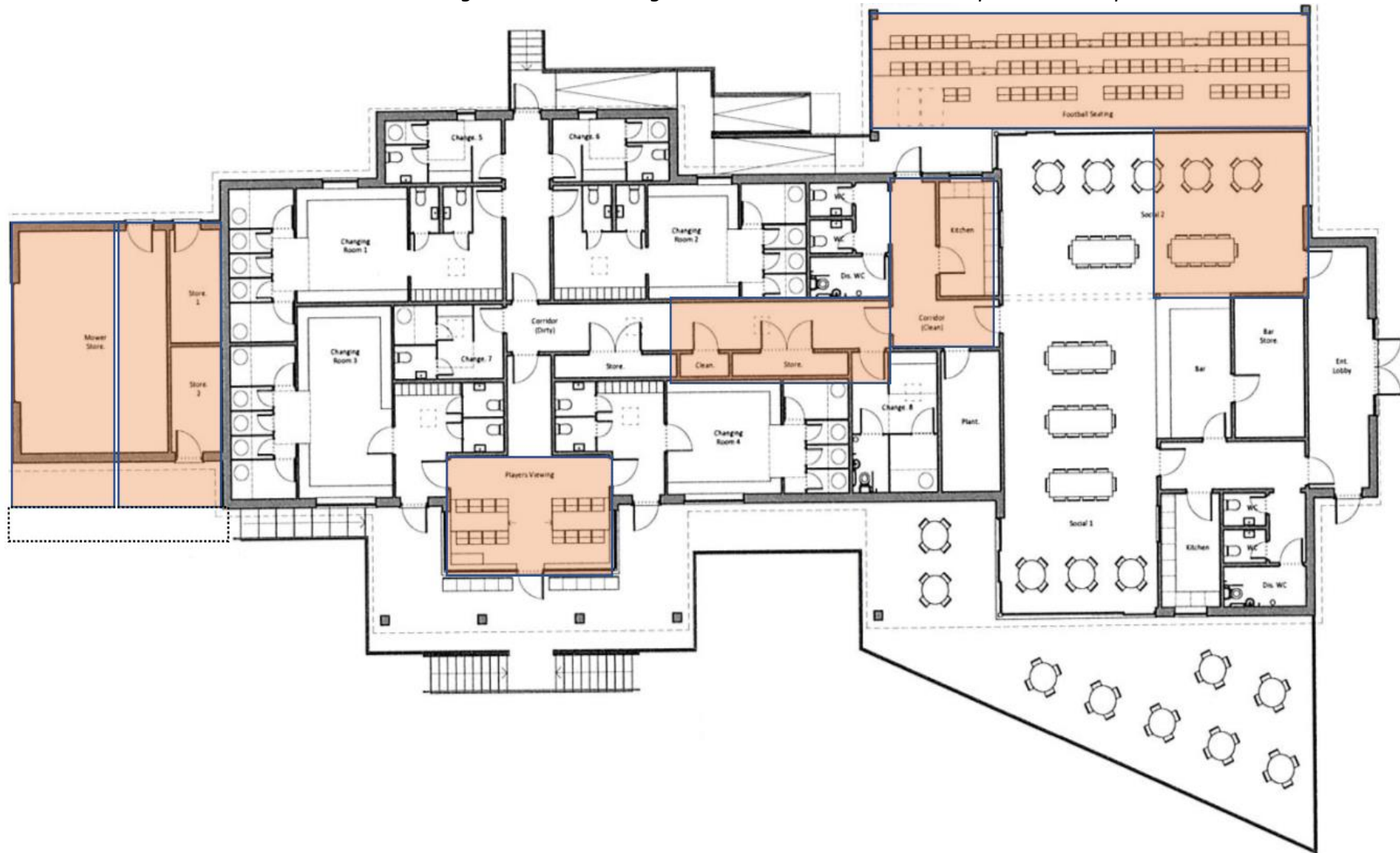
92. In order to achieve this workable business plan, a phased approach to the development is required. Thus, whilst the planning application has secured planning for a larger facility, the first main phase of new development will result in a building with a smaller footprint than the application. The costs of an amendment to the extant application have not been included in the figures above, as these might be included in the construction tender process cost. If not, then they will be added to the EBPC borrowing proposals and resulting in a minor increase.
93. A BCW grant of £800,000 would go a long way to improving health and well-being of the residents of the Borough of Wellingborough, and particularly Earls Barton. It is known that inactivity contributes to poor health and obesity, resulting in high health costs, estimated currently to be around £17.97 per head¹⁸.
94. The BCW grant would equate to a support of £0.38 for each visit¹⁹. It would amount to funding 24% of the overall £3.378m scheme.
95. This grant is essential to the delivery and long term viability of the project. It will be matched by £2.578m of other funding, including £603,000 from EBPC. This grant would support some 70,000 visits per year, being 3.5m active lifestyles visits over the 50 year lifecycle of the building.

¹⁸ Sport England commissioned the British Heart Foundation Health Promotion Research Group at Oxford University to prepare estimates of the primary and secondary care costs attributable to physical inactivity per district (2010)

¹⁹ The protection of the current active participation (c10%) and the increase in new active participation (c90%) at the Grange is expected to result in the order of 70,000 visits per year, or at least 2.1m active lifestyles visits, over the building's expected 50 year lifespan.

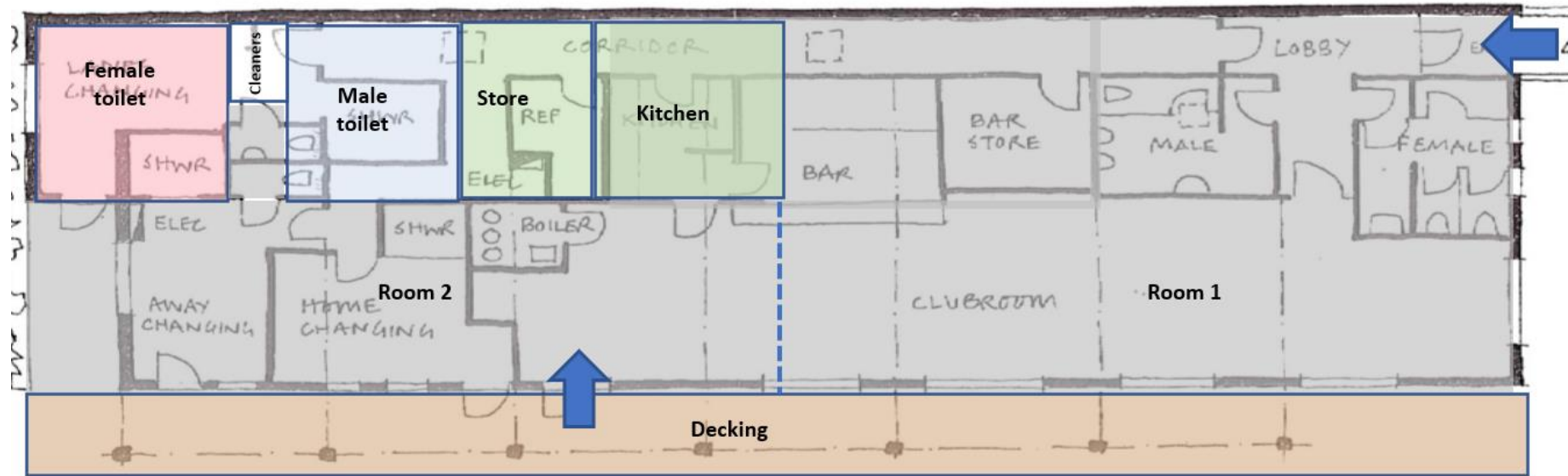
APPENDIX 1: New pavilion with phased development

Note: The construction tender will include a redesign so that the orange areas will be able to be developed in a later phase.



APPENDIX 2: Old pavilion renovation

Note: The current layout is shown under the new



APPENDIX 3: Capital Budget

CAPITAL BUDGET VERSION 2A 08/01/21			
Cost Centre	Cost Source	Budget	Comment
			<i>All prices are estimates. VAT not included.</i>
New Pavilion	Watson & Cox Construction Ltd base with reduced areas, and based on market knowledge (conservative) price reduction of 5%	£1,036,263	W&C: £1.4465 on 732sqm. Phase 1 without: mower store (70sqm) kitchen (30sqm); cricket seats (30sqm), football seats (80sqm), corridor (20sqm). Then plus 90sqm for 2xAGP changing. So size@ 552sqm. Cost pro rata. Allowance has been included for fit out, including IT
Refurb. old pavilion	QMP Surveyor costs 2014 with inflation excl prelims/overheads. Estimate only.	£185,000	Gut and rebuild the internal area of the club house and provide with new male, female and accessible toilets, bar, kitchen and clubroom with dividing partitions. The boiler and heating system would also need to be replaced. Includes locker space for jogging/outdoor gym use. initial
Maintenance shed		£15,000	Simple breeze block extension or temporary wooden clad steel containers.
Buildings sub tot		£1,236,263	
Access/Parking & externals	Watson & Cox Construction Ltd	£268,000	Phase 1: 60% of full scheme cost includes roads, but less parking and more unsealed surface.
Fencing general	Watson & Cox Construction Ltd	£52,000	
Ball stop fencing	Market estimate	£40,000	
Cricket nets	Market estimate	£13,000	
Step 5 pitch spectator needs excl stand.	Nortoft allowance tbc	£0	£25k but assumed Sports England grant to EBC of £12k tbc but indicated previously (different from SpE grant below). £28,500 but not included at this time
Prelims @9% of buildings cost	Composite figure from Buckingham and Watson & Cox	£111,264	
Main contractors overheads (5%) & profit (3%) so 8%	Composite figure from Buckingham and Watson & Cox	£98,901	
Building drainage & utilities	Nortoft allowance tbc	£25,000	
Full size 3G AGP	Nortoft allowance tbc	£710,000	
9v9 AGP	Nortoft allowance tbc	£470,000	
Jogging circuit	Nortoft allowance tbc	£2,000	Grass route with stage markers and information board
Outdoor gym	Based on market prices	£28,000	
Total (excl design fees)		£3,054,428	
Project design fees @ 5% of buildings		£50,883	
Contingency @ 5% of buildings cost		£50,883	
Transition costs during construction	To cover Trust's Inc-Exp loss during construction; includes marquee hire/purchase as temp cricket pavillion.	£15,000	
Total		£3,171,193	Excludes £202k already spent by BCW

S106	BCW officer's email (06/01/21) confirmed (good) estimate of £590k + (£150k to £155k interest) will be available. Lower figure used.	£740,000		No significant risk. S106 requirement was for 200 dwellings, and this BCW confirm has been achieved and so s106 is being invoiced.
EBPC funds	EBPC	£401,000		No risk (excludes £202k already spent)
BCW grant	£500k + £296k = £796k sought. The calculations in the left column are based on £500k grant to show how much extra EBPC would need to Borrow and Precept if £796k is not granted. The right hand column shows the requested	£500,000	£796,000	EBPC have agreed that it would, if it had, load the Precept on the back of a Public Works Loan Board loan to cover up to £296k extra funding (see below).
FF grant AGP pitch	90% AGP	£1,053,000		Medium Risk
FF grant AGP changing x2	90% 2x changing (90sqm)	£202,500		Medium to High Risk
Sport England Grant	To be sought	£25,000		Medium Risk
Lottery Community Fund	To be sought	£50,000		High Risk but poss £100k?
Northants Cty Fund	To be sought	£50,000		High Risk
Gravel/landfill etc	To be sought	£10,000		High Risk
Income total		£3,031,500	£3,327,500	Red is with £796k BCW grant
Payment of lower shortfall				
Surplus/Shortfall	Assumes all grant confirmed and BCW at £500k	-£139,693		High risk: Not all grants likely to be achieved.
	Assumes all grant confirmed and BCW at £796k		£156,307	Small surplus (c5%) but would offset higher risk of not getting smaller/"other" grants of £135k or a lower FF
EBPC finance:		£139,693		
Capital Income v Expenditure		£0		
EBPC PWLB loan; then paid back by Precept Increase	2.36% per annum PWLB. Cumulative. No paydown. 20yr period. Total cost £259,106. Estimate only.	£12,955		Per annum EBPC cost
			£4.63	Per household per yr based on 2800 dwellings. (Thecalculatorsite.com)
Payment of higher shortfall				
Surplus/shortfall	Assumes only S106, EBPC current funds, BCW grant at only £500k, and FF grant.	-£274,693		Medium to high risk on achieving these grants.
	Assumes only S106, EBPC current funds, BCW grant at only £500k, and FF grant.			
EBPC additional finance		£274,693		
Capital Income v Expenditure		£0		
EBPC PWLB loan; then paid back by Precept Increase	2.36% per annum PWLB. Cumulative. No paydown. 20yr period. Total cost £475,435. Estimate only.	£23,772		Per annum EBPC cost (simplified)
			£8.49	Per household per yr based on 2800 dwellings

APPENDIX 4: Revenue Budget

Grange Sports Field		Income/Expenditure 03/11/20													
Capital Cost of New Pavilion (£s) Based on 662sqm which excludes mower store	£1,036,263	Annual cost of inflation:	AGP footfall	25,565	Grass footfall	2,220	Cricket Footfall	5,414	Other footfall	4,750	Other use: MUGA, outdoor gym, walk, jog	32,000	Total Footfall	69,949	
New pavilion (sqm) Excl mower store	662	2% up to 2024; then 3%	Over 18	16,617	Over 18	0	Over 18	3,820	Over 18	3,750	Over 18	15,000	Over 18	39,187	
Capital value of old/current pavilion refurbished as healthy lifestyle centre	£300,000	Energy 5%/yr increase	Under 18	8,948	Under 18	2,220	Under 18	1,594	Under 18	1,000	Under 18	17,000	Under 18	30,762	
INCOME		BASELINE	Year:	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
			Inflation:	102%	102%	102%	102%	102%	103%	103%	103%	103%	103%	103%	
Building Income															
Bar income	Bar sales current ave 2017-2020: £51,185. Assume bar sales double by year 2 due to extra AGP use and non-sports use and from the Wickets housing development. Then increase by a further 25% in year 3. Lower in year 1.	£102,370		£70,000	£104,417	£133,132	£135,795	£138,511	£142,666	£146,946	£151,354	£155,895	£160,572	£165,389	
Kitchen and vending income	Kitchen sales. Based on footfall. Assume 50% of footfall spends £1 on snacks and soft drinks and vending machine.	£34,975		£35,674	£36,387	£37,115	£37,858	£38,615	£39,773	£40,966	£42,195	£43,461	£44,765	£46,108	
Old Pavilion large room hire	£17/hr and 6 hours a week; e.g: pilates, keep fit, music practice; club nights.	£5,100		£2,040	£5,202	£5,306	£5,412	£5,520	£5,686	£5,857	£6,032	£6,213	£6,400	£6,592	
Old Pavilion small room hire	Say £12/hr and 6 hours a week; eg meetings; art club; yoga.	£3,600		£1,440	£3,708	£5,412	£5,520	£5,631	£5,857	£6,032	£6,213	£6,400	£6,592	£6,789	
Old Pavilion whole building	£30/hr and 6 hours a week average; e.g: children's parties, family anniversaires.	£9,000		£3,600	£9,270	£5,520	£5,631	£5,743	£6,032	£6,213	£6,400	£6,592	£6,789	£6,993	
Events	Annual parish events: eg halloween and other events needing good parking and outdoor space. Say 3 per year @ £900 profit each.	£2,700		£2,754	£2,809	£2,865	£2,923	£2,981	£3,070	£3,163	£3,257	£3,355	£3,456	£3,559	
Pitch Hire and Club Subs															
AGP F/S Hire	£91,040 is full programme derived income potential based on 37 weeks/yr (allows for Bank Holidays, under use, and shutdowns).	£91,040		£55,716	£94,718	£96,612	£98,545	£100,516	£102,526	£105,602	£108,770	£112,033	£115,394	£118,856	
EBFC Football Members Subs to Trust	Was £1300 hire which was low for pitches and pavilion. Now a single club membership based on £15/head adult and £7.50/head junior. Currently 101 adults incl coaches/cttee etc + 216 juniors. Numbers assumed to rise by 25% from in year 3	£3,135		£3,198	£3,262	£4,159	£4,242	£4,327	£4,413	£4,546	£4,682	£4,822	£4,967	£5,116	
EBCC Cricket Members Sub	Was £1250 hire which was low for pitch and pavilion. Now a required single club membership based on £15/head adult and £7.50/head junior. Currently 37 adults (incl cttee) and 94 juniors. Assume increase by 10% in yr 3.	£1,260		£1,285	£1,311	£1,337	£1,500	£1,530	£1,561	£1,608	£1,656	£1,706	£1,757	£1,809	
Non sport club memberships	Essentially gives access to bar, and discounts for hire/events etc. Assume 200 members at £15 /yr.	£3,000		£3,060	£3,121	£3,184	£3,247	£3,312	£3,378	£3,480	£3,584	£3,692	£3,803	£3,917	
Total income		£256,180		£178,767	£264,206	£294,643	£300,672	£306,686	£314,963	£324,412	£334,144	£344,168	£354,493	£365,128	

Expenditure													
Bar, Kitchen etc													
Bar costs	Surplus 2017-2020 average at £11,725 being 22.9% of average £51,185 turnover. So costs at 67.1% turnover. Additional £5000 year 1 costs	£73,588	£46,970	£70,064	£89,332	£91,118	£92,941	£95,729	£98,601	£101,559	£104,606	£107,744	£110,976
Licences	Monthly: TV@£13.20; Sky@£322.80. Yearly: PPL/PR@£700; Premises Licence@£180; Club Licence@180.	£5,092	£5,194	£5,298	£5,404	£5,512	£5,622	£5,734	£5,906	£6,084	£6,266	£6,454	£6,648
Kitchen and vending costs	Assume 50% cost of sales	£17,487	£18,194	£18,558	£18,929	£19,307	£19,693	£20,284	£20,893	£21,520	£22,165	£22,830	£23,515
Broadband IT	£60pcm	£720	£734	£749	£764	£779	£795	£819	£843	£869	£895	£922	£949
Building other													
Cleaning	£164sqm @£780 current; pro rata	£3,149	£3,212	£3,276	£3,341	£3,408	£3,476	£3,581	£3,688	£3,799	£3,913	£4,030	£4,151
Utilities	Current: Anglian Water: £48.00; British Gas: £56.00; EoN:£50.00; Veolia Bins: £61.00. Total: £2,568pcm. New building 732sqm; old building 168sqm, so costs taken pro-rata. May be lower as new building and plant will be more energy efficient. Assume all at 5% increase/yr.	£11,189	£11,748	£12,336	£12,952	£13,600	£14,280	£14,994	£15,744	£16,531	£17,357	£18,225	£19,137
Scorpion security	Current: £190/yr on call outs. Increased.	£300	£306	£312	£318	£325	£331	£341	£351	£362	£373	£384	£395
Insurance	0.25%/yr of capital cost. Current insurance £1971.	£2,591	£2,642	£2,695	£2,749	£2,804	£2,860	£2,946	£3,034	£3,126	£3,219	£3,316	£3,415
Repairs and maintenance	£10/sqm/yr	£6,620	£0	£6,885	£7,022	£7,163	£7,306	£7,525	£7,751	£7,984	£8,223	£8,470	£8,724
Major capital replacements	2%/yr of capital cost	£20,725	£0	£21,554	£21,985	£22,425	£22,874	£23,560	£24,267	£24,995	£25,744	£26,517	£27,312
Old Pavilion													
Old Pavilion maintenance	£10/sqm/yr	£1,680	£0	£1,747	£1,782	£1,818	£1,854	£1,910	£1,967	£2,026	£2,087	£2,149	£2,214
Old Pavilion major repairs	1%/yr of capital cost	£3,000	£0	£3,120	£3,182	£3,246	£3,311	£3,410	£3,513	£3,618	£3,727	£3,838	£3,953
Old Pavilion utilities	Based on current. Likely higher usage but less showers, and more energy efficient building.	£2,000	£2,040	£2,081	£2,122	£2,165	£2,208	£2,274	£2,343	£2,413	£2,485	£2,560	£2,637
General other													
Accountancy/audit		£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,137	£1,171	£1,206	£1,243	£1,280	£1,318
Office overheads		£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,137	£1,171	£1,206	£1,243	£1,280	£1,318
Interim costs	Marquee hire etc, during construction	£3,000	£3,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Project management.		£15,000	£15,000	£3,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staffing													
Café/bar manager	Assume 0.6xFTE @ £18kpa	£10,800	£11,016	£11,236	£11,461	£11,690	£11,924	£12,282	£12,650	£13,030	£13,421	£13,823	£14,238
Café/Bar mgr NI	HMRC calculator (zero NI)>£9516)	£278	£284	£289	£295	£301	£307	£316	£326	£336	£346	£356	£367
Café/Bar mgr pension	at 3%	£324	£330	£337	£344	£351	£358	£368	£380	£391	£403	£415	£427
Café/Bar casual staff	Assume 3 evenings at 5hrs = 15hrs at £8.72/hr x 50 weeks	£6,540	£6,671	£6,804	£6,940	£7,079	£7,221	£7,437	£7,660	£7,890	£8,127	£8,371	£8,622
Site & Marketing Manager	Includes marketing role and AGP bookings. £24k pro rata 21hrs/wk	£14,400	£14,688	£14,982	£15,281	£15,587	£15,899	£16,376	£16,867	£17,373	£17,894	£18,431	£18,984
Site manager NI	HMRC calculator (zero NI)>£9516)	£2,100	£2,142	£2,185	£2,228	£2,273	£2,318	£2,388	£2,459	£2,533	£2,609	£2,688	£2,768
Site manager pension	at 3%	£259	£264	£270	£275	£281	£286	£295	£304	£313	£322	£332	£342
Site manager Trg&Ed		£500	£510	£520	£531	£541	£552	£569	£586	£603	£621	£640	£659
Marketing budget	Higher in years 1-3.	£4,000	£6,000	£4,000	£4,080	£2,500	£2,550	£2,627	£2,705	£2,786	£2,870	£2,956	£3,045
<i>Total Staff</i>		<i>£39,201</i>											

Pitch Expenditure F/S AGP														
Annual maintenance, contract		£3,000		£3,060	£3,121	£3,184	£3,247	£3,312	£3,412	£3,514	£3,619	£3,728	£3,840	£3,955
Regular maintenance	Volunteers	£0		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Rubber top up		£5,250		£5,355	£5,462	£5,571	£5,683	£5,796	£5,970	£6,149	£6,334	£6,524	£6,720	£6,921
Extra line marking		£900		£918	£936	£955	£974	£994	£1,023	£1,054	£1,086	£1,118	£1,152	£1,186
Equipment replacement		£300		£306	£312	£318	£325	£331	£341	£351	£362	£373	£384	£395
Pitch testing / inspection	£2500 every 3 years	£2,500		£0	£0	£2,650	£0	£0	£2,809	£0	£0	£2,978	£0	£0
Sinking Fund	£27	£27,000		£0	£27,540	£28,091	£28,653	£29,226	£30,102	£31,006	£31,936	£32,894	£33,881	£34,897
Floodlight maintenance		£800		£816	£832	£849	£866	£883	£910	£937	£965	£994	£1,024	£1,055
Floodlight lamps	£200 per year then £2,500 for full replacement each 5 yrs.	£200		£204	£208	£212	£216	£3,021	£227	£234	£241	£248	£3,639	£263
Floodlight electricity	£5-6k/yr ave	£5,500		£5,610	£5,722	£5,837	£5,953	£6,072	£6,255	£6,442	£6,636	£6,835	£7,040	£7,251
<i>AGP total £45,450</i>		£252,792												
Pitches: Grass														
Maintenance	Mostly by volunteers	£3,000		£3,060	£3,121	£3,184	£3,247	£3,312	£3,412	£3,514	£3,619	£3,728	£3,840	£3,955
Total Expenditure				£172,314	£241,634	£264,293	£265,603	£274,123	£282,501	£288,383	£297,349	£309,578	£319,528	£325,994
Total Income				£178,767	£264,206	£294,643	£300,672	£306,686	£314,963	£324,412	£334,144	£344,168	£354,493	£365,128
Total Inc - exp				£6,453	£22,572	£30,350	£35,069	£32,563	£32,462	£36,029	£36,795	£34,591	£34,965	£39,134
Cumulative Inc-Exp				£6,453	£29,025	£59,375	£94,444	£127,007	£159,469	£195,498	£232,293	£266,884	£301,849	£340,983
			Year:	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032