

# Cheltenham Borough Council

## Indoor Cricket and Gymnastics Centre

**DRAFT**

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The financial projections contained in this model rely on information provided by the client and by operators of similar facilities and should be read in conjunction with the stated assumptions. In no way does PMP Consultancy Ltd guarantee or otherwise warrant achievability of the projections of usage and cashflow as they are predictions of future events. Actual results will be dependent on a number of factors such as the quality of management and market sustainability.

# Cheltenham Borough Council

Indoor Cricket and Gymnastics Centre

## FINANCIAL SUMMARY

### Income:

	YEAR 1 (£)	YEAR 2 (£)	YEAR 3 (£)	YEAR 4 (£)	YEAR 5 (£)
Cricket & gymnastics hall	172,085	177,248	182,565	188,042	193,683
Meeting/classroom	9,191	9,467	9,751	10,044	10,345
Food and beverage vending	5,000	5,150	5,305	5,464	5,628
<b>Total Income</b>	<b>181,277</b>	<b>186,715</b>	<b>192,316</b>	<b>198,086</b>	<b>204,028</b>

### Expenditure:

#### STAFFING COSTS

	YEAR 1 (£)	YEAR 2 (£)	YEAR 3 (£)	YEAR 4 (£)	YEAR 5 (£)
Salaries and Wages	52,245	53,812	55,427	57,090	58,802

#### PREMISES

Gas	46,844	48,249	49,697	51,188	52,723
Electricity	36,554	37,651	38,780	39,944	41,142
Business Rates	96,873	99,779	102,773	105,856	109,031
Water rates	24,500	25,235	25,992	26,772	27,575
Sewerage	9,800	10,094	10,397	10,709	11,030
Refuse Collections	2,205	2,271	2,339	2,409	2,482
Cleaning	17,314	17,833	18,368	18,919	19,487

#### ADVERTISING AND MARKETING

3%	12,000	6,000	6,180	6,365	6,556
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#### ADMINISTRATION

Insurances	22,400	23,072	23,764	24,477	25,211
Printing, Postage and Stationery	1%	522	538	554	571
Telephones	1%	522	538	554	571
Other Administration	2%	1,045	1,076	1,109	1,142

#### OTHER SUPPLIES AND SUNDRY ITEMS

3%	5,438	5,601	5,769	5,943	6,121
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### Total Expenditure

<b>328,263</b>	<b>331,751</b>	<b>341,704</b>	<b>351,955</b>	<b>362,513</b>
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### NET OPERATING SURPLUS / (COST)

<b>-146,987</b>	<b>-145,036</b>	<b>-149,387</b>	<b>-153,869</b>	<b>-158,485</b>
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## KEY ASSUMPTIONS

**Assumed facilities:**

Main facilities:	indoor sports hall (5 cricket lanes)
	gymnastics hall
Rentals:	meeting/classroom
Food and Beverage:	social/refectory area
Miscellaneous:	viewing gallery and storage room
	changing facilities
	storage room (gymnastics)
	children's changing facilities (gymnastics requirement)
	<b>TOTAL</b>

**Size (square metres):**

880
910
150
175
300
300
200
150
<b>3065</b>

EVERYTHING FROM HERE FEEDS INTO THE SUBSEQUENT PAGES

Total Size: 3,065 Use for calculating operating costs currently provided by NLP  
 Total Capital Costs: 4,480,000 Use for calculating operating costs currently provided by NLP

Opening Hours		Total Hours p/w:	Total Weeks per year:	Total Hours/Year
M-F	0630 - 2200			
Sat	0800 - 2200			
Sun	0800 - 2200	105.5	52	5,486

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## Summary of Programming (hours of use per week)

	Sports hall	cricket lanes	meeting/class room	gymnastics hall
Gloucestershire CCC	5	0	0.5	0
Cheltenham CC	7	0	0	0
Hatherley & Reddings CC	0.08	0	0	0
Non cricketing groups	2.5	0	0.25	0
Local community cricket clubs	0	1.3	0	0
Private coaching sessions	0	3	0	0
Other community use	0	0	0.5	0
Cheltenham School of Gymnastics	0	0		40
Rowan Gymnastics Club	0	0		20
Happy Days Gymnastics Club	0	0		6
Total	<b>14.58</b>	<b>4.3</b>	<b>1.25</b>	<b>66</b>

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## Cricket and gymnastics hall income

FACILITY	TYPE OF USE	HOURS PER WEEK	NO. OF UNITS OR CAPACITY	GROSS COST PER UNIT (£)	NET COST PER UNIT (£)	NO. OF WEEKS PER YEAR	NET INCOME PER YEAR (£)
Cricket Hall	Gloucestershire CCC	5	1	36.00	30.64	50	7,660
	Cheltenham CC	7	1	36.00	30.64	50	10,723
	Hatherley & Reddings CC	1	1	36.00	30.64	50	1,532
	Non cricketing groups	20	1	15.00	12.77	50	12,766
Individual cricket lanes	Local community cricket clubs	2	5	15.00	12.77	50	6,383
	Private coaching sessions	10	5	15.00	12.77	50	31,915
Gymnastics Hall	Cheltenham School of Gymnastics	40	1	36.00	30.64	50	61,277
	Rowan Gymnastics Club	20	1	36.00	30.64	50	30,638
	Happy Days Gymnastics Club	6	1	36.00	30.64	50	9,191
TOTAL INCOME FOR YEAR							<b>172,085</b>

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Indoor Cricket Centre

## RENTALS INCOME

### Meeting/class room

FACILITY	TYPE OF USE	HOURS PER WEEK	GROSS COST PER HOUR (£)	NET COST PER HOUR (£)	NO. OF WEEKS PER YEAR	NET INCOME PER YEAR (£)
Meeting/class room	Gloucestershire CCC	1	18.00	15.32	50	765.96
	Non cricketing groups	2	18.00	15.32	50	1,531.91
	Other community use	7	18.00	15.32	50	5,361.70
	Cheltenham School of Gymnastics	1	18.00	15.32	50	765.96
	Rowan Gymnastics Club	1	18.00	15.32	50	765.96

TOTAL INCOME FOR YEAR

9,191

**Cheltenham Borough Council**

Indoor Cricket Centre

**STAFFING COSTS**

DESIGNATION	BASE SALARY (£)	NATIONAL INSURANCE (£)	PENSION COSTS (£)	HOLIDAYS (£)	SICKNESS (£)	TRAINING (£)	TOTAL SALARY (£)	NUMBER OF FULL-TIME EQUIVALENTS	TOTAL COSTS (£)	ASSUMPTIONS
		10%	10%	3%	3%	3%				
General Manager	20,000	2,000	2,000	600	600	600	25,800	1.0	25,800	
Administrative Support	15,000	1,500	1,500	450	450	450	19,350	0.5	9,675	additional support for bookings etc
Receptionist	13,000	1,300	1,300	390	390	390	16,770	1.0	16,770	assume one on at all time centre is open
<b>TOTALS</b>								<b>2.5</b>	<b>52,245</b>	

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## OTHER COSTS

### PREMISES

COSTS	ANNUAL RATE	TOTAL COST (£)
Gas	46844.00	0
Electricity	36554.00	0
Business Rates	96873.00	
Water rates	24500.00	
Sewerage	9800.00	
Refuse Collections	2205.00	
Cleaning	17314.00	0

**TOTAL ANNUAL COST 234090.00**

### ADVERTISING AND MARKETING

COSTS	TOTAL COST (£)
Year 1 Additional Costs	12,000

### ADMINISTRATION

COSTS	RELATION TO CAPITAL COST	TOTAL COST
Insurance	0.50%	22,400