

## Appendix 1: Project Budget

### Clay Farm Community Facilities Building - Capital proposal for Board at January 2013

Budgets and estimated costs are:

4 Budgets			Estimated Costs		
£k			£k		
Section 106 Contributions (note 1)	Clay Farm (community)	1652	Building construction (2600sm)	Assumed £1800/sm	4680
	Glebe Farm (community)	187	Residential build cost (900sm)	BPHA estimate	1200
	Trump Meadows (comm)	289	Design Team Fees (note 3)	as tendered plus extras	613
	Clay Fm (Police & Soc)	399	Public Art	1% of capital build	59
	Glebe Fm (Police, Soc)	43	Library fit-out	Estimate	200
	Trump Meadows (Pol/Soc)	206	Health fit-out	Estimate	500
	Bell School (Pol/Soc)	64	County Property Adviser	Estimate	6
	Clay Farm (lib)	242	Community F&F	Estimate	250
	Glebe Farm (lib)	26	IT main connection	Estimate	150
	Trump Meadows (lib)	232	Legal advice (@1%)	Estimate	45
	Bell School (lib)	39	Health Property Adviser	PCT advised	6
	Trump Meadows (youth)	150	Project Management	Estimate	75
	Trump Meadows (Health)	440	Planning & Building Regs	Estimate	15
	Sub-total £3.529m				
Finance raised to cover capital build cost of NHS elements		0	Clerk of Works	Estimate	60
		0	Other fees and testing (note 4)	Estimate	30
	City Council borrowing	2804	Opening Ceremony	Estimate	10
Residential accommodation	Housing build + design fees	1325	Project Contingency	10% of capital cost	450
County Library contribution	tba (note 5)	261	ESPO – OJEU process	ESPO estimate	12
<b>Total of Budgets</b>		<b>8359</b>	<b>Total of costs</b>		<b>8359</b>
<b>Overall project shortfall (= Difference between Total of Budgets and Costs)</b>					

Notes:

1. Lifelong learning and library figures taken from County Council S106 table, Oct 2010
2. Assumed no grant for affordable housing available
3. Includes architect, M&E, QS, sustainability, CDM, structural engineer, planning consultant (+archaeology cons?).
4. Topographical survey, Site Investigation, environmental and archaeology surveys, drainage, anything else.
5. 106 contributions to Library Service reduced at planning inquiry. County has committed to top-up.

## Appendix 2 – Running costs projections

Year 1	City	County	Health	Police	bpha
Management	£76,943	£51,295	£7,888	£905	£7,280
Operational	£84,938	£56,625	£15,594	£1,795	£8,438
Sub Totals	£161,881	£107,921	£23,481	£2,699	£15,718
JV Management Fee			£2,348	£270	£1,572
20% Partnership Premium			£4,696	£540	£0
Final Totals			£30,525	£3,509	£17,290
Income	£33,000	£27,000			
JV Management Fee	£5,184	£4,242			
Net of Income	£123,697	£76,679			
Per Month			£2,544	£292	£1,441
Per week			£587	£67	£333
Per tenant per week					£17

(A more detailed spreadsheet is available on request).