## Financial Appraisal - River Park Pavilion

Capital Budget Required									
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Yrs 6 to 50	Total
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Budget forecast				•	•		•		
Construction and landscaping	0	2,000	0	0	0	0	0	0	2,000
Professional fees	40	60	0	0	0	0	0	0	100
Contingency @ 10% of construction	0	200	0	0	0	0	0	0	200
Total	40	2,260	0	0	0	0	0	0	2,300
Financed by:									
District CIL	0	1,467	0	0	0	0	0	0	1,467
Town CIL	0	495	0	0	0	0	0	0	495
WTF Open Space sport pot (S106)	40	178	0	0	0	0	0	0	218
External contributions	0	120	0	0	0	0	0	0	120
Prudential borrowing	0	0	0	0	0	0	0	0	0
Total	40	2,260	0	0	0	0	0	0	2,300

Revenue Consequences (change to existing budget)									
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031 to 2062	Total
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Income	0	0	0	0	0	0	0	0	0
Expenditure (including any savings)	0	0	(18)	(19)	(19)	(19)	(20)	(1,549)	(1,645)
Net surplus/(deficit)	0	0	(18)	(19)	(19)	(19)	(20)	(1,549)	(1,645)
Financing costs									
Interest payments	0	0	0	0	0	0	0	0	0
Minimum Revenue Provision (MRP)*	0	0	0	0	0	0	0	0	0
Net impact on the General Fund balance	0	0	(18)	(19)	(19)	(19)	(20)	(1,549)	(1,645)

 $<sup>^{\</sup>star}$ Borrowing need is reduced over the life of the asset by applying MRP annually from revenue

## Net Present Value/(Cost) £000:

(2,506)

## Discounted payback period:

n/a

	2024/25	2025/26	2026/27	2027/28	2028/29
Incremental Impact of Capital Investment Decisions**	Estimate	Estimate	Estimate	Estimate	Estimate
	£	£	£	£	£
General Fund - equivalent to increase/(decrease) in annual band D Council Tax	0.00	0.00	0.33	0.34	0.34

<sup>\*\*</sup>This is an indicator of affordability that shows the impact of capital investment decisions on Council Tax.

Assumptions								
Appraisal period Asset type	50 years Property Plant and Equipment - Land and Buildings	Estimated life of building						
Income	no incremental change	Although the new pavilion presents an opportunity to generate additional income it is not possible to accurately estimate and will not be material.						
Expenditure	The budget requirement for the new pavilion has been estimated at 24/25 prices.  It should be noted that liability for business rates cannot be confirmed until the pavilion is complete and referred to the valuation office (VOA). The actual business rates liability may be higher or lower and it is possible the pavilion will be deemed exempt subject to various factors and assessment by the VOA	Maintenance Utilities Cleaning Business rates Total	Original £2,000 £2,000 £1,000 £nil £5,000	New £5,000 £4,000 £6,000 £7,500 £22,500	Increase £3,000 £2,000 £5,000 £7,500 £17,500			
Inflation	Utilities - 3.5%  All other items - 2%	Based on estimate of future increases  Based on BOE target CPI						