

**Section four: Capital costs and funding**

- 4.1 As detailed within Section 2, the total project cost for the project will be £1,809,172. Costs for the changing rooms are estimated at £1140 per metre square.
- 4.2 Funding within this application also includes pitch construction, external works (car park and access road), professional fees and contingency. Full details of the capital costs are illustrated in Table 4.1 below.

**Table 4.1: Capital Costs of changing facility and pitch improvements**

| <b>Proposed works</b>                               | <b>Capital costs<br/>(£)</b> |
|---|------------------------------|
| <b>Construction of new buildings and extensions</b> |                              |
| Site clearance                                      | 6,997.20                     |
| Foundations   | 95,704.00                    |
| Structural frame                                    | 64,680.00                    |
| External walls                                      | 32,732.00                    |
| Internal walls                                      | 54,314.40                    |
| Roof construction and coverings                     | 59,505.60                    |
| Windows   | 3,136.00                     |
| External doors and screens                          | 31,665.76                    |
| Internal finishes                                   | 92,624.00                    |
| Fittings, internal doors and screens                | 59,068.80                    |
| Plumbing and mechanical installations               | 191,839.20                   |
| Electrical installations                            | 107,688.00                   |
| Drainage  | 36,792.00                    |
| <i>Sub Total</i>                                    | <b>836,746.96</b>            |
| <b>Development of natural turf playing pitches</b>  |                              |
| Pitch improvements                                  | 594,444.50                   |
| <i>Sub total</i>                                    | <b>594,444.50</b>            |
| <b>External works – car-park and access road</b>    |                              |
| Car park and access road                            | 64,713.00                    |
| <i>Sub Total</i>                                    | <b>64,713.00</b>             |
| <b>Other fees and expenses</b>                      |                              |
| Professional fees                                   | 174,852.66                   |
| Purchase of equipment                               | 36,373.00                    |
| Contingency   | 82,756.48                    |
| 3.5% inflation (12 months)                          | 60,826.01                    |
| <i>Sub total</i>                                    | <b>354,808.15</b>            |
| Total Grass Roots Project Cost                      | <b>1,850,712.60</b>          |
| VAT @ 17.5%   | <b>323,874.71</b>            |
| <b>TOTAL PROJECT COSTS</b>                          | <b>2,174,587.31</b>          |

- 4.3 These costs have been based upon detailed designs and costings (Appendix I) undertaken by the Sports Construction Company.
- 4.4 The proposed funding package for the football facility is highlighted in Table 4.2 overleaf.

## SECTION FOUR – CAPITAL COSTS AND FUNDING

Table 4.2 Proposed funding package

| Partner  | Contribution available (£)       |
|--|----------------------------------|
| Calne Town Council                                   | £600,000                         |
| North Wiltshire District Council                     | £50,000                          |
| Quality Parish Investment Fund                       | £10,000                          |
| Deuceunick   | To Be Confirmed                  |
| Harris Trust   | To Be Confirmed                  |
| Sponsorship scheme                                   | To Be Confirmed (£2,045 to date) |
| Total Confirmed Partnership Funding                  | £660,000                         |
| <b>Summary</b>                                       |                                  |
| <b>Total Capital Costs for Project</b>               | <b>£1,850,712</b>                |
| <b>Total Confirmed Partnership Funding (to date)</b> | <b>£660,000</b>                  |
| <b>Football Foundation Request for Funding (54%)</b> | <b>£1,000,000</b>                |

- 4.5 Letters confirming the partnership funding can be found in Appendix J.
- 4.6 Costings for the changing accommodation have been produced by the Sports Construction Consultancy Ltd, an experienced project management firm. The designs have been to Football Foundation and Sport England requirements and reviewed by the FA Regional Facilities Manager and technical advisors at the Football Foundation. In addition, North Wiltshire District Council Planning department have informally approved the facility design (it has still to be submitted to the Planning Authority).
- 4.7 The Town Council are committed to continuing to seek partnership funding for the Beversbrook site. This will be through funding sources, such as the Harris Trust but also through more innovative options, such as a community sponsorship programme that is currently being developed, further details for which are provided in Appendix K. This sponsorship scheme has raised a total of £2,045 to date.
- 4.8 In light of the proposed funding package, it is also important to recognise that the Council are improving sports pitch and facility provision at other sites in the town. This means that funding applications have been completed, for example, to secure funding through the Landfill Tax Credits for a multi-use games area at Hillcroft. In addition, an application will be submitted to the Sport England Community Investment Fund to support development of the Hillcroft site. Any funds that are secured for this site will increase the core funding that the Town Council can make available for the Beversbrook site. This is in line with a coordinated funding strategy and sports facility provision approach for the town. Additional funding sources that were investigated included the Rugby Football Foundation and the Community Club Development Programme Fund, however, the Beversbrook facility is not eligible at this stage to access either of these funds.
- 4.9 It is also important to recognise that the Town Council have already invested heavily in purchasing the Beversbrook land exclusively for sports pitch provision. This was at a total cost of £230,000 and although this cannot be included as part of the partnership funding this further demonstrates the Town Council's commitment to the project and development of facilities to improve the quality of life and provide opportunities for the local community.