

	Community	Business		Community	Hybrid	
	No Hire Charge			Charged Hire	Business & Community	
	Space 1&2	Space 1&2		Space 1&2	Space 1	Space 2
		12mth	6mth		12mth	
Current Operating costs						
Electricity	£615.00	£615.00	£307.50	£615.00	£307.50	£307.50
Water	£150.00	£150.00	£75.00	£150.00	£75.00	£75.00
Wood Pellets	£985.00	£985.00	£492.50	£985.00	£492.50	£492.50
Business rates	£1,306.00	£1,306.00	£653.00	£1,306.00	£653.00	£653.00
Total	£3,056.00	£3,056.00	£1,528.00	£3,056.00	£1,528.00	£1,528.00
Current Income	£2,969.00					
					(£3420.00 + £2250.00)	
Potential Income	£0.00	£6,840.00	£3,420.00	£9,000.00	£4,229.00	
Potential Cost/Savings to PPC	£6,025.00	-£3,784.00	£1,979.00	-£5,944.00	-£1,173.00	
Potential Impact Precept (band D)	£8.61	-£5.41	£2.82	-£8.49	-£1.66	

Notes

**These are assumptions prepared by the RFO using existing available data.
No rental tariffs or concessions have been discussed or agreed by Council**

General Figures are calculated based on existing financial data receipts & payments
Calculations do not include total operating costs for the Old School Centre only the space left vacant by the PVCIC

Operating costs Utility costs based 27% of actual costs charge in 23/24

Consider changing the charging model to a single £s per sqft service charge (pop up shop) -
Current market rate £18per sq feet = £854 per month / £1,368 per month / £16,416 Per Year
Any part rental remaining operating costs to be paid by PPC
Business rates based on 22/23 figures

Income potential -Business Space 1 & 2 combined 76sq meters @ £7.50 per sq meter (av mkt rental cost)
Typical range is £5-10/sqm/month plus a service charge.

Income potential -Community Space is only available for hire for 300 days/yr.
100 days are unused/concessions, 100 are hired for a half day and 100 are hired for a full day
Community group charge: £25 per half day, £50 per day.
Commercial users: £35 per half day, £70/day.
50:50 split in use community and commercial, which gives of £30 per half day or £60 per day.
half of this again for the hybrid model

Potential Cost to PPC Includes any variance loss to existing rent income = £2969

Precept increase (band D) Precept impacted based on 24/25 Band D figures would be

Potential Savings Any savings made could be split 50/50 Earmarked Reserves for: Old School Centre and a new Community