BCP funding model template | **Scheme Title:**

Investment summary:	£		
Total Investment/capital cost	1,778,878	Inflation:	2%
Capital Funding:	0	Investment period:	20
BCP PWLB Borrowing:	1,778,878	Interest rate	5.88%

0 — Average surplus per annum first 10 years (51,288)

income taylored to membership

		Financial Input	From period	1 2025/26 £	2 2026/27 £	3 2027/28 £	4 2028/29 £	5 2029/30 £	6 2030/31 £	7 2031/32 £	8 2032/33 £	9 2033/34 £	10 2034/35 £	11 2035/36 £	12 2036/37 £	13 2037/38 £	14 2038/39 £	15 2039/40 £	16 2040/41 £	17 2041/42 £	18 2042/43 £	19 2039/40 £	20 2040/41 £	21 2041/42 £	22 2042/43 £	20 year total £
		100%			60% part year	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	98%	96%	94%	92%	90%	90%	90%	90%	90%		
New income	**Assumptions**																									
Membership sales		(125,000)	1	0	(76,500)	(130,050)	(132,651)	(135,304)	(138,010)	(140,770)	(143,586)	(146,457)	(149,387)	(152,374)	(155,422)	(155,360)	(155,233)	(155,039)	(154,775)	(154,438)	(157,527)	(160,678)	(163,891)	(167,169)		(2,924,621)
Casual Fitness Income		(20,000)	1	0	(12,240)	(20,808)	(21,224)	(21,649)	(22,082)	(22,523)	(22,974)	(23,433)	(23,902)	(24,380)	(24,867)	(24,858)	(24,837)	(24,806)	(24,764)	(24,710)	(25,204)	(25,708)	(26,223)	(26,747)		(467,939)
External Facility Hire		(70,000)	1	0	(42,840)	(72,828)	(74,285)	(75,770)	(77,286)	(78,831)	(80,408)	(82,016)	(83,656)	(85,330)	(87,036)	(88,777)	(90,552)	(92,364)	(94,211)	(96,095)	(98,017)	(99,977)	(101,977)	(104,016)		(1,706,272)
Sports Hall Increased Use		(10,000)	1	0	(6,120)	(10,404)	(10,612)	(10,824)	(11,041)	(11,262)	(11,487)	(11,717)	(11,951)	(12,190)	(12,434)	(12,682)	(12,936)	(13,195)	(13,459)	(13,728)	(14,002)	(14,282)	(14,568)	(14,859)		(243,753)
Birthday / Holiday Clubs		(20,000)	1	0	(12,240)	(20,808)	(21,224)	(21,649)	(22,082)	(22,523)	(22,974)	(23,433)	(23,902)	(24,380)	(24,867)	(25,365)	(25,872)	(26,390)	(26,917)	(27,456)	(28,005)	(28,565)	(29,136)	(29,719)		(487,595)
Secondary income (Retail, Café, Vending)		(10,000)	1	0	(6,120)	(10,404)	(10,612)	(10,824)	(11,041)	(11,262)	(11,487)	(11,717)	(11,951)	(12,190)	(12,434)	(12,682)	(12,936)	(13,195)	(13,459)	(13,728)	(14,002)	(14,282)	(14,568)	(14,859)		(243,753)
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Total Income		**(255,000)**		**0**	**(156,060)**	**(265,302)**	**(270,608)**	**(276,020)**	**(281,541)**	**(287,171)**	**(292,915)**	**(298,773)**	**(304,749)**	**(310,844)**	**(317,060)**	**(319,724)**	**(322,367)**	**(324,988)**	**(327,584)**	**(330,155)**	**(336,758)**	**(343,493)**	**(350,363)**	**(357,370)**		**(6,073,845)**
Operating Expenses																										
General Maintenance	manageable within 2RM current budget	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Staff for holiday clubs and birthday		4,000	1	0	2,448	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876	4,973	5,073	5,174	5,278	5,383	5,491	5,601	5,713	5,827	5,944		97,501
Utilities/lighting		5,000	1	0	3,060	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284	7,430		121,877
Secondary spend (Retail, Café, Vending)		5,000	1	0	3,060	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284	7,430		121,877
Rates		20,000	1	0	12,240	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380	24,867	25,365	25,872	26,390	26,917	27,456	28,005	28,565	29,136	29,719		487,506
Equipment purchases	manageable within 2RM current budget	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Card/Bank charges		2,000	1	0	1,224	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438	2,487	2,536	2,587	2,639	2,692	2,746	2,800	2,856	2,914	2,972		48,751
Cleaning and consumables		1,000	1	0	612	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219	1,243	1,268	1,294	1,319	1,346	1,373	1,400	1,428	1,457	1,486		24,375
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Total operational Expenditure		**37,000**		**0**	**22,644**	**38,495**	**39,265**	**40,050**	**40,851**	**41,668**	**42,501**	**43,351**	**44,218**	**45,103**	**46,005**	**46,925**	**47,863**	**48,821**	**49,797**	**50,793**	**51,809**	**52,845**	**53,902**	**54,980**		**901,887**
Sinking fund for major repairs																										
Sinking Fund		10,000	3	0	0	0	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568	14,859		227,229
																										0
Total Expenditure		**10,000**		**0**	**0**	**0**	**10,612**	**10,824**	**11,041**	**11,262**	**11,487**	**11,717**	**11,951**	**12,190**	**12,434**	**12,682**	**12,936**	**13,195**	**13,459**	**13,728**	**14,002**	**14,282**	**14,568**	**14,859**		**227,229**
Financing																										0
Borrowing repayments (principal)	years	20	1	0	0	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	88,944	1,778,878
Borrowing repayments (interest)	Int %	5.88%	1	0	0	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	104,598	2,091,960
																										0
Total Financing cost				**0**	**0**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**193,542**	**3,870,838**
Total net cost / (surplus)		**(208,000)**		**0**	**(133,416)**	**(33,265)**	**(27,189)**	**(31,604)**	**(36,107)**	**(40,700)**	**(45,385)**	**(50,163)**	**(55,037)**	**(60,009)**	**(65,080)**	**(66,574)**	**(68,025)**	**(69,430)**	**(70,787)**	**(72,092)**	**(77,405)**	**(82,824)**	**(88,351)**	**(93,989)**	**193,542**	**(1,073,891)**
Total net cost/ (surplus) cumulative					**(133,416)**	**(166,681)**	**(193,871)**	**(225,475)**	**(261,582)**	**(302,281)**	**(347,666)**	**(397,829)**	**(452,867)**	**(512,876)**	**(577,956)**	**(644,530)**	**(712,555)**	**(781,986)**	**(852,772)**	**(924,864)**	**(1,002,269)**	**(1,085,093)**	**(1,173,444)**	**(1,267,433)**	**(1,073,891)**	
																										(3,870,838)
	Average surplus first 3 years						(69,891)																			
	Average surplus first 10 years													(54,542)												
cost of borrowing with 5% overspend																										
Financing																										
Borrowing repayments (principal)	years	20	1	0	0	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	93,391	1,867,822
Borrowing repayments (interest)	Int %	5.88%	1	0	0	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	109,828	2,196,558
																										0
Total Financing cost				**0**	**0**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**203,219**	**4,064,380**
Total net cost / (surplus)		**(208,000)**		**0**	**(133,416)**	**(23,588)**	**(17,512)**	**(21,927)**	**(26,430)**	**(31,023)**	**(35,708)**	**(40,486)**	**(45,360)**	**(50,332)**	**(55,403)**	**(56,897)**	**(58,348)**	**(59,753)**	**(61,110)**	**(62,415)**	**(67,728)**	**(73,147)**	**(78,674)**	**(84,312)**	**203,219**	**(880,349)**
	Average surplus first 3 years						(61,827)																			
	Average surplus first 10 years													(45,348)												
Total net cost/ (surplus) cumulative					**(133,416)**	**(157,004)**	**(174,516)**	**(196,443)**	**(222,873)**	**(253,896)**	**(289,604)**	**(330,090)**	**(375,450)**	**(425,782)**	**(481,185)**	**(538,082)**	**(596,430)**	**(656,183)**	**(717,293)**	**(779,708)**	**(847,436)**	**(920,582)**	**(999,256)**	**(1,083,568)**	**(880,349)**	
cost of borrowing with 5% underspend																										
Financing																										0
Borrowing repayments (principal)	years	20	1	0	0	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	84,497	1,689,934
Borrowing repayments (interest)	Int %	5.88%	1	0	0	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	99,368	1,987,362
																										0
Total Financing cost				**0**	**0**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**183,865**	**3,677,296**
Total net cost / (surplus)		**(208,000)**		**0**	**(133,416)**	**(42,942)**	**(36,866)**	**(41,281)**	**(45,784)**	**(50,377)**	**(55,062)**	**(59,840)**	**(64,714)**	**(69,686)**	**(74,757)**	**(76,252)**	**(77,702)**	**(79,107)**	**(80,464)**	**(81,769)**	**(87,082)**	**(92,501)**	**(98,028)**	**(103,666)**	**183,865**	**(1,267,433)**
	Average surplus first 3 years						(77,955)																			
	Average surplus first 10 years													(63,735)												
Total net cost/ (surplus) cumulative					**(133,416)**	**(176,358)**	**(213,225)**	**(254,506)**	**(300,290)**	**(350,667)**	**(405,729)**	**(465,569)**	**(530,283)**	**(599,969)**	**(674,727)**	**(750,978)**	**(828,681)**	**(907,788)**	**(988,252)**	**(1,070,021)**	**(1,157,103)**	**(1,249,604)**	**(1,347,632)**	**(1,451,298)**	**(1,267,433)**	