

Appendix 1 Financial comparisons between options

	New build	Refurb	No Change	Minor Changes
<b>Total Income</b>	4,187,881	4,109,636	3,568,311	3,976,567
<b>Total Operating Expenditure</b>	3,160,326	3,343,767	3,872,647	3,913,609
<b>Net Profit/(Loss)</b>	<b>1,027,556</b>	<b>765,869</b>	<b>(304,336)</b>	<b>62,958</b>
<b>Income</b>				
Main Pool	906,703	906,703	829,261	844,270
Teaching Pool	646,785	646,785	589,313	599,979
Learner Pool	280,994	280,994	257,824	262,491
Splashpad	55,250	55,250	-	0
Tag Active	305,113	305,113	-	309,375
Soft Play	264,493	264,493	237,575	246,175
Fitness	864,624	852,952	930,742	947,588
Studios	92,250	92,250	57,901	58,949
Spin	19,528	19,527	14,793	15,060
Multi-purpose Room	18,647	18,647	-	0
Sports Hall	151,683	101,122	104,975	106,875
Health grants	55,250	55,250	55,250	56,250
Other income	41,712	41,712	41,712	42,467
<b>Sub-Total</b>	<b>3,703,030</b>	<b>3,640,798</b>	<b>3,119,344</b>	<b>3,489,478</b>
<b>Secondary Spend</b>				
Merchandising	20,202	19,535	52,890	53,847
Cafe	404,042	390,699	360,602	397,125
Vending	60,606	58,605	35,475	36,117
<b>Sub Total Secondary Spend</b>	<b>484,851</b>	<b>468,838</b>	<b>448,967</b>	<b>487,089</b>
<b>Total Income</b>	<b>4,187,881</b>	<b>4,109,636</b>	<b>3,568,311</b>	<b>3,976,567</b>
<b>Expenditure</b>				
<b>Staffing</b>				
Staff Costs	1,834,698	1,834,698	1,840,358	1,908,343
Staff Training and Uniforms	36,694	36,694	37,558	37,558
<b>Staffing Sub Total</b>	<b>1,871,392</b>	<b>1,871,392</b>	<b>1,877,917</b>	<b>1,945,901</b>
<b>Premises</b>				
Utilities (Gas/Electricity)	241,604	321,144	418,072	376,264
Water / Sewerage	44,741	59,471	60,496	60,496
Insurance	31,319	41,630	52,424	52,424
NNDR	26,845	35,683	14,830	14,830
Building Maintenance & Repairs	32,392	43,056	194,672	194,672
Equipment Purchase	22,639	30,092	12,267	12,267
Equipment Rental	17,897	23,788	951	951
Equipment Maintenance & Repairs	12,528	16,652	24,639	24,639
Maintenance Contracts	17,897	23,788	2,057	2,057
Pool Chemicals	35,793	47,577	113,408	113,408
Trade Waste Collection	13,422	17,841	6,250	6,250
<b>Premises sub total</b>	<b>497,077</b>	<b>660,723</b>	<b>900,067</b>	<b>858,259</b>
<b>Services and Administration</b>				
Design, marketing & advertising	69,414	68,117	65,623	65,623
Postage	1,790	2,379	858	858
Printing & Stationery	2,684	3,568	8,462	8,462
Photocopier	2,684	3,568	2,503	2,503
Security Charges	4,474	5,947	4,648	4,648
Bank Charges	8,948	11,894	9,535	9,535
Professional Fees & licences	18,791	24,978	23,837	23,837
Telephone	7,159	9,515	39,990	39,990

Sundries/General Expenses	13,422	17,841	13,468	13,468
<b>Sub Total Admin and Marketing</b>	<b>129,368</b>	<b>147,808</b>	<b>168,925</b>	<b>168,925</b>
<b>Supplies and Services</b>				
Cleaning Supplies	35,793	47,577	70,987	70,987
Café Cost of Sales	202,021	195,349	209,287	224,072
Vending Cost of Sales	24,243	23,442	18,199	18,199
Merchandise Items for re-sale	10,101	9,767	63,192	63,192
Misc Expenses/Contingency	13,422	17,841	192,629	192,629
<b>Sub Total Supplies and Services</b>	<b>285,580</b>	<b>293,977</b>	<b>554,293</b>	<b>569,078</b>
<b>Overheads/Support Cost</b>				
Central Support	83,758	82,193	79,093	79,093
Operator Profit	125,636	123,289	94,766	94,766
Irrecoverable VAT	167,515	164,385	197,587	197,587
<b>Sub Total Support Costs</b>	<b>376,909</b>	<b>369,867</b>	<b>371,446</b>	<b>371,446</b>
<b>Total Operating Expenditure</b>				
	<b>3,160,326</b>	<b>3,343,767</b>	<b>3,872,647</b>	<b>3,913,609</b>
<b>Net Operating Surplus / (Loss)</b>				
	<b>1,027,556</b>	<b>765,869</b>	<b>(304,336)</b>	<b>62,958</b>
<b>Below the line costs</b>				
Sinking Fund/Lifecycle repairs etc	175,000	240,000	900,387	900,387
Equipment Replacement	95,645	95,645	0	0
Capital Cost Repayment	1,844,552	1,640,895	0	449,254
<b>Sub Total</b>	<b>2,115,197</b>	<b>1,976,540</b>	<b>900,387</b>	<b>1,349,641</b>
<b>Gross Surplus / (Loss) inc Sinking Fund</b>	<b>(1,087,641)</b>	<b>(1,210,671)</b>	<b>(1,204,722)</b>	<b>(1,286,683)</b>

		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/28	2038/39	2039/40	
Option 1	New build 4%	Overall Annual (Surplus) / Loss	1,087,642	1,047,256	1,064,447	1,035,719	1,006,470	972,505	937,510	901,447	864,274	825,950	760,852	706,062	649,401	590,812	530,236
Option 2	Refurb	Overall Annual (Surplus) / Loss	1,210,671	1,230,109	1,314,968	1,342,387	1,357,145	1,382,010	1,406,583	1,430,858	1,454,828	1,478,485	1,488,141	1,506,166	1,512,771	1,518,836	1,524,353
Option 3	No change	Overall Annual (Surplus) / Loss	1,204,722	1,275,087	1,348,310	1,136,747	1,215,948	1,298,275	1,383,822	1,472,688	1,689,003	1,784,815	1,884,260	1,987,452	2,094,507	2,205,545	2,320,691
Option 4	Minor Practical In	Overall Annual (Surplus) / Loss	1,286,683	1,355,055	1,426,311	1,212,807	1,294,395	925,581	1,009,270	1,096,307	1,310,823	1,404,866	1,502,573	1,604,060	1,709,441	1,818,840	1,932,381
Comparison	New build 2%	Overall Annual (Surplus) / Loss	504,085	463,699	480,890	452,162	422,913	388,948	353,953	317,890	280,717	242,393	177,295	122,505	65,844	7,255	(53,321)
Comparison	New build 3%	Overall Annual (Surplus) / Loss	783,135	742,750	759,940	731,212	701,963	667,998	633,004	596,940	559,768	521,444	456,345	401,556	344,895	286,306	225,729