

# Cashflow Spreadsheet of Fixed Funding and Cost Elements from 2026 - 2031

## Funding Notes

- No allowance for interest on funds in the PC account included in the calculation.

- Padel court income has been based on a similar local outdoor facility but without a roof. Data was analysed for a week in February 2026. This was then multiplied by 52. Maintenance costs were then deducted and then the figure was reduced by 10%.  
 - This was then used for Cashflow A.  
 - Cashflows B & C reduced the surplus from £39k down to £16k.  
 - Cashflow D shows the impact of not building the Padel court (including cost saving from the build but also reduced income).

## Cost Notes

- 10% contingency has been added to all the costs.

- 3% has been added to quotes/estimates for each year to take account of inflation.

- The '% increase' column is the 10% contingency plus 3% for each year after 2026 to take account of inflation.

- Quotations from respected contractors have been obtained for the majority of elements.

- A Quantity Surveyor who prices lots of similar projects for contractors has costed the Community Building.

- Other costs are estimates based on recent parish projects or web prices for the supply of items such as benches/tables.

- The New Children's Play Area cost is based on the highest of two proposals received.

- Competitive tendering and careful management of the contingency should result in lower costs.

## General

All of the numbers on this board are used in all 4 Cashflow scenarios on the next board

FIXED FUNDING DATA (GREEN TEXT)	Total Amount	2026				2027				2028				2029				2030				2031			
		JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND
<b>S106</b>																									
F1.01 Spittle 30 Homes	£71,539												71539												
F1.02 Piper, 62 Homes	£154,284												154284												
F1.03 Gleeson Phase 1, 65 Homes	£185,000																						185000		
F1.04 VARIABLE - Gleeson Ph 2, 85 Homes	£0																								
<b>CIL (15% no Neighbourhood Plan, 25% with NP)</b>																									
F1.05 Summerfield, 4 Homes (0 affordable)	£6,513		6513																						
F1.06 Spittle, 30 Homes (12 affordable) 15% of £170,449.55	£25,567			25567																					
F1.07 Piper, 62 Homes (25 affordable) Estimate 15% of 260K	£39,000													39000											
F1.08 Gleeson Ph 1, 65 Homes (23 affordable) Estimate 15% of 294K	£43,000																						43000		
F1.09 VARIABLE - Gleeson Ph 2, 85 Homes (30 affordable) Est 25% of 307K	£0																								
F1.10 Parishioner will donation	£5,000	5000																							
F1.11 Volunteering, savings removed from costs (to make it easier)	n/a																								
F1.12 Searchers Football Club	£30,000																								
F1.13 Football Foundation (towards Community Building & Grass MUGA)	£250,000																								
F1.14 Shop Community Fund (over 3-4 years)	£6,000			2000				1000																	
F1.15 M Trust (2 x £1500)	£3,000							1500																	
F1.16 County Councillor Fund	£5,000	5000																							
F1.17 Crowle Scouts (for Scout Containers & Covered Area)	£5,000							5000																	
F1.18 Crowle Table Tennis Club (2no. Table Tennis Tables)	£1,200																						1200		
F1.19 Benches & Picnic Tables sponsorship by organisations & individuals.	£6,800																								
F1.20 CPH&RT (towards fitout of Community Building)	£5,000																							5000	
F1.21 Cycle Mud Track grant money	£400	400																							
F1.22 PC Funding based existing houses (450no)	£780,000																								
F1.23 3% year on year inflation increase from April 2027	£228,000																								
Increase due to extra housing																									
F1.24 - Spittle (30 homes)	£65,867																								
F1.25 - Piper (62 homes)	£121,603																								
F1.26 - Gleeson Phase 1 (65 homes)	£124,338																								
F1.27 VARIABLE - Gleeson Phase 2 (85 homes)	£0																								
F1.28 PC funds for MUGA resurfacing & replacement Children's Play Area	£20,000																								
F1.29 Saving from paying off last PWLB Loan in 2028	£107,338																								
F1.30 VARIABLE - Padel Court Income	£0																								
F1.31 VARIABLE - Major Grants	£0																								
F1.32 VARIABLE - PWLB Loans	£0																								
<b>TOTAL FUNDS</b>		10400	16513	29567	10000	0	41973	10300	21973	0	22613	3000	22613	171539	219784	3500	59414	328000	89572	0	33372	0	34181	0	34181
<b>FIXED COST DATA (RED TEXT)</b>																									
<b>Phase 0</b>	Basic % increase Total																								
0.1 Biodiversity - Phase 1 Habitat Survey and Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment	£1,015 10% £1,117	1117																							
0.2 Full Planning Application Fee	£1,289 10% £1,418		1418																						
0.3 Agriculture land certificate	£100 10% £110		110																						
0.4 Great crested newt surveys	£300 10% £330		330																						
0.5 Ordinance Survey Map	£60 10% £66	66																							
0.6 Boards for Community Event	£200 10% £220	220																							
0.7 VAT Consultant advice	£2,000 10% £2,200		2200																						
<b>Phase 1</b>																									
1.1 Discharge of planning permission relevant conditions	£149 10% £164																							164	
1.2 Biodiversity consultant work, HMMP & completion of BNG	£450 10% £495																							495	
1.6 Natural Habitat Wilding and Rest Relaxation area planting	£1,000 10% £1,100																							1100	
1.7 Pond and ditches dug (excavated soil to New Cycle Mud Track)	£4,500 10% £4,950																							4950	
1.8 New Cycle Mud Track started to be formed	£300 10% £330																							330	
1.9 Improve existing Exercise Track to Jubilee Field (Yellow gravel)	£8,400 10% £9,240																							9240	
1.1 Moving soil from Current Cycle Mud Track to New Cycle Mud Track	£2,600 19% £3,094																							3094	
<b>Phase 2</b>																									
2.1 Discharge of planning permission relevant conditions	£149 13% £168																							168	
2.2 New Allotments - Import soil, Water Troughs, Fencing & Move	£11,600 13% £13,108																							13108	
2.3 Gravel track and parking area to New Allotments	£16,500 13% £18,645																							18645	
2.4 Exercise Track to Back Field (rolled yellow binding gravel)	£43,500 16% £50,460																							50460	
2.5 Temp fence to South boundary of Market Garden land	£1,500 13% £1,695																								
2.6 Benches, picnic tables, bird hide etc.	£6,800 13% £7,684																								
2.7 New Gravel Car Park near existing Gravel CP	£27,045 13% £29,750																								
2.8 Fencing to New Children's Play Area and Forest School	£1,000 13% £1,130																								
2.9 New Children's Play Equipment and Safety Surfacing	£250,000 13% £282,500																								
2.10 VARIABLE - Padel Court including roof	£0																								
2.11 Scouts Containers	£5,000 13% £5,650																								
2.12 Resurfacing of the MUGA	£32,500 13% £38,675																								
<b>Phase 3</b>																									
3.1 Discharge of planning relevant conditions	£149 19% £177																								
3.2 New road and parking spaces to North Boundary of Jubilee Field	£29,500 19% £35,105																								
3.3 New road linking grave car parks and to existing track on North Boundary (excavated soil to New Cycle Mud Track)	£5,500 19% £6,545																								
3.4 Complete Exercise Track around Jubilee Field (yellow binding gravel)	£14,700 19% £17,493																								
3.5 Outdoor Exercise Equipment zone	£15,240 19% £18,136																								
3.6 Fence Jubilee Field between Vehicle Track and Exercise Track	£1,000 19% £1,190																								
3.7 Grass MUGA including fencing and borehole	£300,000 19% £357,000																								
3.8 Community Building - Builder construction (excavated soil to New Cycle Mud Track)	£550,000 19% £654,500																								
3.9 Community Building - Architect, Engineer and Building Regs Fees	£10,000 19% £11,900																								
3.10 Community Building - Fitout, loose furniture, table tennis tables	£10,000 19% £11,900																								
3.11 Searchers Containers	£5,000 19% £5,950																								
3.12 New Cycle Mud Track completed																									