## Capital

| Costs -ca | pital<br>Valuation and surveys - structural                          | Quote                   | Stage 0<br>(Pre SLF app) | Stage 1<br>(SLF stg 1)<br>1020 |      | Stage 3<br>(Devt) |          | ncial impac<br>Year 1 | t on GHM accounts |  |
|-----------|--|-------------------------|--------------------------|--------------------------------|------|-------------------|----------|-----------------------|-------------------|--|
|           | Valuation and surveys - valuation                                    | Quote                   |                          | 420                            |      |                   | 420      |                       |                   |  |
|           | Valuation and surveys - damp/rot                                     | Quote                   |                          | 0                              |      |                   | 0        |                       |                   |  |
|           | Professional/architects fees - pre-app                               | Quote                   | 2000                     | C                              |      |                   | 2000     |                       |                   |  |
|           | Purchase of property (valuation £65,000)                             | Estimate                |                          |                                | 6000 | 0                 | 60000    |                       |                   |  |
|           | Legal fees etc   | Allow                   |                          |                                | 150  | 00                | 1500     |                       |                   |  |
|           | Professional/architects fees - planning app, schedule of works       | Quote                   |                          | 0                              | 250  | 00                | 2500     |                       |                   |  |
|           | Planning application   | Quote                   |                          |                                | 94   | 19                | 949      |                       |                   |  |
|           | Building Warrant   | Estimate by arch        |                          |                                | 120  | 00                |          | 1200                  |                   |  |
|           | Structural engineer  | Estimate by arch        |                          |                                | 80   | 00                |          | 800                   |                   |  |
|           | Energy audit   | Estimate by arch        |                          |                                | 25   | 60                |          | 250                   |                   |  |
|           | Professionaal/architects fees - project management                   | Qote                    |                          |                                |      | 2500              |          | 2500                  |                   |  |
|           | Renovation and Extension - square footage basis                      | Estimate                |                          |                                |      | 80000             |          | 80000                 |                   |  |
|           | Specialist storage facilty   | Estimate - Jo exploring |                          |                                |      | 30000             |          | 30000                 |                   |  |
|           | Site development/landscaping   | Allow                   |                          |                                |      | 20000             |          | 20000                 |                   |  |
|           | Relocation/move expenses   | Allow                   |                          |                                |      | 5000              |          | 5000                  |                   |  |
|           | Contingency 5%, 20%  |                         |                          |                                |      |                   | 3247.45  | 6987.5                |                   |  |
|           |  |                         |                          |                                |      |                   | 71636.45 | 146737.5              | 218374            |  |
| Funding   | for the capital  |                         |                          |                                |      |                   |          |                       |                   |  |
| 0         | SLF stage 1 grant (val £420, struc £x, damp/rot £y)                  |                         |                          | 1440                           |      |                   | 1440     | 0                     |                   |  |
|           | SLF stage 2 grant (90% of purchase price, plus 100% legal fees)      |                         |                          |                                | 5550 | 00                | 55500    | 0                     |                   |  |
|           | MGS re storage facilty, environmental systems, protection of collect | tions                   |                          |                                |      | 55000             | 0        | 55000                 |                   |  |
|           | NLHF re extension etc re heritage, better access, community involve  | ement                   |                          |                                |      | 65000             | 0        | 65000                 |                   |  |
|           | Contribution from GHM funds  |                         |                          |                                |      | 25000             | 25000    | 0                     |                   |  |
|           | Funds generated from members, businesses, crowd funding              |                         |                          |                                |      | 16434             |          | 16434                 |                   |  |
|           | · · · · · · · ·  |                         |                          |                                |      |                   | 81940    | 136434                | 218374            |  |
|           |  |                         |                          |                                |      |                   | -        |                       |                   |  |

## Revenue

| Ongoing operational running costs (Year 1 prices) based onm known co | acts of ovisting promises                                |                    | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--|--|--------------------|--------|--------|--------|--------|--------|
| Non domestic rates (exempt)  | sis of existing premises                                 |                    | 0      | 0      | 0      | 0      | 0      |
| Water/sewerage (assume exempt)                                       |  |                    | 0      | 0      | 0      | 0      | 0      |
|  |  |                    | 1100   | 1100   | 1100   | 1100   |        |
| Electricity Mill Cottage   |  |                    |        |        |        |        | 1100   |
| Maintenance and repairs (alarm and fire exit)                        |  |                    | 600    | 600    | 600    | 600    | 600    |
| Maintenance and routine repairs (general)                            |  |                    | 200    | 200    | 200    | 200    | 200    |
| Insurance (net increase)   |  |                    | 0      | 0      | 0      | 0      | 0      |
| Cleaning   | 2 hrs, twice a week @ £11ph plus consumables             |                    | 3000   | 3000   | 3000   | 3000   | 3000   |
| Management/admin   | Extension to existing - allow 4 hrs/week @ £11/h         |                    | 2288   | 2288   | 2288   | 2288   | 2288   |
| Telephone/internet service   |  |                    | 500    | 500    | 500    | 500    | 500    |
|  | Total  |                    | 7688   | 7688   | 7688   | 7688   | 7688   |
| Savings in existing costs (based on current figures)                 |  |                    |        |        |        |        |        |
| Rent (Rosehaugh accommodation)                                       |  |                    | 1200   | 1200   | 1200   | 1200   | 1200   |
| Electricity  |  |                    | 1200   | 1200   | 1200   | 1200   | 1200   |
| Maintenance and repairs (alarm and fire exit)                        |  |                    | 600    | 600    | 600    | 600    | 600    |
| Maintenance and repairs (general)                                    |  |                    | 200    | 200    | 200    | 200    | 200    |
| Telephone/internet service   |  |                    | 400    | 400    | 400    | 400    | 400    |
| ···· · · · · · · · · · · · · · · · · ·                               | Total  |                    | 3600   | 3600   | 3600   | 3600   | 3600   |
| Planned additional revenue   | , otal   |                    |        | 5000   | 5000   | 5000   | 5000   |
|  | Net addition   | al running costs   | 4088   | 4088   | 4088   | 4088   | 4088   |
| CUM committee descents (see also have (4)                            | 1  |                    | 1300   | 1300   | 1300   | 1300   | 1300   |
| GHM organised events/workshops (1)                                   | Assume 26 workshops per year, average net income £50     |                    |        |        |        |        |        |
| Community hub lettings (2)   | Assume limited use - just 4 lettings per week, £20 each, | building from yr 1 | 1040   | 2080   | 4160   | 4160   | 4160   |
| Donations/sponsorship, including crowdfunding                        | Based on existing experience                             |                    | 300    | 200    | 100    | 100    | 100    |
| Additional shop sales (online) (net profit) - relating to the co     |  |                    | 100    | 200    | 200    | 200    | 200    |
| Additional fundraising events  | Assume 1 per annum raising £500 (average of current ev   | vents)             | 500    | 500    | 500    | 500    | 500    |
|  | Total  |                    | 3240   | 4280   | 6260   | 6260   | 6260   |
|  | Net surplus/   | deficit            | -848   | 192    | 2172   | 2172   | 2172   |
|  | Cumulative   | surplus/deficit    | -848   | -656   | 1516   | 3688   | 5860   |
| (1) Not including lectures which would contine a                     | is at present  |                    |        |        |        |        |        |

Not including lectures which would contine as at present

(2) Potentially a total of 3 slots per day (morning, afternoon, evening) for each of two rooms but assumed only limited takeup

## Summary for insert to CAT form

| Preparatory costs                                     | 3440   |
|---|--------|
| Purchase of property (inc legal etc costs)            | 61500  |
| Development costs                                     | 143199 |
| Contingency   | 10235  |
| Total   | 218374 |
| To be funded from:                                    |        |
| Scottish Land Fund Stage 1                            | 1440   |
| Scottish Land Fund Stage 2                            | 55500  |
| Museums and Galleries Scotland - extension, storage   | 55000  |
| National Lottery Heritage Fund re extension, heritage | 65000  |
| Fundraising, crowd-funding, members' contributions    | 16434  |
| GHM own funds   | 25000  |
| Total   | 218374 |