NEW PREMISES - COST ESTIMATES – As at October 2023

ANNUAL RUNNING COSTS	CURRENT	FORECAST (QUAINTON)			
		WORST CASE	BEST CASE	REALISTIC	ACTUAL
Room hire & storage/Rent	£3420.00	£2,500.00	£2,500.00	£2,500.00	£2,500*
Rates (Based on VO advice/similar organisations)	-	£1509.00	£0.00	£1,509.00	
Rates - Charity Discount**	-	80%	100%	80%	
Electricity	-	£2,400.00	£1,600.00	£2,000.00	
Water (included in hire/rent)	-	£0.00	£0.00	£0.00	
Buildings & Contents Insurance	£391.00	£900.00	£700.00	£800.00	
website	£215.00	£215.00	£215.00	£215.00	
Building maintenance	-	£100.00	£100.00	£100.00	
Burglar Alarm service	-	£200.00	£100.00	£150.00	
TOTAL	**£4026.00**	**£7824.00**	**£5035.00**	**£7274.00**	
COST PER FULL MEMBER (50 MEMBERS)* **		**£157**	**£101**	**£145**	
COST PER FULL MEMBER (45 MEMBERS)* **		**£174**	**£112**	**£162**	
COST PER FULL MEMBER (40 MEMBERS)* **		**£196**	**£126**	**£182**	

Subscriptions: For comparison MKMRC subs = £156 p.a. HWMRC subs = £288 p.a.

* QRS rent reviewed every 5 years in line with CPI (1st review 5 years after new building completion)

** See email below from Bucks CC rating Dept (80% discount on full rate of £7545 is obligatory).

*** Current membership (51 full & Associate) = 45 full member equivalents

Quainton construction costs

PHASE	DESCRIPTION	BUDGET*	FORECAST	ACTUAL
Design	Planning Application	£3,734.50	£2,661.12	
	Survey & Design	£2,134.00	£1,891.00	£1,891.00
	Legal Fees (Lease Agreement)	£2,667.50	£3,660.00	£3,660.00
Construction	Building	£58,685.00		
	Civils	£4,694.80		
	Electricity Connection	£2,347.40		
	Mains Water Connection	£1,173.70		
	Foul Sewerage Connection	£2,347.40		
Fit Out	Furniture	£10,563.30		
	Flooring	INC		
	Light Fittings	INC		
	Partitions	INC		
	Kitchen	INC		
	Toilet	INC		
	Burglar Alarm	INC		
TOTAL		**£88,347.60**	**£8,212.12**	**£5,551.00**
Contingency (10%)		£8,834.76		
GRAND TOTAL		**£97,182.36**	**£8,212.12**	**£5,551.00**

* Budget increased by September 2023 CPI (6.7%) from 2022 benchmark.

*On 1 Dec 2021, at 09:46, Business Rates Mailbox <businessrates@buckinghamshire.gov.uk> wrote:

Hi Roy,

So as you're looking at a new building, you'll get brought into rating upon completion of the build.

In principle, with evidence that a registered charity is in occupation of a property, the 80% relief is applied automatically upon occupation of the property as this is considered a mandatory relief.

Upon being registered at the address, an application form for the discretionary relief would be then be issued. However, further information regarding our discretionary relief policy can be found at the link below.

https://www.buckinghamshire.gov.uk/business/business-rates/business-rates-policy-documents/discretionary-rate-relief-policies/

If you are concerned about pre-relief rates, the only advice I can offer is to head to the Valuation office agency website, find a property you believe to be used for a similar purpose and review the assessment.

Kind Regards,

Gabriel Merry
Rating & Court Assistant

Revenues Division, Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Bucks,HP19 8FF