

ANNEX 14 CAPITAL AND REVENUE COST TABLE

Table 3: Summary of capital / revenue costs and potential return

	Capital cost (including fees /contingency / inflation)	Potential External Funding	Revenue Income (per annum)	Revenue Costs (per annum)	Operator Net revenue (per annum)	Return on capital
	(£000s)	(£000s)	(£000s)	(£000s)	(£000s)	
Essential Components						
Stadium & site works	9,000	2,000	372	593	-220	-2.4%
Athletics (on site)**	2,925	780	38	199	-161	-6%
Athletics (off site)	1,238	330	18	144	-126	-10%
Desirable components						
Flexible office space	2,599	0	180	162	18	1%
3G pitches (inc pavilion)	1,929	858	255	203	52	5%
3G pitches (exc pavilion)	1,508	670	235	149	86	10%
Cycle track	956	425	0	57	-57	-6%
Hotel (Budget)*	4,489	0	313	0	313	7%
Private health & fitness*	3,000	0	200	0	200	7%

All figures are indicative and do not represent a proposal

* Assumes that these facilities are managed by a third party operator as opposed to a stadium management company.

** Assumes the extra cost of community sports pavilion to be provided.