

Cost Modelling for Alternative New Build Premises e.g. on Mill Lane Site

Build Item	Admin (75msq)	Admin & Council Chamber (145sqm)	Admin & Library (200sqm)	Admin, Council Chamber, & Library (270sqm)
Build Cost	£ 159,300	£ 307,980	£ 424,800	£ 573,480
Architect Cost	£ 16,918	£ 22,455	£ 25,993	£ 32,980
Building Regs	£ 753	£ 873	£ 873	£ 978
Planning costs	£ 299	£ 540	£ 781	£ 1,022
Moving & Set-Up Costs	£ 9,377	£ 9,377	£ 9,377	£ 9,377
5% Contingency (conservative contingency)	£ 9,317	£ 17,034	£ 23,052	£ 30,841
Project cost	£ 195,965	£ 358,259	£ 484,876	£ 648,677

PWLB interest cost over 25 years on the project cost	£ 140,765	£ 252,507	£ 343,146	£ 457,484
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Total Project cost and PWLB over 25 years	£ 336,730	£ 610,767	£ 828,023	£ 1,106,161
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<i>Yearly PWLB Repayments</i>	£ 18,758	£ 34,023	£ 46,125	£ 61,619
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Comments

Add maintenance costs

Add CCTV and Alarm Costs

Query increase admin office size

PWLB figures would increase based on the above