

Cefn Cribwr Athletic Club Community Asset Transfer 5 Year Financial Plan

For consideration Bridgend CBC CAT committee

Version 8



Cae Gof (2 pitches, tennis courts, bowls green & bowls pavilion)

Note: Financials based on full 12 months trading post COVID-19

Preface - Cae Gof Site



Independent pitch report (whole site) produced March 2020. *'The main problem associated with these pitches is the lack of adequate drainage. Other issues such as the lack of soil structure and the grass health can only be satisfactorily addressed when the drainage situation improves. The surface gradients can be addressed if needed during improvement operations by re-profiling the topsoil and reducing the pitch slopes. The soil chemistry status and grass plant health can be addressed during surface establishment and subsequent maintenance operations – Peter Jones Pitch Consultant'*

This CAT plan focuses on the transfer of Pitch A (main rugby pitch); Pitch D (lower tier overlooked by clubhouse); tennis courts; Bowls Green and Bowls Pavilion.

The existing changing room building is subject to a repair bill in excess of £35k. The Bowls Pavilion is in a better state of repair and provides a viable alternative.

A separate CAT application is in preparation with Cefn Cribwr F.C. for pitches B & C plus existing changing rooms.

CAT Financial Projections: Cefn Cribwr Athletic Club

	£	£	£	£	£	£		
	Pre CAT	Post CAT	Post CAT	Post CAT	Post CAT	Post CAT		
Income:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Notes	all costs inc VAT
Rugby Income:								
Subscriptions	1,600	1,632	1,665	1,698	1,732	1,767	2% increase p.a.	
	1,600							
Pitch & Pavilion Rental Income:								
Pitch Hire & Changing Rooms (inc. bowls)	-	840	882	926	972	1,021	5% increase p.a.	
Clubhouse Income:								
Sales	224,603	235,833	247,625	260,006	273,006	286,657	5% increase p.a.	
	224,603							
Other Income:								
Tickets	28,736	29,311	29,897	30,495	31,105	31,727	2% increase p.a.	
Donations	21,758	22,193	22,637	23,090	23,552	24,023	2% increase p.a.	
Misc	18,090	18,452	18,821	19,197	19,581	19,973	2% increase p.a.	
Revenue Grant: BCBC Sports Fund	1,000	-	-	-	-	-	One off	
Revenue Grant: Covid 19	-	-	-	-	-	-	TBC	
Revenue Grant: Bowls Fund	-	5,000	-	-	-	-	One off	
Revenue Grants: WRU	8,894	9,072	9,253	9,253	9,438	9,438	2% increase p.a.	
	78,478							
Total Income	304,681	322,333	330,780	344,665	359,387	374,605		
Expenditure:								
Cost of Sales, People and Finance Costs:								
Cost of Sales (Clubhouse) inc staff	135,118	141,500	148,575	156,004	163,804	171,994	40% gross profit margin	
Support Costs	4,363	4,581	4,810	5,051	5,303	5,568	5% increase p.a. accountant	
Finance Charges	6,624	6,756	6,892	7,029	7,170	7,313	2% increase p.a.	
Insurance Increases	-	1,000	1,020	1,040	1,061	1,082	2% increase p.a.	
	146,105							
Clubhouse Costs:								
Utilities; Maintenance; Cleaning etc.	58,416	59,584	60,776	61,992	63,231	64,496	2% increase p.a.	
	58,416							
Rugby Costs:								
Transport	38,879	39,657	40,450	41,259	42,084	42,926	2% increase p.a.	
Tickets	28,736	29,311	29,897	30,495	31,105	31,727	2% increase p.a.	
Other	6,988	7,128	7,270	7,416	7,564	7,715	2% increase p.a.	
BCBC Pitch Hire	1,490	-	-	-	-	-	Nil after CAT	
	76,093							
Pavilion Costs (Bowls Pavilion):								
Electricity	-	1,252	1,277	1,303	1,329	1,355	TBC - guesstimate on existing pavilion figures (17-18)	2% increase p.a.
Gas	-	1,107	1,129	1,152	1,175	1,198	TBC - guesstimate on existing pavilion figures (17-18)	2% increase p.a.
Water	-	450	459	468	478	487	TBC - guesstimate on existing pavilion figures (17-18)	2% increase p.a.
Building Maintenance	-	5,000	5,100	5,202	5,306	5,412	TBC	2% increase p.a.
Stat. Testing & Compliance	-	1,187	1,211	1,235	1,260	1,285	Based on BCBC costs	2% increase p.a.
Pitch Revenue Costs:								
Regular Maintenance (main pitch A)	-	6,000	6,300	6,615	6,946	7,293	at full quoted cost of external contractor	5% increase p.a.
Regular Maintenance (main pitch D)	-	6,000	6,300	6,615	6,946	7,293	at full quoted cost of external contractor	5% increase p.a.
Regular Maintenance (surrounds)	-	1,500	1,500	1,500	1,500	1,500	at full quoted cost of external contractor	inc. tennis courts
Regular Maintenance (Bowls Green)	-	4,000	4,200	4,410	4,631	4,862	From experience of other bowls venues	5% increase p.a.
	-							
Total Expenditure	280,614	316,013	327,166	338,784	350,891	363,508		
Surplus (Deficit)	24,067	6,320	3,614	5,881	8,496	11,097		
Balances* b/f	63,667	69,987	73,601	79,482	87,977	99,074		

*cash in bank opening: £39,600

Cae Gof Usage: Cefn Cribwr Athletic Club

Hire £ Per Game / Per Session

	Main Pitch (Pitch A)			Pitch D			Changing Rooms	Bowls
	Whole	Half	Floodlights	Whole	Half	Floodlights		
Cefn Cribwr RFC Seniors (1st)	0	0	Inclusive	0	0	n/a	Inclusive	
Cefn Cribwr RFC Seniors (2nds)	0	0	n/a	0	0	n/a	Inclusive	
Cefn Cribwr Juniors - U5	0	0	n/a	0	0	n/a	Inclusive	
Cefn Cribwr Juniors - U6	0	0	n/a	0	0	n/a	Inclusive	
Cefn Cribwr Juniors - U7	0	0	n/a	0	0	n/a	Inclusive	
Cefn Cribwr Juniors - U8	0	0	n/a	0	0	n/a	Inclusive	
Cefn Cribwr Juniors - U9	0	0	n/a	0	0	n/a	Inclusive	
Junior Rugby Tots	0	0	n/a	0	0	n/a	Inclusive	
Cefn Cribwr Bowls Club (Bowls Green)							Inclusive	£30
Other Users (Pitch A or D)	n/a	n/a	n/a	75	40	n/a	Inclusive	
Other Users - Changing Rooms Only							£30	
Tennis Courts				Open Access - TBC				

Volume

Cefn Cribwr RFC Seniors (1st)	18	occasions at	£0	per game totalling	£0	Pitch A	Inc. friendlies & training
Cefn Cribwr RFC Seniors (2nds)	18	occasions at	£0	per game totalling	£0	Pitch A	Inc. friendlies & training
Cefn Cribwr Juniors - U5	18	occasions at	£0	per game totalling	£0	Pitch D	Inc. festivals
Cefn Cribwr Juniors - U6	18	occasions at	£0	per game totalling	£0	Pitch D	Inc. festivals
Cefn Cribwr Juniors - U7	18	occasions at	£0	per game totalling	£0	Pitch D	Inc. festivals
Cefn Cribwr Juniors - U8	18	occasions at	£0	per game totalling	£0	Pitch D	Inc. festivals
Cefn Cribwr Juniors - U9	18	occasions at	£0	per game totalling	£0	Pitch D	Inc. festivals
Junior Rugby Tots	18	occasions at	£0	per game totalling	£0	Pitch D	Inc. festivals
Cefn Cribwr Bowls Club (Bowls Green)	18	occasions at	£30	per game totalling	£540	Bowls Green	All games
Other Users (Pitch A or D)	4	occasions at	£75	per game totalling	£300	Pitch A / D	i.e. waterlogged elsewhere / cup
Other Users - Changing Rooms Only	0	occasions at	£30	per game totalling	£0	n/a	i.e. football
Tennis Courts (open access)							

Totals

166

£840

Usage / Participation

	Weekly (hr)	Av no users	No. Weeks	User Hours
Cefn Cribwr RFC Seniors (1st)	5	17	18	1,530
Cefn Cribwr RFC Seniors (2nds)	4	12	16	768
Cefn Cribwr Juniors - U5	3	17	20	1,020
Cefn Cribwr Juniors - U6	3	17	20	1,020
Cefn Cribwr Juniors - U7	3	17	20	1,020
Cefn Cribwr Juniors - U8	3	17	20	1,020
Cefn Cribwr Juniors - U9	3	17	20	1,020
Junior Rugby Tots	2	65	20	2,600
Cefn Cribwr Bowls Club (Bowls Green)	15	20	24	7,200
Other Users (Pitch A or D)	3	40	2	240
Other Users - Changing Rooms Only	0	25	20	-
Tennis Courts (open access)	0	10	40	-

Totals

44 274 240 17,438

Capital Development Programme

	exc VAT				
Bowls Pavilion / Changing Rooms	£ Cost	Funding Options	Need	Priority	
Bowls Pavilion Remedial Work	11,000	Bridgend CAT Fund / WRU / Club / Community Council	Club growth	High	
Bowling Pavilion Extension (including Gas main connection)	146,000	Bridgend CAT Fund / WRU / Club / Community Council	Club growth	High	
Total	157,000				
Main Pitch (Pitch A)	£ Cost	Funding Options	Need	Priority	
As per Inscapes quote	23,415	Sport Wales / WRU / Bridgend CAT	2020 Pitch Condition Report	Medium	
Total	23,415				
Pitch D	£ Cost	Funding Options	Need	Priority	
Pitch extension; earthworks; cultivation (as per Inscapes quote)	23,838	Sport Wales / WRU / Bridgend CAT	2020 Pitch Condition Report	Medium	
Primary Drainage	13,784	Club			
Total	37,622				
Pitch Maintenance					
Grass / Pitch Machinery	8,580	Bridgend CAT Fund	2020 Pitch Condition Report	High	
Total	8,580				
Bowls Green	£ Cost	Funding Options	Need	Priority	
Bowling Green Renovation	8,659	Bridgend CAT Fund (bowls)	Sustaining Community Asset	High	
Bowls Maintenance Equipment	5,232	Bridgend CAT Fund	Sustaining Community Asset	High	
Total	13,891				
Total Capital Development Requirement	240,508				

Drawings (Pavilion Extension):



Fundraising Plan

Timeline	Need / Theme	Circa	Funding Options	BCBC CAT Funding Request	Other Funding Source	Notes
Year						
1	Bowls Pavilion Remedial Works	£ 11,000	Bridgend CAT	£11,000		Subject to BCBC quantity surveyor review
1	Extension of Bowls Pavilion (£136,000 plus £10k gas supply)	£ 146,000	Bridgend CAT Plus Community Council £10K & BCBC Match £10K Plus Own Funds Plus Ford Legacy Grant	£95,000	£20,000 £11,000 £20,000	Subject to BCBC quantity surveyor review
1	Green Maintenance Equipment (Bowls)	£ 5,232	Bridgend CAT	£5,232		Approved
1	Pitch Maintenance Equipment (Rugby)	£ 8,580	Bridgend CAT	£8,580		Subject to C.C.A.C. self management of pitches
1	Bowls Green Improvements	£ 8,659	Bridgend CAT	£8,659		Subject to BCBC's own condition survey
1	Pitch Improvements (Pitch A 1st Team Pitch)	£ 23,415	Bridgend CAT	£23,415		
1	Pitch Improvements (Pitch D)	£ 37,622	Bridgend CAT Plus Own Funds	£23,838	£13,784	
		£ 240,508		£175,724	£64,784	

Other Funding Options to be explored:

1	Sport Wales - Be Active 'Progress' Fund	Upto £50,000	Capital Improvement Work (tennis courts)			
1	BCBC Sport Fund	£ 1,000	Revenue			
2	Rural RDP	£ 20,000	Capital Improvement Work			
2	Church Act	£ 1,000	Capital Improvement Work			
2	Local: House Builders, Persimmon, Dwr Cymru; Windfarms (eligibility check)	£ 2,500	Revenue			
2	Millennium Stadium (Local Round)	£ 2,500	Capital Improvement Work			
2	Postcode Lottery	£ 5,000	Capital Improvement Work			

Cefn Cribwr Athletic Club

Income and Expenditure Revenue Projections: Summary

	£ Pre CAT	£ Post CAT	£ Post CAT	£ Post CAT	£ Post CAT	£ Post CAT
Income:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Rugby Income:	1,600	1,632	1,665	1,698	1,732	1,767
Pitch & Pavilion Rental Income:	-	840	882	926	972	1,021
Clubhouse Income:	224,603	235,833	247,625	260,006	273,006	286,657
Other Income:	78,478	84,028	80,608	82,035	83,676	85,161
Total Income:	304,681	322,333	330,780	344,665	359,387	374,605
	£ Pre CAT	£ Post CAT	£ Post CAT	£ Post CAT	£ Post CAT	£ Post CAT
Expenditure:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Cost of Sales, People and Finance Costs:	146,105	153,838	161,297	169,124	177,338	185,958
Clubhouse Costs:	58,416	59,584	60,776	61,992	63,231	64,496
Rugby Costs:	76,093	76,095	77,617	79,169	80,753	82,368
Pavilion Costs (Bowls Pavilion):	-	8,996	9,176	9,359	9,547	9,738
Pitch Revenue Costs:	-	17,500	18,300	19,140	20,022	20,948
Total Expenditure:	280,614	316,013	327,166	338,784	350,891	363,508
Surplus (Deficit)	24,067	6,320	3,614	5,881	8,496	11,097
Balance*	63,667	69,987	73,601	79,482	87,977	99,074

*cash in bank opening: £39,600

Annual Revenue Costs Estimates

Fixed Costs:	Annual Estimate	<i>Based on BCBC figures.</i>
PAT Testing	£12	
Fixed Wire Testing (due every 3 year)	£333	
Annual chlorination	£201	
Heating maintenance	£235	
Fire alarm maintenance	£80	
Legionella testing	£126	
Lighting	£200	
	£1,187	