

## Assumptions/ Statements

Indicative costs have been used to provide overview of feasibility of LPC.

Maintenance/upgrading costs provided from Summers/ Inman report are included but no other additional costs of this type are assumed. These costs are based on 2016 estimates with no uplift or required work since 2016 included.

Café costs/ income not included (possibly outsource this or rent to New Well to operate)

TNW separate charity - so will pay for use of building but no costs included. Potential income generating opportunity for future.

Where Union Road is to be sold it is assumed that there will be no overlap where we have costs of both buildings.

No grants assumed/included for any capital costs.

Expenses	Actual 2019	Actual 2020	LPC with Union Road, while Union Road for sale - Year 1	LPC & no Union Road	Keep Union Road & Rent it out.	Comments
200 Staff Costs						
201 Gross Salaries						
202 Employers NI						
203 Pension Costs						
204 Contractor Payments						
205 Staff Expenses						
206 Training & Development						
Total 200 Staff Costs						Approximately additional 2 FTE required @ grade 2 = [REDACTED]
220 Overheads						
221 Rent - 183 High Street						
222 Rent-Other						Rent other location for services while LPC being fitted out
223 Building repairs & maintenance						Reduced this in line with WLL actuals supplied by Mark Chambers
224 Insurance						Estimate from WLL for LPC = [REDACTED]
225 Electricity						supplied by WLC with 20% uplift as advised
226 Gas						supplied by WLC with 20% uplift as advised
227 Water						Estimates. LPC costs to Be supplied by WLC. WLL Say water is
228 Telephone/Internet						
229 Photocopier						
230 Office supplies & postage						
231 Computing						
232 Communications, media & adverti						Additional staffing may be required for this
233 Catering						Not including café in LPC
234 Depreciation						Not required
235 Professional fees						
236 Bank charges						
237 Other general expenses						
238 Waste						LPC numbers under maintenance contracts
239 Renewals and Repairs						
240 Subscriptions and Memberships						
Cleaning staff costs						[REDACTED] excluding café and residential wing
Cleaning materials						LPC from WLL
Grounds maintenance						[REDACTED]
LPC Maintenance contracts as per WLL						Includes 19 Building Maintenance contracts as per email from [REDACTED]
Roads/car park maintenance						[REDACTED] has said that we would have some responsibility for this - needs
Summers Inman Condition survey findings						Condition survey costs for years 6-10 @ [REDACTED] per
Payment to Historic Scotland for access						Annual payment to Historic Scotland
Additional charity audit						[REDACTED] info - due to "income" potentially over [REDACTED]
Total 220 Overheads						
251 Worship/PA						
252 Youth						
253 Children's work						
254 Pastoral care team						
255 Alpha courses						

256 Books and teaching materials	
257 Community Outreach	
258 Missional Communities & Connect	
259 Outside speaker costs	
260 Senior Citizens	
261 Prayer Team	
262 Creative Arts	
Total 250 Mission	
280 Giving	
281 Overseas partners & organisations	
282 UK partners & organisations	
283 Linlithgow partners & organisation	
284 Pastoral Fellowship Fund	
285 Adhoc Gifts	
Total 280 Giving	
Actuals	

increase on 2020 actuals (before additional income)  
% increase required on 2020 actuals

increase on 2020 income of (before additional income)  
% increased income required from 2020 of

**Potential Additional Income**

Lets for Low Port Centre (The New Well, L.Y.P.P., etc)

Rent for Union Road

**Total Budget Less Potential Additional Income**

Anticipated income if Union Road was rented to a third party

increase on 2020 actuals (assuming additional income)  
% increase on 2020 actuals

increase on 2020 income of (assuming additional income)  
% increased income from 2020 of

£98,351 to £154,078 Initial low and high estimates of income

Item

Chairs

Staging

Audio Visual equipment

IT/phones set up

Removal costs ( from 183 and Union road)

Redecoration

Deep Clean

Office equipment

Fire extinguishers, fire blankets etc

Installation of line for broadband/phone

Included in [REDACTED]  
for  
"refurbishment/  
fit for purpose  
costs"

**Loan Amount Valuation (%) Cost per year Loan**



**Loan Term is 15 years**

**No deposit required**

valuation	loan available	Interest rate	annum	loan
A large black rectangular redaction box covering the data for the second row of the table.				

Income (p.a.)	Room/ Space	Potential	Probability	Likely income (conservative approach)	assumptions/ notes/ likelihood
TNW					very likely (joint partner). 1st 3 years of funding still to be secure
L.Y.P.P./ Outdoor Education/					Good chance but may opt to stay where they are or move into Cross house
First Step					Renting workshop space & store
Hall rentals transferred from Union Road					Based on 2019 actuals
Playgroup					10hr let per week @ [redacted] per hr, 39 weeks
Gymnastics					4 hrs let per week @ [redacted] per hour for 8 months
Bridge Club					Based on half day (4hr let @ [redacted] per hr), once a week, 9 months of the year
Speakers Club					Based on half day (4hr let @ [redacted] per hr), once a week, 9 months of the year
Sailing Club					Based on half day (4hr let @ [redacted] per hr), twice a week, 9 months of the year
Backpackers Hostel					Rent based on St. Johns or third party running youth hostels
Use of Accommodation Block					One off accommodation requests
Low Port Lounge (rented out at £15 per					
Folk Festival					twice a month for 3 hours, 10 months, & 20 hrs @ [redacted]
Cafe					Cafe may become income generating but initially will be set up by St. Johns or TNW so assuming [redacted] rent
One off rentals					5 hrs per week @ [redacted] rate average for 40 weeks
<b>TOTAL</b>					
<b>Income from Renting out Union Road</b>					Assuming renting the whole building (including office space) out to a third party

<b>St John's Running Backpackers Youth Hostel</b>					
<b>Income</b>		[redacted]			[redacted] per night, 36 beds, 25% occupancy?
<b>Expenditure</b>					
Rent					
Staffing and other expenses		[redacted]			Rough estimate
Other Expenses					
<b>Profit/Loss</b>		[redacted]		[redacted]	
		[redacted]		[redacted]	High and low estimate of income