

SET UP COSTS

	£	£
INTERNAL WORKS		
Floor. Remove 250-300mm plus export from site	2000	
Blind with sand to receive new insulated and heated concrete floor with DPM x 75m sq	6000	
Sand 4 ton bags	1200	
Subfloor insulation 75mm x 75m sq = 26 sheets	1040	
Reinforcing fabric 14 x sheets	1400	
Underfloor heating single zone = 50m sq	1200	
New concrete floor for slate / stone tiles or painted concrete finish? 10m cu	2500	
	<hr/>	15340
ROOF		
Slate - Carefully strip and stack to re-use including scaffolding for roof work	5000	
Re-align wall plates to prepare for new trusted rafters	2000	
Trusses over kitchen x 8 (Room in loft type)	1200	
Trusses, (raised tie type) for main area high ceiling x 20	4000	
Fitting trusses	3000	
Modern insulation to new roof trusses 144m sq	2000	
All sarking replaced 144m sq. Modern roof shield 144m sq	2000	
Slating - Allow 25% slate replacement 36m sq	20000	
Wood burner stove and flue.	2500	
	<hr/>	41700
EXTERNAL WALLS		
Pick and point external walls (40 man days + materials)	11000	Based on £250 per day with £1k for materials
Lime mortar - Wall area 120m sq	1200	
Extension to end of building (Toilets etc) 5m x 5m timber framed and Larch clad, with slate roof at same line. Access through gable end and external !! door.	20000	
Catering Spec Kitchen	8000	
Build welcoming entrance porch encompassing buttresses 3-6m wide with valleyed and gabled roof over	4000	
New windows x 6	6000	
New doors x 3	3000	
Fit windows/doors	1000	
Gutters & Downpipes	1000	
Septic tank & waste works (inc materials)	10000	
Office space & furniture over kitchen area	6000	
Stair external to upper office	2500	
Dormer and door to upper office including labour	3500	
Plumbing, sundries and labour	2500	
Electrics, sundries and labour	2500	
Tables chairs x 7 sets	4000	Based on £500 per set
Paint and labour	3500	
	<hr/>	89700
OTHER COSTS		
Building Warrant	1343	
Planning Fee	802	Based on 137 sq metres
Architects Fees	14674	Based on 10% of build
Water supply	1000	
Electric supply	2000	
Telecom supply	300	
External ground works, french drains, slab paving, gravel areas	2500	
Gas bottle cage, fenced bin area	1000	
Legal fees	1500	
	<hr/>	25119
Total estimated cost for refurbishment	<hr/> <hr/>	171859
Café set up cost	29777	
	<hr/> <hr/>	201636

CAFÉ SET UP COSTS

<u>Description</u>	<u>Quantity</u>	<u>Unit price</u>	<u>Total</u>
Fridge	1	500	500
Freezer	1	1200	1200
Ovens	2	3000	6000
Dishwasher	1	3000	3000
Stainless tables	2	300	600
Griddle	1	300	300
Sink double	1	600	600
Sink hand wash	1	135	135
Workshop/shelving per 600mm	5	240	1200
4 deep shelves per 1000mm	12	100	1200
Soup turlines	3	35	105
Coffee machine	1	2500	2500
Chip pan	1	100	100
Slicer	1	320	320
Urne	1	350	350
Chiller bottles	4	300	1200
Tables each	8	140	1120
Chairs each	32	50	1600
Outdoor table/bench each	6	230	1380
Mixer	1	800	800
Processor	1	300	300
Blender	1	31	31
Bowls	4	50	200
Implements, knife sets, spoons, ladels	1	300	300
Pots, pans, colanders each	10	150	1500
Baking trays	1	100	100
Scales	1	42	42
Toast/pannine machine	1	300	300
Bread maker	1	120	120
Chopping Boards	4	60	240
Crockery	1	800	800
Mugs	1	140	140
Cups	1	160	160
Cutlery	1	250	250
Teapots each	10	10	100
Cafetieres / filters / jugs each	10	60	600
Milk jugs	1	36	36
Sugar bowls	1	36	36
Cruite set each	10	6	60
Glasses	1	50	50
Mops/buckets/brushes	1	100	100
Bins	1	22	22
Aprons each	8	10	80

29777

5 year forecast for Café / Arts & Crafts / event space at Inchree Barn

	Year 1	Year 2	Year 3	Year 4	Year 5	
Income						
Café	250000	250000	250000	275000	275000	Based on 50,000 vehicle movements in 2016 with half using the café. 2 folk in each vehicle expecting spend of £5 per person.
Arts & Crafts	3000	3000	3000	6000	6000	Based on 30% commission for selling items on behalf of local artists
Gallery	6000	6000	6000	9000	9000	Based on 30% commission for selling items on behalf of local artists
Events	1710	1710	1710	1890	1890	Based on £10 per hour for local groups / charities -£20 per hour for businesses
Beverage (for events only)	3600	3600	3600	4000	4000	
Rental of 2nd barn	0	0	5000	5150	5305	Current tenant is Vertical Descents, only be transferred following a second application to own the building they rent from FLS
	264310	264310	269310	301040	301195	
Direct Costs						
Food	70000	70000	70000	77000	77000	28% Food COS
Beverage (alcohol)	720	720	720	800	800	Beverage for events only
Gross Surplus / (Deficit)	70720	70720	70720	77800	77800	
Expenditure						
Advertising	200	200	200	200	200	
Wages	115995	119475	123059	126751	130554	
Employers NI	8685	8945	9213	9490	9774	
Employers Pension	3480	3584	3692	3803	3917	
Electricity	1200	1236	1273	1311	1351	
Wood Fuel	800	824	849	874	900	
Gas bottles	400	412	424	437	450	
Repairs & Maintenance	5000	5000	5000	5000	5000	
Cleaning	360	360	360	360	360	
Kitchen supplies	100	100	100	100	100	
Office supplies	100	100	100	100	100	
Insurance	1500	1545	1591	1639	1688	
Liquor Licencing	90	90	90	100	100	Just for events - Occasional licence is £10 per date
PPL licence	300	309	318	328	338	
Payroll processing	600	600	600	600	600	
Accountancy fees - annual accounts	400	400	400	440	440	
Accountancy fees - quarterly accs and VAT returns	2960	2960	2960	2960	2960	
Accountancy Software	240	240	240	240	240	
HR consultancy	200	200	200	200	200	
Protective clothing	150	150	150	150	150	
Internet	276	276	276	276	276	
Bank charges	72	72	72	72	72	
Telephone	240	240	240	240	240	
	143348	147318	151408	155671	160010	
Net Surplus / (Deficit)	50242	46272	47182	67569	63385	

EVENTS

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	
Craft Market	600	600	600	600	600	Monthly - Mar to Dec - 6 hrs
Painting Group	20	20	20	20	20	Monthly - 2 hrs
Sewing Group	20	20	20	20	20	Monthly - 2 hrs
Performances	320	320	320	320	320	Quarterly - 4 hrs
Ceilidhs	480	480	480	480	480	Quarterly - 4 hrs
Weddings	180	180	180	360	360	1 a year rising to 2 a year in Year 4
Lecture Theatre	90	90	90	90	90	1 a year rising to 2 a year in Year 4

1710	1710	1710	1890	1890
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Beverage	3600	3600	3600	4000	4000	9 events with 40 folk attending each spending £10
Beverage COS	720	720	720	800	800	20%

WAGES

		13.80%			
		8844		3%	
		Employers	Employers		
	Salary	NI	Pension		
Development Officer	24583.00	2171.98	737.49		
Café Manager / chef	24718.00	2190.61	741.54		
Barister / Server	19073.60	1411.68	572.21	£9.17ph	8 hrs per day all year
Barister / Server	9536.80	95.61	286.10	£9.17ph	8 hrs per day - Apr-Sep (6 mths)
Dishwasher	17388.80	1179.18	521.66	£8.36 ph	8 hrs per day all year - min wage
Gardener	20695.00	1635.44	620.85		
	<u>115995.20</u>	<u>8684.51</u>	<u>3479.86</u>		