

## Appendix C – Spelthorne Business Hub 5-year revenue forecast

### C1 - Revenue budget if relocated to Communications House

Business support contract, 100% business rates liability and service charges included. (applying a 5% per annum uplift across all costs)

	2025-26	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2025 - 2030
	80% Occupancy 0% Business Rate liability No service charge Concession contract in place	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 5% revenue increase	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 10% revenue increase	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 10% revenue increase	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 10% revenue increase	80% Occupancy 100% Business Rate liability Assume annual 5% cost increase Assume annual 10% revenue increase
<b>Expenditure</b>	£	£	£	£	£	£
Electricity	30,000	31,500	33,100	34,800	36,500	165,900
Gas	16,300	17,200	18,000	18,900	19,900	90,300
Business rates	-	78,000	81,900	86,000	90,300	336,200
Water charges	2,600	2,800	2,900	3,100	3,200	14,600
Fixtures & Fittings	3,100	3,300	3,500	3,600	3,800	17,300
Cleaning Materials	500	600	600	600	700	3,000
Window cleaning	600	600	700	700	700	3,300
Trade Waste Collection	700	700	800	800	800	3,800
Contract cleaning	2,300	2,500	2,600	2,700	2,800	12,900
Collection of Rubbish	1,000	1,100	1,200	1,200	1,300	5,800
Cleaning General	4,000	4,200	4,500	4,700	4,900	22,300
Facilities management	10,000	10,500	11,100	11,600	12,200	55,400
Service Charge	21,600	86,200	90,500	95,000	99,800	393,100
Kitchen & Canteen Eq	500	600	600	600	700	3,000
Food purchases	1,300	1,400	1,500	1,600	1,600	7,400
Catering supplies - non food	1,400	1,500	1,600	1,700	1,800	8,000
Printing Artwork & Design	1,000	1,100	1,200	1,200	1,300	5,800
Consultant Fees	36,000	37,800	39,700	41,700	43,800	199,000
TV License	200	200	200	200	300	1,100
Networking	10,100	10,700	11,200	11,700	12,300	56,000
Transaction costs	3,000	3,200	3,400	3,500	3,700	16,800
<b>Total Expenditure</b>	<b>146,200</b>	<b>295,700</b>	<b>310,800</b>	<b>325,900</b>	<b>342,400</b>	<b>1,421,000</b>
<b>TOTAL INCOME</b>	<b>(100,000)</b>	<b>(105,000)</b>	<b>(113,500)</b>	<b>(102,900)</b>	<b>(113,200)</b>	<b>(534,600)</b>
<b>NET EXPENDITURE</b>	<b>46,000</b>	<b>189,000</b>	<b>195,500</b>	<b>220,500</b>	<b>228,000</b>	<b>886,400</b>

## Appendix C – Spelthorne Business Hub 5-year revenue forecast

### C2 - Revenue budget if relocated to Elmbrook House

Business support contract, 100% business rates liability and service charges included. (applying a 5% per annum uplift across all costs)

	2025-26	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2025 - 2030
	80% Occupancy 0% Business Rate liability No service charge Concession contract in place	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 5% revenue increase	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 10% revenue increase	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 10% revenue increase	80% Occupancy 100% Business Rate liability Assume 5% cost increase Assume 10% revenue increase	80% Occupancy 100% Business Rate liability Assume annual 5% cost increase Assume annual 10% revenue increase
<b>Expenditure</b>	£	£	£	£	£	£
Electricity	30,000	7,875	8,275	8,700	9,125	33,975
Gas	16,300	4,300	4,500	4,725	4,975	18,500
Business rates	-	35,000	36,750	38,500	40,500	150,750
Water charges	2,600	700	725	775	800	3,000
Fixtures & Fittings	3,100	825	875	900	950	3,550
Cleaning Materials	500	150	150	150	175	625
Window cleaning	600	150	175	175	175	675
Trade Waste Collection	700	175	200	200	200	775
Contract cleaning	2,300	625	650	675	700	2,650
Collection of Rubbish	1,000	275	300	300	325	1,200
Cleaning General	4,000	1,050	1,125	1,175	1,225	4,575
Facilities management	10,000	2,625	2,775	2,900	3,050	11,350
Service Charge	21,600	35,000	36,750	38,500	40,500	150,750
Kitchen & Canteen Eq	500	150	150	150	175	625
Food purchases	1,300	350	375	400	400	1,525
Catering supplies - non food	1,400	375	400	425	450	1,650
Printing Artwork & Design	1,000	275	300	300	325	1,200
Consultant Fees	36,000	37,800	39,700	41,700	43,800	163,000
TV License	200	50	50	50	75	225
Networking	10,100	2,675	2,800	2,925	3,075	11,475
Transaction costs	3,000	800	850	875	925	6,450
<b>Total Expenditure</b>	<b>146,200</b>	<b>131,225</b>	<b>137,875</b>	<b>144,500</b>	<b>151,925</b>	<b>711,725</b>
<b>TOTAL INCOME</b>	<b>(100,000)</b>	<b>(70,000)</b>	<b>(75,100)</b>	<b>(58,000)</b>	<b>(61,000)</b>	<b>(364,100)</b>
<b>NET EXPENDITURE</b>	<b>46,200</b>	<b>61,225</b>	<b>62,775</b>	<b>86,500</b>	<b>90,925</b>	<b>347,625</b>