

**SPA AVOIDANCE COSTS FOR FARNHAM PARK**

**Appendix 4**

**Capital costs of improvements [1]**

|   | WBC budget     | WBC input     | Balance needed | Replacement No Years | Annual Replacement / Depreciation |
|---|----------------|---------------|----------------|----------------------|-----------------------------------|
|   | £              | £             | £              |                      | £                                 |
| <i>Improvements to access points</i>                                  |                |               |                |                      |                                   |
| Main entrance   | 20,000         | 10,000        | 10,000         | 20                   | 1,000                             |
| Pedestrian entrances  | 45,000         | 10,000        | 35,000         | 20                   | 2,250                             |
| Car parking (Main, Ranger, Upper Hale)                                | 65,000         | 0             | 65,000         | 20                   | 3,200                             |
| Path surface improvements   | 18,500         | 0             | 18,500         | 10                   | 1,850                             |
| Signage   | 5,000          | 0             | 5,000          | 10                   | 500                               |
| Access from eastern car parking (purchase 0.4 ha (& fencing/hedging)) | 20,000         | 0             | 20,000         |                      |                                   |
| Management improvements   | 3,500          | 0             | 3,500          | 10                   | 350                               |
| Fencing & gates   | 7,500          | 0             | 7,500          | 10                   | 750                               |
| Conversion of park lodge to ranger office/interpretation area         | 150,000        | 50,000        | 100,000        | 30                   | 5,000                             |
| Interpretation panels at key park entrances (10 park leaflets)        | 20,000         | 0             | 20,000         | 5                    | 4,000                             |
| Ranger van & mini tractor   | 8,000          | 0             | 8,000          | 5                    | 1,600                             |
| Office equipment & tools  | 17,500         | 0             | 17,500         | 7                    | 2,500                             |
| Professional fees (on 6,7,8,11,15)                                    | 5,000          | 0             | 5,000          | 5                    | 1,000                             |
| Professional fees (on 6,7,8,11,15)                                    | 58,000         | 0             | 58,000         |                      |                                   |
| <b>Capital costs</b>  | <b>443,000</b> | <b>70,000</b> | <b>373,000</b> |                      | <b>24,000</b>                     |

**Annual costs [1]**

|  |        |
|--|--------|
| Park ranger (current cost incl on costs) | 35,000 |
| Park management                          | 55,000 |
|  | 27,500 |
|  | 24,500 |

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|  |               |               |                   |
|--|---------------|---------------|-------------------|
| Visitor surveys & monitoring (annual average)                | 4,500         | 0             | 4,500             |
| <b>Total annual costs</b>                                    | <b>94,500</b> | <b>38,000</b> | <b>56,500</b>     |
| Annual Depreciation/Replacement Allowance                    |               |               | 24,000            |
| <b>Increased Annual Requirement</b>                          |               |               | <b>80,500</b>     |
| Capital Sum required to provide above (£80,500) at 5%        |               |               | £1,610,000        |
| Capital Costs (Net)  |               |               | £373,000          |
| <b>Total Required though Section 106 Agreements</b>          |               |               | <b>£1,983,000</b> |
| <b>Cost/ha (based on avoidance capacity of 21.25has) [2]</b> |               |               | <b>£93,317.65</b> |

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|   |                     |  |  |                     |                                      |                      |
|---|---------------------|--|--|---------------------|--------------------------------------|----------------------|
| <b>Predicted utilisation of avoidance capacity - 11 yrs [3]</b> | <b>No of people</b> |  |  |                     |                                      |                      |
| Zone B at 1090 dwellings at 2.4 people per household            | 2616                |  |  |                     |                                      |                      |
|   |                     |  |  | <b>Standard [4]</b> | <b>Avoidance space needed in has</b> | <b>Tariff/person</b> |
|   |                     |  |  | 8 per 1000          | 20.93                                | £747                 |

| <b>Tariff/bedroom [5]</b> | <b>Occupancy rate</b> | <b>Tariff £</b> | <b>[subject to annual inflationary increase]</b> | <b>Delivery Framework tariff</b> | <b>Total Tariff</b> |
|---------------------------|-----------------------|-----------------|--|----------------------------------|---------------------|
| 1 bedroom                 | 1.31                  | £978            |  | £630                             | £1,608              |
| 2 bedroom                 | 1.76                  | £1,314          |  | £630                             | £1,944              |
| 3 bedroom                 | 2.51                  | £1,874          |  | £630                             | £2,504              |
| 4 bedroom                 | 2.86                  | £2,135          |  | £630                             | £2,765              |
| 5 bedroom +               | 3.73                  | £2,785          |  | £630                             | £3,415              |