

Yarmouth Town Council

Financial assessment of refurbishing public toilets

		Summarised running costs 2018/19		2020/21 Budget	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Notes
		£	£	£	£									
Utilities:	Electricity	729		900	372	379	387	395	402	410	419	427	436	Estimated at 50% savings
	Water	2132		2250	1087	1109	1131	1154	1177	1200	1224	1249	1274	Estimated at 50% savings
	Rates	792	3653	851	808	824	840	857	874	892	910	928	947	
Insurance			500	520	510	520	531	541	552	563	574	586	598	
Cleaning			5119	7000	5250	5355	5462	5571	5683	5796	5912	6031	6151	Estimated at 25% savings
Consumables			679	750	750	765	780	796	812	828	845	862	879	
Maintenance:	Minor	99		250	102	104	106	108	110	113	115	117	120	
	Reactive	1449		400	1020	1040	1061	1082	1104	1126	1149	1172	1195	Estimated at 33% savings to allow for existing drainage problems
	Planned	3850	5398		510	520	531	541	552	563	574	586	598	
Misc			47	100	51	52	53	54	55	56	57	59	60	
Wallgate			291	300										
Sanitary bins			275	300	281	286	292	298	304	310	316	322	329	
Contingency				1000										
PWLB charges*				4461	8922	8922	8922	8922	8922	8922	8922	8922	8922	Based on 25-year loan
Income **	Bridge Road			-5760										
	Common			-672	-6432	-6432	-6432	-6432	-6432	-6432	-6432	-6432	-6432	
TOTAL		15962		19082	13230	13445	13664	13888	14116	14348	14585	14827	15074	
Budget			20260											
Capital costs:	Bridge Road			78540										
	Common			77662	156202									

* Assumes loan taken up Sep 2020 and works completed by end March 2021

**based on: 20p entrance

Monthly footfall of 3000 Bridge Road and 700 Common (per IWC figures 2014)

Discounted by 20% to allow for concessions, evasion of entry fee, etc

Running costs assumed at 2% year-on-year inflation