

**SEATON TOWN COUNCIL
(‘the Council’)**

PLEASE NOTE – in light of the public interest in the town hall, this agenda item has been put on the part of the agenda open to the public. However, should the debate lead to discussion of any of the **DETAIL** of the 4 budget scenarios as presented by **GTC**, but redacted at their request, then discussion of the item of business will be suspended and will recommence in the confidential part of the meeting.

Date of report	3 March 2025
Item of business	25 COU 12
Details	Report on request from Gateway Theatre Company to revisit decisions of the Council made on 27 January and waive/defer payments due to the Council
Purpose of Report	To set out a statement of facts regarding the town hall, for the assistance of the public, and for Members to consider whether to reverse or amend the previous decision
Power/authority	Local Government Act 1972, s145(1)(b) – power to provide a theatre or contribute towards their expenses Local Government (Miscellaneous Provisions) Act 1976 s.19 – power to provide recreational facilities
Recommendations	It is RECOMMENDED that the following options for resolution are considered: OPTION 1: <ul style="list-style-type: none"> • reaffirm the resolution of 27 January 2025; • refuse to waive invoice 1731, or any part thereof; • refuse to defer the repayment date of other costs due to the Council that will fall due under the lease in March 2025, until later in the financial year 2025/26 <p align="center">or</p> OPTION 2:

	<ul style="list-style-type: none"> • amend the resolution of 27 January, by waiving payment in respect of part of invoice 1731 dated 21 January 2025, in the sum of £8,022.69; and • agree to defer the repayment date of all other costs that will be incurred by the Council and fall due under the lease in March 2025 until March 2026 <p style="text-align: center;">or</p> <p>OPTION 3</p> <ul style="list-style-type: none"> • amend the resolution of 27 January, by waiving payment in respect of part of invoice 1731 dated 21 January 2025, in the sum of £8,022.69; and • agree to a repayment plan in installments of other costs that will be incurred by the Council and fall due under the lease in March 2025 to be repaid on the basis of £5,000 per month commencing in June 2025
--	--

Summary of facts for assistance of the public

The situation concerning the town hall has understandably caused concern within the town and led to:

- criticism of both the Council and the Gateway Theatre Company ('GTC') for lack of open communication
- speculation and misinformation circulating on social media
- erroneous statements being made regarding the Council's intentions

In the interests of complete transparency, the following summary sets out a series of facts relating to the town hall. This is particularly important, in light of the fact that:

- further assistance is sought from the public purse by GTC
- the basis of the request for further assistance from the Council is that GTC has secured £46,000 in donations from the public, since further financial assistance was refused by the Council on 27 January

Most of this information below is already published in previous statements, reports and minutes on the Council's website but, for ease of reference, the summary sets out the factual position as regards the town hall:

- first and foremost, the Council categorically has absolutely no ulterior motive or plans to sell the town hall, despite erroneous speculation on social media.
- the Council, in common with all members of the public, wishes to see the building thrive as a safe, well-managed community space and events venue for the town
- all recent decisions of the Council and financial and staff resources deployed have been with the sole intention that the town hall can reopen safely and standard insurance cover for the building can be reinstated as soon as possible
- the Council owns the town hall
- GTC is one of two tenants in the town hall and, since December 2016, has had the benefit of a 30-year commercial lease on a peppercorn rent of £60 per annum
- whilst, both parties agree that the lease, as drafted, is ambiguous in parts and requires rectification broadly the following applies:
 - costs for maintenance and repairs incurred by the Council during any financial year are repayable by GTC, in whole or in part, depending on what they relate too. These costs are invoiced to GTC and fall due at the end of March financial year
 - the Council is responsible for the building insurance, subject to GTC reimbursing a contribution of 50% towards the premium. In 2024, the 50% contribution for the town hall rose significantly to £4,000 after the building was revalued for insurance purposes to ensure it had adequate cover
 - GTC, as occupier, is responsible for day-to-day H&S of the building including inspections and testing and compliance with any recommendations of the suppliers of those services
- the Council's support for the tenant organisation has to be balanced against:
 - the preferential peppercorn rent already provided,
 - its duty to serve the whole of the electorate,
 - its other financial commitments; and
 - fairness to other charities and community organisations in the town, who do not receive similar benefits
- between September 2021 and January 2025, a series of risk reports were brought to the Council by officers regarding the town hall including:
 - works that would be required over the coming years, as identified in a building condition survey undertaken 2022
 - issues over the lease/legal framework relating to the occupation of the building
 - financial risks to the Council; and
 - more recently, concerns over the lack of information being provided to demonstrate compliance with health and safety requirements, despite numerous requests

- in late October 2024, it came to the Council's attention that various issues existed regarding the safety of the building. As a result, the Council's insurers were advised and standard cover on the building was withdrawn on 29 November 2024. Initially, the insurers indicated that all cover would be withdrawn. However, due to decisive actions taken by the Council, they subsequently agreed to preserve basic fire cover, on condition that:
 - the building remained closed
 - all necessary works were undertaken to make the building safe and compliant with all relevant safety legislation
 - a substantial co-clause (excess) was agreed in respect of any fire-related incident
 - the insurers are fully updated on a regular basis to satisfy them that basic cover should be preserved, as the work progressesThese works are ongoing, and the cover remains under constant review.
- full details of the Council's expenditure on the town hall and future predicted expenditure are detailed in the **Budgetary Review Report at 25 COU 10** on this agenda. This report provides detailed information of how the Council's reserves and forward budgets are impacted. Extracts of the Budgetary Review Report are included below, in this report, for ease of reference.
- the Council has sought an open book approach from GTC on its finances over recent years, with a view to considering the possibility of further financial assistance to GTC during the Council's annual budget setting process. This has not been forthcoming until the current situation arose
- it is against this background that the request to the Council must be considered

1. Revisiting the decision of 27 January 2025

1.1 Request from the Gateway

On 24 February the Council received a request from GTC to revisit decisions made by the Council on 27 January 2025.

1.2 Decisions made on 27 January 2025

The decisions that GTC asked the Council to revisit formed part of a wider resolution and the relevant parts are detailed below:

The Council resolved:

- ...
- ***to refuse the updated request for a grant of £12,343.43 to cover the cost of the Council's invoice dated 21 January 2025***

- ***to refuse to defer the repayment date of other costs that will be incurred by the Council and fall due under the lease in March 2025 until March 2026***
- ...
(proposed Cllr. Rowland; seconded Cllr. Hartnell)

1.3 Reasons submitted by GTC for reconsideration of decision

In summary, GTC submitted the following reasons as to why the Council's decision should be reconsidered:

- GTC has received over £45,000 in donations from supporters who are anxious to see the Gateway back and providing its full range of entertainment to the community
- GTC has made significant progress on the charity's health & safety support in appointing a new health & safety trustee, together with new links to specialist theatre health & safety expertise

The request was accompanied by a document entitled 'Third Submission by GTC.' The document included a written narrative and 4 charts detailing different cash-flow budget scenarios. GTC has agreed to a redacted version of that document being shared publicly but has removed the four budget charts. The redacted document is attached as Appendix 1.

1.4 Advice of Proper Officer

Seaton Town Council's Standing Order 7 states that a resolution of the Council shall only be rescinded, reversed or amended within six months of it being made in very specific circumstances, including by way of a motion moved in pursuance of subsequent information becoming available that, in the reasonable view of the Proper Officer, is relevant to the business to which the resolution relates and should be brought to the attention of the Council.

It is the Proper's Officer's view that, with regard to this very specific point in relation to the interpretation of the standing orders, it would be reasonable for Members to revisit the decision of 27 January 2025. This in no way indicates that the decision should be reversed or amended.

2. Request by GTC

2.1 Summary of request

In summary, GTC is asking that the Council:

- **waives invoice 1731, aside from the insurance and rent element – a sum of £8,022.69**
- **defers payment of further invoices due in this financial year until March 2026 or, alternatively, defers them via a flexible payment plan that is based on GTC’s projected availability of funds during the year - as at the date of this report, further known costs that will fall due as at the end of March 2025 will be at least £18,0000 (some have been invoiced; others will be invoiced as the Council receives further invoices from contractors).**

2.2 Financial position (including extract from budgetary report at 25 COU 10)

Below is a summary of the total monies already spent or committed on the town hall in this financial year and anticipated expenditure over the next financial year. Some of the figures are wholly payable by the Council, others wholly or partly recoverable from GTC:

Detail	Cost
Expenditure paid by the Council and invoiced to GTC, as at date of report	£22,962.50
Costs of works undertaken/scheduled during February/March and supplier invoices awaited by the Council	£4,751.60 +
Cost of repairing and making safe external concrete panels	£5,549.00
Costs of fire-proofing curtains. A further quotation is awaited from GTC NOTE – this cost is wholly payable by GTC; however officers have recommended that this be paid by the Council and reclaimed as it was identified as an issue in the fire risk assessment so remediation will be required prior to insurance being restated.	£2,000.00?
Costs of testing and bringing up to standard the stage electrics to enable them to be used (quotation received by the Council for £8,000) Further quotation awaited from GTC. NOTE – this cost is wholly payable by GTC; currently the electrics are disabled until works are carried out, as a	?

condition of the insurers. These have not been included as the cost will not be met by the Council in advance.	
INTERIM TOTAL	£35,263.10 +
<p>Upcoming works/costs:</p> <ul style="list-style-type: none"> • Cellar door replacement – estimated £2-3,000 • Fascia boards replacement – estimated £12,000, including scaffolding • Auditorium boiler replacement and relocation to kitchen - estimated £4-6,000 • Insurance premium for town hall 2025-26 - £8,000 (based on 2024/25 premium) • Flat roof inspections / structural survey / updated condition survey should also be considered, estimated cost of £3,000 and then funds required to carry out the actions identified • Renegotiation of the lease – legal costs TBC 	£30,000.00 +
TOTAL	£65,262.10+

2.3 Consideration by Members

Members will of course be fully aware of the public support for GTC and will consider this as an important factor in their deliberations on whether to reverse or amend the previous decision.

Members will have to balance this against other relevant considerations:

- the Council's duty to the public purse and all residents and anticipated maintenance and other costs over the next financial year as detailed above
- how reversing the decision will affect the Council's overall budgets and reserves
- legal advice provided at previous meetings as regards the lease
- is GTC financially viable, based on the budget scenarios presented in their third submission (redacted)?
- can the Council be confident that if deferred, that monies owed will be repaid at a later date based on the budget scenarios supplied and the questions they raise?
- whether the information present is materially sufficient to reverse or alter the decision made on 27 January. In particular:

- GTC trustees in attendance on 27 January confirmed in the public part of the meeting that, without financial assistance from the Council, the charity's costs could not be met. GTC's submission stated it is now in a better financial position
- since the Council's previous decision, GTC's submission states that they have secured just over £46K in donations. GTC have confirmed that this includes £16K+ committed by the public on *Go Fund Me*. Members may require further information as to how much of this money:
 - has been received by GTC?
 - has been pledged to GTC?
 - has been spent to date?
 - has been allocated to date, and on what?
 - is likely to remain at the date on which which the town hall might reopen with standard insurance cover reinstated?
- variables – various questions have been raised of GTC to enable the Council to test the robustness of the 4 scenarios presented. Whilst the scenarios were clearly prepared in good faith, Members will be mindful that the financial projections supplied, necessarily include a number of variables such as reopening date, amount that will be raised by crowd funding, future grants and ticket sales etc and these variables should be considered when balancing the decision to be made
- further costs that will become due during 2025/26 will, almost certainly, exceed the projected £5,000 service charge (which covers maintenance and insurance costs) due to the Council, as stated on page 6 of the redacted submission, not least as insurance premium contribution towards insurance alone is likely to be around £4,000, leaving only £1,000 available for all maintenance contributions.
- in excess of 500 hours has been spent so far by the Council's officers, in working to make the town hall safe, insurable and ready to reopen. This has inevitably impacted on the Council's other work. The Council will not be reimbursed for this time, so this is another cost borne by the taxpayer to be considered.
- fairness to other charities and community organisations in the town

3. Conclusions

The Council has a difficult decision to make, with many variables to be considered therefore, to assist Members, three alternate recommendations are set out below for consideration the various financial scenarios (redacted) as presented by GTC have been balanced by Members and a view formed on the risks of each.

There may, of course be other proposals by Members.

RECOMMENDATIONS

Members should consider the questions and observations detailed herein, in particular the financial impact and future risk to the Council's budgets.

It is **RECOMMENDED** that the following options for resolution are considered:

OPTION 1:

- reaffirm the resolution of 27 January 2025;
- refuse to waive invoice 1731, or any part thereof;
- refuse to defer the repayment date of other costs due to the Council that will fall due under the lease in March 2025, until later in the financial year 2025/26

or

OPTION 2:

- amend the resolution of 27 January, by waiving payment in respect of part of invoice 1731 dated 21 January 2025, in the sum of £8,022.69; and
- agree to defer the repayment date of all other costs that will be incurred by the Council and fall due under the lease in March 2025 until March 2026

or

OPTION 3

- amend the resolution of 27 January, by waiving payment in respect of part of invoice 1731 dated 21 January 2025, in the sum of £8,022.69; and
- agree to a repayment plan in installments of other costs that will be incurred by the Council and fall due under the lease in March 2025 to be repaid on the basis of £5,000 per month commencing in June 2025



Why a Further Submission to the Council? 3

The Budgets 3

 Chart 1 – Baseline Budget 3

 Chart 2 – Optimistic Budget 4

 Chart 3 – Worst Case Budget 4

 Chart 4 – Profiled Repayment Plan Budget..... 4

Why Should STC Support GTC Financially? 4

What Next? 5

Further New Information 5

Baseline Budget 6

Optimistic Budget 6

Worst Case Budget 7

Profiled Repayment Plan Budget 7

Chart 1 Redacted for commercially sensitive reasons 8

Chart 2 Redacted for commercially sensitive reasons 8

Chart 3 Redacted for commercially sensitive reasons 8

Chart 4 Redacted for commercially sensitive reasons 8

The Gateway in the Context of its benefits to the Seaton Community 9

Why a Further Submission to the Council?

The GTC trustees now fully appreciate why our two previous applications for financial support were unsuccessful. We had provided insufficient evidence on which the council could determine our long-term viability. In this application we are providing that evidence in the form of several feasible budgets. We have also, over the past few weeks, secured donations from our supporters to more than £46,000, and this is increasing daily. This has significantly improved our financial position and provides greater assurance to the council that providing financial support is much less of a risk.

We ask the council to take this new information as sufficient for the council to reopen previous decisions.

What is clear from these budgets is that the Gateway charity will still have some cash-flow issues without Seaton Town Council's financial support.

The loss of The Gateway to the town of Seaton would not only be a major loss to residents and visitors, but the benefits to the wider business community arising from the spending power of visitors would also be lost. Other society losses arising from the town having lost its 'heart' would be immeasurable.

The Budgets

Budgets are based on assumptions and reflect but one set of circumstances. We have tried to make those assumptions as realistic as possible, based on reasonable evidence, and for each budget to present a specific scenario. There are further variables we could apply to these budgets.

Please note that these budgets are designed to illustrate the Gateway's cash-flow under different circumstances. They do not represent accounts as normally prepared by our accountant.

We are not just asking the council to read these budgets in order to make its decisions. Although the council could, of course, do so.

We are asking that the council sees the benefits in entering into a dialogue with us, using these budget scenarios as a starting point, so that we can together develop a mutually acceptable working plan.

Below we are providing a narrative for each of the budgets presented.

Chart 1 – Baseline Budget

In this budget we are showing that GTC is a financially viable organisation. It shows what the financial year 2025/26 might have reasonably looked like without the extraordinary costs and losses incurred during the closure of the Town Hall.

We would not have organised Crowd Funding had we remained open, so this budget shows the starting cash balance as that towards the end of November 2024 (£44,677) plus the income anticipated for the high-revenue period of December – March (£33,080). These figures show the effect of the community's confidence following the Covid period and the running of more desirable events, such as the comedy club.

The annual outturn shown in this budget would have been more than sufficient to cover the additional building expenses had they occurred without the theatre having to close.

The trustees are asking the council to recognise that under normal circumstances the charity is financially viable and fully able to service its commitments to the council landlord.

Chart 2 – Optimistic Budget

This budget aims to show a realistic scenario on the basis that the closure and financial challenges occurred. Where it differs from the Baseline Budget are:

- The slow start up of the revenue stream expected on the basis that we can start in mid-April.
- GTC achieving 50% of our target from the Crowd Fund.
- The council as having funded (waived) the costs on the first bill, except for the rent and insurance costs.
- The costs of the council's second bill being deferred until the end of the 25/26 tax year.

On this basis this Optimistic Budget shows that at the end of the 25/26 FY the charity would have sufficient funds to cover normal running costs.

The trustees are asking the council to consider supporting this option by providing a grant or waiver sufficient to cover the extraordinary expenses within bill 1 and to defer payment of bill 2 until the end of FY 25/26.

Chart 3 – Worst Case Budget

In this Worst-Case Budget we have assumed a later start of income activities, now in May, Crowd Funding of just 25% of target (already achieved), and the council requiring that all bills are paid in full this 24/25 financial year. That is, no financial support from the council in respect of the works undertaken to reopen the town hall building.

It clearly shows that GTC would have financial challenges with this option.

The trustees are asking the council to avoid this scenario by supporting an alternative more supportive option.

Chart 4 – Profiled Repayment Plan Budget

This Profiled Repayment Plan Budget is based on the Optimistic Budget above but with repayment of the second bill in instalments during the year. Under the lease (The Second Schedule para 1.9) the council can, at its discretion, accept payment by way of instalments.

The trustees are asking the council to consider supporting this option through a flexible payment plan that is based on the availability of funds during the year.

Why Should STC Support GTC Financially?

The trustees fully appreciate that we are asking for special consideration from the council. The current situation is regretful for both the charity and the council and any decision by the council to provide financial support is going to require careful consideration.

We believe that a purpose of the council is to support and promote the town, and its role as an entertainment venue is consistent with the conditions under which the Town Hall was transferred to

STC by EDDC. Supporting the Gateway charity is consistent with this purpose. We have below repeated our Benefits to Seaton page from our original submission to further expand on the benefits to the town provided by the Gateway charity.

As can be seen from the Worst-Case Budget, a demand by the council for payment of the two bills (one rendered and the other due this FY) by the end of March 2025 would be difficult for the trustees to meet. Not only would this be a major blow to the town residents, it would also leave the council with some doubt over recovery of all its costs. This seems to be a poor option for the council, the town, the taxpayers and the charity.

What is very clear from the public meeting is that the town residents are ready to support the Gateway charity financially. To date donations to the charity have reached over £45,000. If the public see that the council itself has the confidence to support the charity, then there is significant potential for greater donations further minimising the financial risk to the council.

What Next?

Whilst this submission makes specific requests, as we stated at the beginning, what is needed is for the trustees and the council to enter into a dialogue, using these budget scenarios as a starting point, so that we can together develop a plan that the council can accept, which provides the charity with the time needed to replenish its funds, and which minimises the risk to both parties.

Further New Information

In addition to the above, the Gateway charity would remind the councillors that in accordance with the 8-Point Plan presented with our submission of 16th January 2025, under item 4 Governance, we have now secured the services of a trustee with significant Health & Safety experience. His plan of action and summary of experience is already with the council.

We have also formed a link to an experienced theatre Health & Safety expert for further in-depth advice and training.

As a result of these two new measures, we can advise the council that we now have access to all the Health & Safety expertise that is required.

The revised Health & Safety policies, guidelines, procedures and checklists have been independently reviewed and have been found to be of industry standard and fit-for-purpose.

Rationale of Budgets

In preparing the budgets we have based everything on recent previous experience. That is, we have not made any unrealistic assumptions, they are based on evidence. We can justify our revenue and costs with reasonable accuracy. Where the options deviate is in those variables over which we have no control and limited previous experience on which to base them. These are therefore subject to debate, but we believe that they offer a reasonable means for the council to consider its level of support to GTC.

Baseline Budget

The bases for this case are as follows:

- A full programme of events can start at the beginning of April.
- The average of last year's 8 months of income and costs, plus estimated income for the missing four months.
 - This included the first three months which were a lower income than the following 5 months, bringing the average figure down.
 - We had expected that income from the months when the theatre was closed would have been substantially higher as there were very good acts resulting in very high bookings.
- Events are net of income and payment to acts
- Donations, sponsorship, memberships and grants are consistent with previous years. The sponsorship shown for May/June is already pledged.
- Crowd Funding would not have been needed.
- Gift Aid at 25% is based on the donations made prior to this budget (£30,000).
- Overheads are consistent with the actuals for 24/25.
- Payroll is given as that at December's actual, plus 9% for increase in NI and Minimum Wage.
- STC Bill 1 is for rent and insurance only and that bill 2 did not arise.
- STC Service Charge is no more than £5,000, which is much more than most previous years.
- Deposits for Acts must be paid for in advance, by up to 9 months. A substantial monthly figure is given for these.
- The bank balance at end March is based on what was held at the end of November plus the expected income from the acts during the critical December – March period.

It can be seen from this Baseline Budget, the year end would have seen a very strong cash balance.

Optimistic Budget

This is broadly the same as the Baseline Budget with the following differences:

- That we have access to the building in mid-March and that events and hirings can start by mid-April.
- Crowd Funding at 50% of the amount being sought. Whilst it is hoped to better this figure, it is considered prudent to be cautious until further evidence is available.
- Bill 1 (except for the rent and insurance) is waived.
- STC bill 2 is no more than £20,000 and STC agree to defer payment of bill 2 until the end of the financial year 25/26.

As can be seen from this Optimistic Budget, this shows the theatre to be self-financing and at year end have a working cash margin.

Worst Case Budget

This case is based on the Optimistic Budget with the following changes:

- Events and hirers do not start until May
- Crowdfunding is much less successful than is anticipated.
- STC require that both Bill 1 and Bill 2 are to be paid in full at the end of March 2025.

This case shows negative cash for every month of the year and ending with a small loss.

Profiled Repayment Plan Budget

This case is based on the Optimistic Budget but with the STC Bill 2 repaid in instalments over the course of the year and bill 1 being waived, except for the rent and insurance costs.

Chart 1 Redacted for commercially sensitive reasons

Chart 2 Redacted for commercially sensitive reasons

Chart 3 Redacted for commercially sensitive reasons

Chart 4 Redacted for commercially sensitive reasons

The Gateway in the Context of its benefits to the Seaton Community

The Seaton Town Councillors have a significant role in ensuring that council decisions benefit the Seaton community that they serve. Whilst all decisions need to be appropriate and justifiable they also need to be sympathetic to the wider needs of the community. In its conversations with the Seaton community the trustees of the GTC are aware of the significant benefits that the theatre delivers. These include:

- **The benefit to the nighttime economy** of the town and especially outside of the tourist season. Hugely popular events such as Jazz Jurassica and film picnic nights are catered by local restaurants and take-aways. The vibrancy of the town centre forms people's decisions to come out in the evening or visit the town on holiday and contributes greatly to safer streets.
- **The benefits of placemaking.** Town planners spend millions on placemaking; that is the concept of creating public space that people love and feel connected to. In the Town Hall/ Gateway/Museum collaboration we have a landmark in the centre of town with a distinct and aesthetically pleasing architecture. In the centre of town it adjoins an open space that connects with cafes, galleries and shops known as the cultural quarter of the town. The very thing that town planners seek to achieve; a sense of belonging and cohesion.
- **The benefits in accessibility to the arts and entertainment.** Live entertainment and cinema is not always accessible to all. The Gateway offers a huge variety of events with level access within the town. To be in an audience is not a passive experience but offers a social connection second to none. Our community has enjoyed the stage at the heart of the town for generations, both as performers and audience members and it undoubtedly features for many as a significant reason for living and investing in the town.

In addition to these, the theatre is the primary entertainment venue in Seaton and gives the Seaton community access to facilities that other nearby towns offer. The loss of the Gateway would impoverish the town.

COMMERCIAL IN CONFIDENCE

Budget 25/26 - Baseline Budget

	April	May	June	2nd QTR	3rd QTR	4thQTR	Annual Outturn
INCOME							
Hirers	£1,954	£1,954	£1,954	£5,862	£5,862	£5,862	£23,448
Events	£3,896	£3,896	£3,896	£11,688	£18,496	£18,496	£60,368
Donations	£1,794	£1,794	£1,794	£5,382	£5,382	£5,382	£21,528
Sponsorship	£100	£2,500	£2,500	£300	£300	£300	£6,000
Membership	£200	£200	£200	£600	£600	£600	£2,400
Interest and Grants	£993	£993	£993	£2,979	£2,979	£2,979	£11,916
Crowd Funding							£0
Gift Aid				£2,500	£4,300		£6,800
Total Income	£8,937	£11,337	£11,337	£29,311	£37,919	£33,619	£132,460
OUTGOINGS							
Overheads	£4,146	£4,146	£4,146	£12,438	£12,438	£12,438	£49,752
Payroll	£5,303	£5,303	£5,303	£15,909	£15,909	£15,909	£63,636
STC Bill 1 (part)	£4,050						£4,050
STC Bill 2							£0
STC Service Charges						£5,000	£5,000
Total Outgoings	£13,499	£9,449	£9,449	£28,347	£28,347	£33,347	£122,438
Forward payment of acts	£1,100	£1,100	£1,100	£3,300	£3,300	£3,300	£13,200
Monthly cash flow	-£5,662	£788	£788	-£2,336	£6,272	-£3,028	
Bank at start	£78,497						
Cumulative Cash	£72,835	£73,623	£74,411	£72,075	£78,347	£75,319	£75,319

COMMERCIAL IN CONFIDENCE

COMMERCIAL IN CONFIDENCE

Budget 25/26 - Optimistic Budget

	April	May	June	2nd QTR	3rd QTR	4thQTR	Annual Outturn
INCOME							
Hirers	£1,000	£1,954	£1,954	£5,862	£5,862	£5,862	£22,494
Events	£2,000	£3,896	£3,896	£11,688	£18,496	£18,496	£58,472
Donations	£1,794	£1,794	£1,794	£5,382	£5,382	£5,382	£21,528
Sponsorship	£100	£5,000	£100	£300	£300	£300	£6,100
Membership	£200	£200	£200	£600	£600	£600	£2,400
Interest and Grants	£993	£993	£993	£2,979	£2,979	£2,979	£11,916
Crowd Funding	£30,000						£30,000
Gift Aid				£8,500	£7,500		£16,000
	£36,087	£13,837	£8,937	£35,311	£41,119	£33,619	£168,910
OUTGOINGS							
Overheads	£4,146	£4,146	£4,146	£12,438	£12,438	£12,438	£49,752
Payroll	£5,303	£5,303	£5,303	£15,909	£15,909	£15,909	£63,636
STC Bill 1	£4,050						£4,050
STC Bill 2						£10,619	£10,619
STC Bill 3						£4,858	£4,858
Stage works	£2,625						£2,625
STC Service Charges						£18,250	£18,250
	£16,124	£9,449	£9,449	£28,347	£28,347	£62,074	£153,790
Forward payment of acts	£1,100	£1,100	£1,100	£3,300	£3,300	£3,300	£13,200
Monthly cash flow	£18,863	£3,288	£-1,612	£3,664	£9,472	£-31,755	
Bank at start	£13,000						
Cumulative Cash	£31,863	£35,151	£33,539	£37,203	£46,675	£14,920	£14,920

COMMERCIAL IN CONFIDENCE

COMMERCIAL IN CONFIDENCE

Budget 25/26 - Worst Case Budget

	April	May	June	2nd QTR	3rd QTR	4thQTR	Annual Outturn
INCOME							
Hirers	£0	£1,954	£1,954	£5,862	£5,862	£5,862	£21,494
Events	£0	£3,896	£3,896	£11,688	£18,496	£18,496	£56,472
Donations	£1,794	£1,794	£1,794	£5,382	£5,382	£5,382	£21,528
Sponsorship	£100	£5,000	£100	£300	£300	£300	£6,100
Membership	£200	£200	£200	£600	£600	£600	£2,400
Interest and Grants	£993	£993	£993	£2,979	£2,979	£2,979	£11,916
Crowd Funding	£20,000						£20,000
Gift Aid				£10,000	£5,000		£15,000
	£23,087	£13,837	£8,937	£36,811	£38,619	£33,619	£154,910
OUTGOINGS							
Overheads	£4,146	£4,146	£4,146	£12,438	£12,438	£12,438	£49,752
Payroll	£5,303	£5,303	£5,303	£15,909	£15,909	£15,909	£63,636
STC Bill 1	£12,343						£12,343
STC Bill 2	£10,619						£10,619
STC Bill 3						£4,858	
Stage works	£2,625						£2,625
STC Service Charges						£18,250	£18,250
	£35,036	£9,449	£9,449	£28,347	£28,347	£51,455	£157,225
Forward payment of acts	£1,100	£1,100	£1,100	£3,300	£3,300	£3,300	
Monthly cash flow	-£13,049	£3,288	-£1,612	£5,164	£6,972	-£21,136	
Bank at start	£13,000						
Cumulative Cash	-£49	£3,239	£1,627	£6,791	£13,763	-£7,373	-£7,373

COMMERCIAL IN CONFIDENCE

COMMERCIAL IN CONFIDENCE

Budget 25/26 - Profiled Repayment Plan Budget

	April	May	June	2nd QTR	3rd QTR	4thQTR	Annual Outturn
INCOME							
Hirers	£1,000	£1,954	£1,954	£5,862	£5,862	£5,862	£22,494
Events	£2,000	£3,896	£3,896	£11,688	£18,496	£18,496	£58,472
Donations	£1,794	£1,794	£1,794	£5,382	£5,382	£5,382	£21,528
Sponsorship	£100	£5,000	£100	£300	£300	£300	£6,100
Membership	£200	£200	£200	£600	£600	£600	£2,400
Interest and Grants	£993	£993	£993	£2,979	£2,979	£2,979	£11,916
Crowd Funding	£30,000						£30,000
Gift Aid				£8,500	£7,500		£16,000
	£36,087	£13,837	£8,937	£35,311	£41,119	£33,619	£168,910
OUTGOINGS							
Overheads	£4,146	£4,146	£4,146	£12,438	£12,438	£12,438	£49,752
Payroll	£5,303	£5,303	£5,303	£15,909	£15,909	£15,909	£63,636
STC Bill 1	£4,050						£4,050
STC Bill 2				£5,000	£5,000	£619	£10,619
STC Bill 3						£4,858	£4,858
Stage works	£2,625						£2,625
STC Service Charges						£18,250	£18,250
	£16,124	£9,449	£9,449	£33,347	£33,347	£52,074	£153,790
Forward payment of acts	£1,100	£1,100	£1,100	£3,300	£3,300	£3,300	£13,200
Monthly cash flow	£18,863	£3,288	£-1,612	£-1,336	£4,472	£-21,755	
Bank at start	£13,000						
Cumulative Cash	£31,863	£35,151	£33,539	£32,203	£36,675	£14,920	£14,920

COMMERCIAL IN CONFIDENCE

COMMERCIAL IN CONFIDENCE

COMMERCIAL IN CONFIDENCE