

Document B1

Rural Development Programme 2014-2020

FINANCIAL APPRAISAL REPORT

Scheme:	RCDF
Measure:	7
Sub Measure:	7.7
Applicant:	Pumpkin Patch Cookery and Gardening School and Cafe
Project Title:	The Pumpkin Patch Cookery & Gardening School and Café
PPIMS Case ID Number:	81123

FINANCIAL & COMPLIANCE

Evidence Assessed:

Application, business plan and financial forecasts

Initial Assessment:

<ul style="list-style-type: none">Has the applicant ownership and SME status been checked and confirmed and the correct grant intervention rate applied?	Yes – Pumpkin Patch Cookery and Gardening School is a sole trader business owned by Lisa Fearn (Farm Holding No 55/004/0266) which is not Vat registered and classed as micro for state aid purposes with 1.5 employees at application date. RCDF grant requested of £128,000 on project costs of £160,000 (80%).
<ul style="list-style-type: none">Do the applicant latest accounts submitted show a positive balance sheet net asset position?	<u>Exempt under Section 43</u>
If no has this been adequately explained?	<u>Exempt under Section 43</u>
<ul style="list-style-type: none">Do the applicant latest accounts submitted show a positive profit in the profit and loss account?	<u>Exempt under Section 43</u>

<ul style="list-style-type: none"> Do the applicant latest accounts submitted show a positive balance sheet net current asset (working capital) position? 	<u>Exempt under Section 43</u>
If no has this been adequately explained?	<u>Exempt under Section 43</u>
<ul style="list-style-type: none"> Are there any recent issues e.g CCJ's etc in the credit report and if yes have they been adequately explained? 	<u>Exempt under Section 43</u>
<ul style="list-style-type: none"> Are there any issues in the WG Due diligence portal? 	<u>Exempt under Section 43</u>
<ul style="list-style-type: none"> Has the applicant submitted their statutory accounts within the required timescale (if applicable)? 	<u>Exempt under Section 43</u>
Additionality / Need for Grant	
<ul style="list-style-type: none"> Has the applicant explained and demonstrated that without grant support they would not proceed with the project. 	<u>Exempt under Section 43</u>
<ul style="list-style-type: none"> If the need for grant is financial does the cashflow forecast show a cash deficit without grant support? 	<u>Exempt under Section 43</u>
Evidence of Funding	
<ul style="list-style-type: none"> Has the applicant explained how the private element of funding will be provided. Ideally this will include evidence of funding. 	<u>Exempt under Section 43</u>
Reasonableness of Forecasts	
<ul style="list-style-type: none"> Do the financial forecasts include the project activity as described in the project plan 	<u>Exempt under Section 43</u>

including additional turnover and costs, capital expenditure and project funding.	
<ul style="list-style-type: none"> Are the project assumptions adequately explained i.e basis for additional turnover, any additional grants awarded etc? 	<u>Exempt under Section 43</u>
<ul style="list-style-type: none"> Is the project turnover/profitability reasonable in comparison to recent accounts trends and stated project activity? 	<u>Exempt under Section 43</u>
Procurement	
<ul style="list-style-type: none"> Does the project plan specify how the project procurement will be managed? 	Yes – Reference to tenders in the value for money section of the application form.
Simplified Costs	
<ul style="list-style-type: none"> Has the applicant requested or forecast based on simplified costs and if so have these been checked and agreed? 	<u>Exempt under Section 43</u>

Date : 21/3/2017

Completed by : Welsh Government Official (1)

Initial Score: Medium

Further information required from Applicant: Additional Accounts to 2015- provided.

Final Assessment:

Final Score: Medium

SUMMARY & RECOMMENDATIONS

The business has **Exempt under Section 43.**

The need for grant is assumed by the nature of the scheme and project applicants.

The project defrayment will be managed by scheduling contract payments and claim submission.

The private element of funding has been detailed and evidence provided for the main element.

The contingency element of project costs would not be eligible.

The potential issue is that the organisation registers for VAT in the future (as they forecast turnover at the VAT registration threshold and may be able therefore to recover the project cost VAT retrospectively. The offer letter specifies they should notify us should circumstances change but we may want to include a special condition to review the VAT status at claim stage and final inspection stage to ensure they have not claimed VAT on grant and then reclaimed from HMRC as well.

The overall financial and compliance element of the application are assessed as Medium.

Completed by:	Welsh Government Official (2)
Signature:	Electronic copy only
Date:	17/5/2017

The Pumpkin Patch Cowshed - Project Cost Estimate

Element	Cost	Notes
Demolitions, alterations and site clearance	<u>Exempt under Section 43</u>	General site clearance within the building and to perimeter where levels may require adjusting
Substructures	<u>Exempt under Section 43</u>	Removal of existing concrete floor and replace with new insulated floor and screed
External walls	<u>Exempt under Section 43</u>	Allowed for removing limewash and new render finish
Roof structure, coverings and rainwater goods	<u>Exempt under Section 43</u>	Assumed 25% new second hand slates and <u>Exempt under Section 43</u> allowance for timber repairs
Upper floors	<u>Exempt</u>	
<u>under Section 43</u>		
External doors and windows	<u>Exempt under Section 43</u>	Assumed all to be in softwood and includes decoration and window boards

Internal partitions and wall linings	<u>Exempt under Section 43</u>	Assumed all walls to be lined with external walls in 50mm insulated plasterboard
Internal doors	<u>Exempt under Section 43</u>	Pine doors and stain allowed
Stairs and walkway	<u>Exempt under Section 43</u>	<u>Exempt under Section 43</u> allowed for walkway
Floor finishes	<u>Exempt under Section 43</u>	polished cement downstairs and finished timber floors upstairs
Wall finishes	<u>Exempt under Section 43</u>	Decoration and 10 sq m of wall tiling
Ceiling finishes	<u>Exempt under Section 43</u>	Insulated plasterboard to sloping ceilings and plasterboard to underside of first floor
Mechanical and Electrical Installations	<u>Exempt under Section 43</u>	Allowance of £7.5K for both M&E
Builders work in connection with M&E	<u>Exempt under Section 43</u>	Drilling holes making good etc.
Fixtures, fittings, cubicles, shelving and sanitary ware	<u>Exempt under Section 43</u>	WC cubicles etc.
External work and drainage	<u>Exempt under Section 43</u>	Allowed <u>Exempt under Section 43</u> for foul and <u>Exempt under Section 43</u> for surface
Incoming services	<u>Exempt under Section 43</u>	Assumed there would be a new sub main to the barn and oil supply pipe together with trenching works
Sub-total	<u>Exempt under Section 43</u>	
Contractor's Preliminary costs	<u>Exempt under Section 43</u>	Scaffolding, access platforms, supervision and travelling. Assumed free use of electric and water
TOTAL CONSTRUCTION COSTS	<u>Exempt under Section 43</u>	
Professional, building regs, planning and survey fees (details below)	<u>Exempt under Section 43</u>	
PROJECT COSTS INCL FEES	<u>Exempt under Section 43</u>	
say £160,000		
Detailed Breakdown of Professional Fees		

Building Surveyor	<u>Exempt under Section 43</u>
Architect, Planning Application (Stage A-D)	<u>Exempt under Section 43</u>
Planning Application Fee	<u>Exempt under Section 43</u>
Bat Survey & Licence	<u>Exempt under Section 43</u>
Highways Survey & Design	<u>Exempt under Section 43</u>
Quantity Surveyor	<u>Exempt under Section 43</u>
Architect, Building Regulation Application / Tendering (Stage E-H)	<u>Exempt under Section 43</u>
Architect, letting of building contract / managing construction / post project admin (Stage J-K)	<u>Exempt under Section 43</u>
TOTAL PROFESSIONAL FEES	<u>Exempt under Section 43</u>