

Response from GolDev Woking Limited

"The approximate cost of each plastic seat is approximately £50 each, excluding VAT.

All our recent financial assumptions are based on the agreed capacity of 9,026 and the attached schedule shows the possible savings that could be made by working to the various capacity reductions and as you can see, the additional reductions which would include the reduction of the Concourse areas and Ground Take, as they are calculated based on capacity.

However, as we are maintaining the bulk of the stadium's income producing element to allow the club to remain financially viable, most of the possible savings, are not achievable as the mass of the building is in the main, not being reduced.

Our best estimate of the additional possible savings included in the schedule, show that up to almost 2 flats could be saved by making these changes and these costs have been tested with both our stadium architect and QS, albeit at this early stage and without more detailed drawings, these are provisional estimates.

In conclusion, we believe the scheme as designed is the optimal scheme."

WOKING FOOTBALL CLUB

Capacity

25th Nov 2019

<u>CAPACITY</u>	<u>SEATS</u>	<u>COST PER PLASTIC SEAT £50</u>	<u>SAVING</u>	<u>CONCOURSE SAVING</u>	<u>GROUND TAKE AS PLANS SAVING</u>	<u>TOTAL SAVINGS</u>	<u>SQUARE FEET SAVED</u>	<u>AVERAGE FLAT SIZE SQ FT 550</u>
9,026	4,366	£218,300	£0	£0	£0	£0	-	0.0
8,087	4,380	£219,000	£700	-£200,000	-£100,000	-£299,300	599	-1.1
7,001	3,505	£175,250	-£43,050	-£400,000	-£100,000	-£543,050	1,086	-2.0
6,036	6,036	£301,800	£83,500	-£600,000	£0	-£516,500	1,033	-1.9

Average sales value per square foot

£500