

Discount rate	5%																				Totals		
Present value of £1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Totals	
	1	0.95238095	0.9070295	0.8638376	0.8227025	0.7835262	0.7462154	0.71068133	0.6768394	0.6446089	0.61391325	0.584679289	0.55683742	0.5303214	0.505068	0.4810171	0.4581115	0.4362967	0.4155207	0.395734	0.376889		
<b>Option 5: Honeybourne Gate, Jessops Avenue</b>																							
Years	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
<b>Financing based on £12.5m PWLB annuity loan over 20 years PLUS £2.5m capital receipts</b>																							
Years	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
Purchase price	15,000,000																					15,000,000	
PWLB Loan	-12,500,000																					-12,500,000	
Principal repayments	245,058	499,010	511,108	523,500	536,193	549,193	562,508	576,146	590,115	604,422	619,077	634,086	649,460	665,206	681,334	697,853	714,773	732,103	749,853	768,033	390,971	12,500,000	
Interest repayments	150,625	292,356	280,257	267,865	255,173	242,173	228,857	215,219	201,250	186,943	172,289	157,279	141,905	126,159	110,031	93,512	76,592	59,263	41,513	23,332	4,711	3,327,304	
Relocation costs		70,000																				70,000	
Additional move costs - IT Upgrades		40,000																				40,000	
Furniture and Fittings		150,000																				150,000	
Council Chamber / Committee Suite fit-out		100,000																				100,000	
MO Annual Occupational Costs (SAVING)			-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-388,500	-7,381,500	
Rental stream from vacated Municipal Offices site					-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-2,800,000	
Business Rates			150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	2,850,000	
Annual Occupational Costs (inc.maintenance, utilities and insurance)			200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	3,800,000	
Programmed Maintenance																							
<b>Total</b>	<b>2,895,683</b>	<b>1,151,365</b>	<b>752,865</b>	<b>752,865</b>	<b>752,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>182,183</b>	<b>15,155,804</b>
<b>PV</b>	<b>2,895,683</b>	<b>1,096,538</b>	<b>682,871</b>	<b>650,353</b>	<b>619,384</b>	<b>452,773</b>	<b>431,212</b>	<b>410,678</b>	<b>391,122</b>	<b>372,497</b>	<b>354,759</b>	<b>337,866</b>	<b>321,777</b>	<b>306,454</b>	<b>291,861</b>	<b>277,963</b>	<b>264,727</b>	<b>252,121</b>	<b>240,115</b>	<b>228,681</b>	<b>68,663</b>	<b>10,948,097</b>	
<b>INTERNAL FINANCING</b>																							
Capital Receipts	2,500,000																					2,500,000	
Impact on Medium Term Strategy	395,683	1,151,365	752,865	752,865	752,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	577,865	182,183	12,655,801
Property R&R Reserve		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	2,000,000
Dedicated Building Reserve		-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-2,000,000
<b>Total</b>	<b>2,895,683</b>	<b>1,151,365</b>	<b>752,865</b>	<b>752,865</b>	<b>752,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>577,865</b>	<b>182,183</b>	<b>15,155,801</b>
	0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	0	