

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 2: New Build on Shopfitters with CBH</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 £6.25m 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	8,750,000																					8,750,000
PWLB Loan	-6,250,000																					-6,250,000
Principal repayments	122,529	249,505	255,554	261,750	268,096	274,596	281,254	288,073	295,057	302,211	309,538	317,043	324,730	332,603	340,667	348,927	357,386	366,051	374,926	384,016	195,486	6,250,000
Interest repayments	75,313	146,178	140,128	133,933	127,586	121,086	114,429	107,610	100,625	93,471	86,144	78,639	70,953	63,080	55,016	46,756	38,296	29,631	20,756	11,666	2,356	1,663,652
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
Rental stream from Shopfitters site			-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-65,000	-1,235,000
Business Rates			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	175,000	175,000	3,325,000
Business Rates levied on tenants			-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-475,000
Annual Occupational Costs (inc.maintenance, utilities and insurance)			250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	4,750,000
Service charges from tenants			-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-570,000
Programmed Maintenance																						0
<b>Total</b>	<b>2,697,841</b>	<b>755,683</b>	<b>312,183</b>	<b>312,183</b>	<b>312,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>6,387,152</b>
<b>PV</b>	<b>2,697,841</b>	<b>719,698</b>	<b>283,159</b>	<b>269,675</b>	<b>256,833</b>	<b>107,486</b>	<b>102,368</b>	<b>97,493</b>	<b>92,851</b>	<b>88,429</b>	<b>84,218</b>	<b>80,208</b>	<b>76,388</b>	<b>72,751</b>	<b>69,287</b>	<b>65,987</b>	<b>62,845</b>	<b>59,852</b>	<b>57,002</b>	<b>54,288</b>	<b>-22,862</b>	<b>5,375,798</b>
<b>INTERNAL FINANCING</b>																						
Capital Receipts	2,500,000																					2,500,000
Impact on Medium Term Strategy	197,841	755,683	312,183	312,183	312,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	137,183	3,887,159
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	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	-2,000,000
<b>Total</b>	<b>2,697,841</b>	<b>755,683</b>	<b>312,183</b>	<b>312,183</b>	<b>312,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>137,183</b>	<b>6,387,159</b>
	-0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-0