

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 4: Build on land by ASDA, Hatherley Lane</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 £7.25m 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	9,750,000																					9,750,000	
PWLB Loan	-7,250,000																					-7,250,000	
Principal repayments	142,133	289,426	296,443	303,630	310,992	318,532	326,255	334,165	342,267	350,565	359,064	367,770	376,687	385,820	395,174	404,755	414,568	424,620	434,914	445,459	226,763	7,250,000	
Interest repayments	87,363	169,566	162,549	155,362	148,000	140,460	132,737	124,827	116,725	108,427	99,927	91,222	82,305	73,172	63,818	54,237	44,424	34,372	24,077	13,533	2,732	1,929,837	
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			-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	-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	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>2,729,496</b>	<b>818,992</b>	<b>375,492</b>	<b>375,492</b>	<b>375,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>-29,004</b>	<b>7,653,337</b>
<b>PV</b>	<b>2,729,496</b>	<b>779,992</b>	<b>340,582</b>	<b>324,364</b>	<b>308,918</b>	<b>157,091</b>	<b>149,610</b>	<b>142,486</b>	<b>135,701</b>	<b>129,239</b>	<b>123,085</b>	<b>117,223</b>	<b>111,641</b>	<b>106,325</b>	<b>101,262</b>	<b>96,440</b>	<b>91,848</b>	<b>87,474</b>	<b>83,308</b>	<b>79,341</b>	<b>-10,931</b>	<b>6,184,495</b>	
<b>INTERNAL FINANCING</b>																							
Capital Receipts	2,500,000																					2,500,000	
Impact on Medium Term Strategy	229,496	818,992	375,492	375,492	375,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	200,492	-29,004	5,153,340
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>2,729,496</b>	<b>818,992</b>	<b>375,492</b>	<b>375,492</b>	<b>375,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>200,492</b>	<b>-29,004</b>	<b>7,653,340</b>
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0