

**Option 2: New Build on Shopfitters with CBH**

Financing based on £6.25m PWLB annuity loan over 20 years PLUS £2.5m capital receipts

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>A. Cashflow - at current pay and price levels (2015-16)</b>																						
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	2,363	1,663,659
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	-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>Cashflow</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>
<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>
<b>B. Net Present Value including inflationary increases</b>																						
Discount rate	5%																					
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Totals
Present value of £1	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	
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	2,363	1,663,659
Relocation costs		71,400																				71,400
Additional move costs - IT Upgrades		41,600																				41,600
Furniture and Fittings		153,000																				153,000
Council Chamber / Committee Suite fit-out		104,000																				104,000
MO Annual Occupational Costs (SAVING)			-400,713	-411,313	-417,729	-424,274	-430,949	-442,283	-449,228	-456,740	-468,084	-475,899	-483,870	-495,868	-504,161	-512,620	-525,309	-534,110	-543,087	-556,273	-565,771	-9,098,281
Rental stream from vacated Municipal Offices site						-193,214	-193,214	-193,214	-193,214	-193,214	-218,214	-218,214	-218,214	-218,214	-218,214	-243,214	-243,214	-243,214	-243,214	-243,214	-268,214	-3,541,424
Rental stream from Shopfitters site			-75,000	-75,000	-75,000	-75,000	-75,000	-80,000	-80,000	-80,000	-80,000	-80,000	-85,000	-85,000	-85,000	-85,000	-85,000	-90,000	-90,000	-90,000	-90,000	-1,560,000
Business Rates		182,070	185,711	189,426	193,214	197,078	201,020	205,040	209,141	213,324	217,591	221,942	226,381	230,909	235,527	240,237	245,042	249,943	254,942	260,041	260,041	4,158,581
Business Rates levied on tenants			-26,010	-26,530	-27,061	-27,602	-28,154	-28,717	-29,291	-29,877	-30,475	-31,084	-31,706	-32,340	-32,987	-33,647	-34,320	-35,006	-35,706	-36,420	-37,149	-594,083
Annual Occupational Costs (inc.maintenance, utilities and insurance)			260,100	265,302	270,608	276,020	281,541	287,171	292,915	298,773	304,749	310,844	317,060	323,402	329,870	336,467	343,196	350,060	357,062	364,203	371,487	5,940,829
Service charges from tenants			-31,212	-31,836	-32,473	-33,122	-33,785	-34,461	-35,150	-35,853	-36,570	-37,301	-38,047	-38,808	-39,584	-40,376	-41,184	-42,007	-42,847	-43,704	-44,578	-712,900
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>6,387,159</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>-22,859</b>	<b>5,375,800</b>

(1) Rental stream from vacated Municipal Offices site  
 Year 5 -cash flow -current prices net rent £175,000  
 Year 5 - Assumed inflation at 2% year 5, with rent reviews increasing net rent by £25k every 5 years

(2) Rental stream from shopfitters  
 Year 2 - Assumed net rent of £15 per square foot, with 5 year rent reviews  
 Year 7 - Assumed net rent review to £16 per square foot  
 Year 17 - Assumed £17 per square foot