

Workshop Cheltenham - net impact on CBC

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Car Parking Income Impact											
82 Spaces Displaced @ St Georges	150,333	164,000	164,000	164,000	164,000	164,000	164,000	164,000	164,000	164,000	1,626,333
Mitigating Actions											
7 Spaces freed up @ St Georges	- 12,833	- 14,000	- 14,000	- 14,000	- 14,000	- 14,000	- 14,000	- 14,000	- 14,000	- 14,000	- 138,833
58 Spaces freed up @ Chelt Walk	- 106,333	- 116,000	- 116,000	- 116,000	- 116,000	- 116,000	- 116,000	- 116,000	- 116,000	- 116,000	- 1,150,333
25 Spaces @ Malvern Walk	20,052	21,875	21,875	21,875	21,875	21,875	21,875	21,875	21,875	21,875	216,927
40 Spaces @ Other Car parks	32,083	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	347,083
8 Spaces from displaced spaces (50% remaining displacement)	- 6,417	- 7,000	- 7,000	- 7,000	- 7,000	- 7,000	- 7,000	- 7,000	- 7,000	- 7,000	- 69,417
Car Parking Income Impact	76,885	83,875	83,875	83,875	83,875	83,875	83,875	83,875	83,875	83,875	831,760
Stamp Duty	49,000										49,000
Segregation, resurfacing and lining - St Georges (Capital Spend)	37,500										37,500
One off costs for Car Parking	86,500										86,500
Site Lease from Workshop (based % of overall rent turnover)	5.50%	- 50,276	- 53,889	- 57,503	- 61,116	- 64,867	- 66,674	- 68,481	- 68,481	- 68,481	- 559,765
Potential Business Rates (to be assessed)											
Additional Income	-	50,276	53,889	57,503	61,116	64,867	66,674	68,481	68,481	68,481	559,765
Yearly Cash flow	163,385	33,600	29,986	26,373	22,759	19,008	17,201	15,395	15,395	15,395	358,495