

Option 1A - Sell Flats and Rent Commercial Unit

	2019/20		2020/21			
	Q3	Q4	Q1	Q2	Q3	Q4
Capital Expenditure						
Pre-Construction Charge		40,660				
Construction			214,670	214,670		
Client owned risk register			34,250	34,250		
Total Capital Expenditure		40,660	248,920	248,920		
External Grants						
Living Over the Shop (LOTS)				(75,000)		
Gainsborough Shop Front				(15,000)		
Townscape Heritage				(72,000)		
Total External Grants				(162,000)		
Capital Receipts						
Sale of flats (£85,000 per flat)						
Total Capital Receipts						
Rental Income						
Ground Floor (2.4% RPI)						
NPV of Rental Income						
Less 10% void period						
NPV of Total Rental Income						
Revenue Costs/Savings						
Legal and Professional Fees (for Sales and lettings)						
Utilities (2.4% RPI)						
Insurance (2.4% RPI)						
Maintenance and Repairs (2.4% RPI)						
NPV of Revenue Cost/Savings						

Total	-	40,660	248,920	86,920	-	-
Running Balance		40,660	289,580	376,500	376,500	376,500

Assumed all units sold and rented April 2021

Assumed 2.4% annual inflation to rental income and revenue costs/savings (In line with RPI as at 17/10/2019)

Net present value calculated at 6%

Insurance savings calculated using 2020/21 budget divided by proportion of commercial unit value. (£221pa / (£305k / £255k)

Utilities and Maintenance costs calculated from past 6 years averages

NPV
0.06
6%

(252,418)	(7,196)	(6,982)	(6,773)	(6,571)	(6,375)	(6,185)	(6,001)	(5,822)	(5,649)	(5,480)	(5,317)
124,082	116,886	109,905	103,131	96,560	90,185	83,999	77,998	72,176	66,528	61,047	55,730

-6000	-6180	-6365.4	-6556.36	-6753.05	-6955.64	-7164.31	-7379.24	-7600.62	-7828.64	-8063.5	-8305.4
0	1	2	3	4	5	6	7	8	9	10	11
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
1.000	0.943	0.890	0.840	0.792	0.747	0.705	0.665	0.627	0.592	0.558	0.527
(6,000)	(5,830)	(5,665)	(5,505)	(5,349)	(5,198)	(5,051)	(4,908)	(4,769)	(4,634)	(4,503)	(4,375)

(5,159)	(5,005)	(4,856)	(4,712)	(4,572)	(4,436)	(4,304)	(4,176)	(4,052)	(3,932)	(3,815)	(3,701)
50,571	45,565	40,709	35,997	31,425	26,989	22,685	18,509	14,457	10,526	6,711	3,009

-8554.57	-8811.2	-9075.54	-9347.8	-9628.24	-9917.09	-10214.6	-10521	-10836.7	-11161.8	-11496.6	-11841.5
12	13	14	15	16	17	18	19	20	21	22	23
2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2041/43	2042/44
0.497	0.469	0.442	0.417	0.394	0.371	0.350	0.331	0.312	0.294	0.278	0.262
(4,251)	(4,131)	(4,014)	(3,901)	(3,790)	(3,683)	(3,579)	(3,477)	(3,379)	(3,283)	(3,190)	(3,100)

25	26	27	28	29	30	31	32	33	34	35	36
2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54	2054/55	2055/56	2056/57
(10,601)	(10,856)	(11,116)	(11,383)	(11,656)	(11,936)	(12,222)	(12,516)	(12,816)	(13,124)	(13,438)	(13,761)
(3,012)	(2,927)	(2,844)	(2,764)	(2,686)	(2,610)	(2,536)	(2,464)	(2,394)	(2,326)	(2,261)	(2,197)
301	293	284	276	269	261	254	246	239	233	226	220
(2,711)	(2,634)	(2,560)	(2,487)	(2,417)	(2,349)	(2,282)	(2,218)	(2,155)	(2,094)	(2,035)	(1,977)
(781)	(800)	(819)	(839)	(859)	(879)	(900)	(922)	(944)	(967)	(990)	(1,014)
(310)	(318)	(325)	(333)	(341)	(349)	(358)	(366)	(375)	(384)	(393)	(403)
(2,474)	(2,533)	(2,594)	(2,656)	(2,720)	(2,785)	(2,852)	(2,920)	(2,990)	(3,062)	(3,136)	(3,211)
(880)	(851)	(822)	(794)	(767)	(741)	(716)	(691)	(668)	(645)	(623)	(602)

(3,592)	(3,485)	(3,381)	(3,281)	(3,184)	(3,089)	(2,998)	(2,909)	(2,823)	(2,739)	(2,658)	(2,579)
(582)	(4,067)	(7,448)	(10,730)	(13,913)	(17,003)	(20,000)	(22,909)	(25,732)	(28,470)	(31,128)	(33,707)

-12196.8	-12562.7	-12939.5	-13327.7	-13727.6	-14139.4	-14563.6	-15000.5	-15450.5	-15914	-16391.4	-16883.2
24	25	26	27	28	29	30	31	32	33	34	35
2041/44	2042/45	2041/43	2042/44	2041/44	2042/45	2042/45	2041/45	2042/46	2042/46	2041/46	2042/47
0.247	0.233	0.220	0.207	0.196	0.185	0.174	0.164	0.155	0.146	0.138	0.130
(3,012)	(2,927)	(2,844)	(2,764)	(2,686)	(2,610)	(2,536)	(2,464)	(2,394)	(2,326)	(2,261)	(2,197)

(2,503)	(2,428)	(2,357)	(2,287)	(2,219)	(2,153)	(2,090)	(2,028)	(1,968)	(1,910)	(1,853)	(1,798)
(36,210)	(38,638)	(40,995)	(43,281)	(45,501)	(47,654)	(49,744)	(51,772)	(53,739)	(55,649)	(57,502)	(59,301)

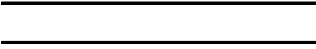
-17389.7	-17911.4	-18448.7	-19002.2	-19572.2	-20159.4	-20764.2	-21387.1	-22028.7	-22689.6	-23370.3	-24071.4
36	37	38	39	40	41	42	43	44	45	46	47
2042/47	2041/47	2042/48	2042/47	2041/47	2042/47	2042/47	2041/48	2042/47	2041/47	2042/47	2042/47
0.123	0.116	0.109	0.103	0.097	0.092	0.087	0.082	0.077	0.073	0.069	0.065
(2,134)	(2,074)	(2,015)	(1,958)	(1,903)	(1,849)	(1,797)	(1,746)	(1,696)	(1,648)	(1,602)	(1,556)

49

50

2069/70

2070/71



(18,730) (19,180)

(1,512) (1,470)

151 147

(1,361) (1,323)



(1,380) (1,413)

(548) (561)

(4,370) (4,475)

(384) (371)

(1,745) (1,694)

(61,046) (62,740)

-24793.5 -25537.3

48 49
2041/48 2042/46

0.061 0.058
(1,512) (1,470)

Option 1B - Rent Flats and Commercial Unit

	2019/20		2020/21			
	Q3	Q4	Q1	Q2	Q3	Q4
Capital Expenditure						
Pre-Construction Charge		40,660				
Construction			214,670	214,670		
Client owned risk register			34,250	34,250		
Total Capital Expenditure		40,660	248,920	248,920		
External Grants						
Living Over the Shop (LOTS)				(75,000)		
Gainsborough Shop Front				(15,000)		
Townscape Heritage				(72,000)		
Total External Grants				(162,000)		
Rental Income						
Ground Floor (2.4% RPI)						
Flats x 3 (2.4% RPI)						
NPV of total Rental Income						
Less 10% void period						
Revenue Costs/Savings						
Legal and Professional Fees (for Sales and lettings)						
Total Revenue Cost/Savings						
Total	-	40,660	248,920	86,920	-	-
Running Balance		40,660	289,580	376,500	376,500	376,500

Assumed all units rented April 2021

Assumed 2.4% annual inflation to rental income and revenue costs/savings (In line with RPI as at 17/10/2019)

Net present value calculated at 6%

Utilities and Maintenance costs calculated from past 6 years averages



NPV

0.06

6%

	(12,200)	(12,493)	(12,793)	(13,100)	(13,414)	(13,736)	(14,066)	(14,403)	(14,749)	(15,103)	(15,465)	(15,837)
	0	1	2	3	4	5	6	7	8	9	10	11
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	1.000	0.943	0.890	0.840	0.792	0.747	0.705	0.665	0.627	0.592	0.558	0.527
	(12,200)	(11,786)	(11,385)	(10,999)	(10,625)	(10,264)	(9,916)	(9,579)	(9,254)	(8,939)	(8,636)	(8,342)

(16,217)	(16,606)	(17,004)	(17,412)	(17,830)	(18,258)	(18,696)	(19,145)	(19,605)	(20,075)	(20,557)	(21,050)
12	13	14	15	16	17	18	19	20	21	22	23
2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2041/43	2042/44
0.497	0.469	0.442	0.417	0.394	0.371	0.350	0.331	0.312	0.294	0.278	0.262
(8,059)	(7,785)	(7,521)	(7,266)	(7,019)	(6,780)	(6,550)	(6,328)	(6,113)	(5,905)	(5,705)	(5,511)

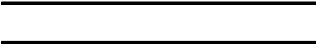
(21,556)	(22,073)	(22,603)	(23,145)	(23,701)	(24,269)	(24,852)	(25,448)	(26,059)	(26,684)	(27,325)	(27,981)
24	25	26	27	28	29	30	31	32	33	34	35
2041/44	2042/45	2041/43	2042/44	2041/44	2042/45	2042/45	2041/45	2042/46	2042/46	2041/46	2042/47
0.247	0.233	0.220	0.207	0.196	0.185	0.174	0.164	0.155	0.146	0.138	0.130
(5,324)	(5,143)	(4,968)	(4,800)	(4,637)	(4,479)	(4,327)	(4,180)	(4,038)	(3,901)	(3,768)	(3,640)

(28,652)	(29,340)	(30,044)	(30,765)	(31,503)	(32,260)	(33,034)	(33,827)	(34,638)	(35,470)	(36,321)	(37,193)
36	37	38	39	40	41	42	43	44	45	46	47
2042/47	2041/47	2042/48	2042/47	2041/47	2042/47	2042/47	2041/48	2042/47	2041/47	2042/47	2042/47
0.123	0.116	0.109	0.103	0.097	0.092	0.087	0.082	0.077	0.073	0.069	0.065
(3,517)	(3,397)	(3,282)	(3,171)	(3,063)	(2,959)	(2,858)	(2,761)	(2,667)	(2,577)	(2,489)	(2,405)

49

50

2069/70 2070/71



(18,730) (19,180)
(19,355) (19,819)

(2,323) (2,244)
232 224

(2,091) (2,020)



- -

(2,091) (2,020)

122,672 120,653

(38,085) (38,999)

48

49

2041/48

2042/46

0.061

0.058

(2,323)

(2,244)

Option 1C - Sell Flats and Commercial Unit

	2019/20		2020/21			
	Q3	Q4	Q1	Q2	Q3	Q4
Capital Expenditure						
Pre-Construction Charge		40,660				
Construction			214,670	214,670		
Client owned risk register			34,250	34,250		
Total Capital Expenditure		40,660	248,920	248,920		
External Grants						
Living Over the Shop (LOTS)				(75,000)		
Gainsborough Shop Front				(15,000)		
Townscape Heritage				(72,000)		
Total External Grants				(162,000)		
Capital Receipts						
Sale of flats (£85,000 per flat)						
Sale of Commerical Unit						
Total Capital Receipts						
Revenue Costs/Savings						
Legal and Professional Fees (for Sales and lettings)						
Utilities (2.4% RPI)						
Insurance (2.4% RPI)						
Maintenance and Repairs (2.4% RPI)						
NPV of Revenue Cost/Savings						
Total	-	40,660	248,920	86,920	-	-
Running Balance		40,660	289,580	376,500	376,500	376,500

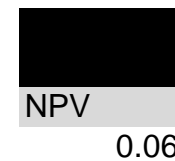
Assumed all units sold April 2021

Assumed 2.4% annual inflation to rental income and revenue costs/savings (In line with RPI as at 17/10/2019)

Net present value calculated at 6%

Insurance savings calculated using 2020/21 budget

Utilities and Maintenance costs calculated from past 6 years averages



NPV
0.06

0	1	2	3	4	5	6	7	8	9	10	11
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
1.000	0.943	0.890	0.840	0.792	0.747	0.705	0.665	0.627	0.592	0.558	0.527

12	13	14	15	16	17	18	19	20	21	22	23
2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2041/43	2042/44
0.497	0.469	0.442	0.417	0.394	0.371	0.350	0.331	0.312	0.294	0.278	0.262

24	25	26	27	28	29	30	31	32	33	34	35
2041/44	2042/45	2041/43	2042/44	2041/44	2042/45	2042/45	2041/45	2042/46	2042/46	2041/46	2042/47
0.247	0.233	0.220	0.207	0.196	0.185	0.174	0.164	0.155	0.146	0.138	0.130

36	37	38	39	40	41	42	43	44	45	46	47
2042/47	2041/47	2042/48	2042/47	2041/47	2042/47	2042/47	2041/48	2042/47	2041/47	2042/47	2042/47
0.123	0.116	0.109	0.103	0.097	0.092	0.087	0.082	0.077	0.073	0.069	0.065

49

50

2069/70

2070/71

(1,380)

(1,413)

(656)

(671)

(4,370)

(4,475)

(391)

(377)

(391)

(377)

32,195

31,817

48	49
2041/48	2042/46
0.061	0.058

status