DPERATING MODEL PARAMETERS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YR TOTAL
ANNUAL INCOME-REVENUE											
	CO 000 CE0	62.072.000		62.464.222		62.262.405		60.047.470	<b>60 000 005</b>	62 404 606	622.074.402
Total net rent income (Types A B C)	£2,939,653	£2,973,099	£3,069,179	£3,161,238	£3,225,717	£3,262,495	£3,304,557	£3,347,473	£3,383,385	£3,404,696	£32,071,492
SUB TOTAL	£2,939,653	£2,973,099	£3,069,179	£3,161,238	£3,225,717	£3,262,495	£3,304,557	£3,347,473	£3,383,385	£3,404,696	£32,071,492
Increase in annual income from year 1:		£33,446	£129,525	£221,585	£286,063	£322,842	£364,903	£407,820	£443,731	£465,042	
ANNUAL EXPENDITURE - REVENUE											
Total Budget/Costs within existing budget											
(Premises/Transport/Supplies & Services)	£39,530	£39,530	£39,530	£39,530	£39,530	£39,530	£39,530	£39,530	£39,530	£39,530	£395,300
Contract Payments											
Maintenance & Street Cleansing	£216,000	£216,000	£216,000	£216,000	£216,000	£216,000	£216,000	£216,000	£216,000	£216,000	£2,160,000
Saving on maintenance resource while works are under way	£0	-£15,000	-£15,000	-£25,000	-£25,000	£0	£0	£0	£0	£0	-£80,000
Maintenance Savings after works have been completed	£0	£0	£0	£0	£0	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£125,000
nternal Recharges											
Current Budgeted Costs (Employee recharges, CSC and IT recharges)	£310,000	£310,000	£310,000	£310,000	£310,000	£310,000	£310,000	£310,000	£310,000	£310,000	£3,100,000
Additional Promotional Budget required	£5,000	£5,000	£5,000	£5,000	£5,000	£2,500	£2,500	£2,500	£2,500	£2,500	£37,500
Garage Management staff implications	£28,000	£63,000	£28,000	£28,000	£28,000	£28,000	£28,000	£28,000	£28,000	£28,000	£315,000
SUB-TOTAL (Contract Payments + Internal Recharges)	£598,530	£618,530	£583,530	£573,530	£573,530	£571,030	£571,030	£571,030	£571,030	£571,030	£5,802,800
	1358,330	1010,550	1969,990	1373,330	1373,330	1371,030	15/1,050	1571,050	1371,030	1371,030	
Finance costs Minimum revenue provision (MRP)	£0	£0	£33,691	£153,646	£238,948	£265,506	£265,506	£265,506	£265,506	£265,506	£1,753,816
Interest	£0		£85,051	£178,800	£232,250	£245,200	£245,200		£245,200	£245,200	£1,738,000
interest	10	113,500	105,050	1170,000	1232,230	1245,200	1243,200	1243,200	1243,200	1245,200	11,750,000
Sub Total (MRP/Interest)	£0	£15,900	£118,741	£332,446	£471,198	£510,706	£510,706	£510,706	£510,706	£510,706	£3,491,816
SUB TOTAL	£598,530	£634,430	£702,271	£905,976	£1,044,728	£1,081,736	£1,081,736	£1,081,736	£1,081,736	£1,081,736	£9,294,616
Increase in costs from year 1:		£35,900	£103,741	£307,446	£446,198	£483,206	£483,206	£483,206	£483,206	£483,206	

£133,873

ADD % FOR TA+FEES - GARAGE TYPE A	10.0%	£3,557,000	£3,668,386	£111,386	Г	£990.20	£960.13
ADD % FOR TA+FEES - GARAGE TYPE B	10.0%	£2,969,258	£3,019,143	£49,885	F	£1,387.79	£1,364.86
ADD % FOR TA+FEES - GARAGE TYPE C	10.0%	£1,923,203	£2,113,998	£190,795	F	£2,685.72	£2,443.33
					L	,	,
ADD % FOR ASBESTOS + CONTINGENCIES-GARAGE TYPE A	5.0%	£3,734,850	£3,851,805	£116,955	Г	£1,039.71	£1,008.14
ADD % FOR ASBESTOS + CONTINGENCIES-GARAGE TYPE B	5.0%	£3,117,721	£3,170,100	£52,379	F	£1,457.17	£1,433.10
ADD % FOR ASBESTOS + CONTINGENCIES-GARAGE TIPE B	5.0%	£2,019,363	£2,219,697	£200,335	ŀ	£1,437.17 £2,820.01	£1,433.10 £2,565.49
ADD % FOR ASBESTOS + CONTINGENCIES-GARAGE TIPE C	5.0%	£2,019,363	12,219,097	£200,555	L	12,820.01	£2,505.49
			co. co.o. co.o.		г	or 055 50	
ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE A	1.0%	£3,772,199 <b>42%</b>	£3,890,323	£118,125	F	£1,057.73	£1,018.22
ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE B	1.0%	£3,148,898 <b>35%</b>	£3,201,801	£52,903	-	£1,479.58	£1,447.43
ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE C	1.0%	£2,039,556 <b>23%</b>	£2,241,894	£202,338	L	£2,870.54	£2,591.15
TOTAL CAPITAL INVESTMENT REQUIRED OVER TEN YEARS		£8,960,653	£9,334,019	£373,366			
LESS INVESTEMENT ALREADY MADE		£635,000	£635,000	£0			
TOTAL CAPITAL INVESTMENT REQUIRED		£8,325,653	£8,699,019	£373,366			
To the one three integration he do the							
"AMW" INVESTMENT REQUIREMENT							
		£109,739	£125,735	£15,996	Г	£1,047.79	£914.49
"AMW" INVESTMENT REQUIREMENT				£15,996 £0	F	£1,047.79 £1,894.87	
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B		£109,739 £87,164	£87,164	£0	F	£1,894.87	£1,894.87
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A		£109,739		,	-		
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B	10.0%	£109,739 £87,164	£87,164 £139,397	£0 £98,764	     	£1,894.87 £2,403.39	£1,894.87 £700.57
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A	10.0%	£109,739 £87,164 £40,633 £120,713	£87,164 £139,397 £138,309	£0 £98,764 £17,596		£1,894.87 £2,403.39 £1,152.57	£1,894.87 £700.57 £1,005.94
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B	10.0%	£109,739 £87,164 £40,633 £120,713 £95,880	£87,164 £139,397 £138,309 £95,880	£0 £98,764 £17,596 £0		£1,894.87 £2,403.39 £1,152.57 £2,084.35	£1,894.87 £700.57 £1,005.94 £2,084.35
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A		£109,739 £87,164 £40,633 £120,713	£87,164 £139,397 £138,309	£0 £98,764 £17,596		£1,894.87 £2,403.39 £1,152.57	£1,894.87 £700.57 £1,005.94
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C	10.0% 10.0%	£109,739 £87,164 £40,633 £120,713 £95,880 £44,696	£87,164 £139,397 £138,309 £95,880 £153,336	£0 £98,764 £17,596 £0 £108,640		£1,894.87 £2,403.39 £1,152.57 £2,084.35 £2,643.73	£1,894.87 £700.57 £1,005.94 £2,084.35 £770.63
<b>"AMW" INVESTMENT REQUIREMENT</b> INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE A	10.0% 10.0% 5.0%	£109,739 £87,164 £40,633 £120,713 £95,880 £44,696 £126,748	£87,164           £139,397           £138,309           £95,880           £153,336           £145,224	£0 £98,764 £17,596 £0 £108,640 £18,476		£1,894.87 £2,403.39 £1,152.57 £2,084.35 £2,643.73 £1,210.20	£1,894.87 £700.57 £1,005.94 £2,084.35 £770.63 £1,056.24
<b>"AMW" INVESTMENT REQUIREMENT</b> INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE A ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE B	10.0% 10.0% 5.0%	£109,739 £87,164 £40,633 £120,713 £95,880 £44,696 £126,748 £100,674	£87,164           £139,397           £138,309           £95,880           £153,336           £145,224           £100,674	£0 £98,764 £17,596 £0 £108,640 £18,476 £0		£1,894.87 £2,403.39 £1,152.57 £2,084.35 £2,643.73 £1,210.20 £2,188.57	£1,894.87 £700.57 £1,005.94 £2,084.35 £770.63 £1,056.24 £2,188.57
<b>"AMW" INVESTMENT REQUIREMENT</b> INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE A	10.0% 10.0% 5.0%	£109,739 £87,164 £40,633 £120,713 £95,880 £44,696 £126,748	£87,164           £139,397           £138,309           £95,880           £153,336           £145,224	£0 £98,764 £17,596 £0 £108,640 £18,476		£1,894.87 £2,403.39 £1,152.57 £2,084.35 £2,643.73 £1,210.20	£1,894.87 £700.57 £1,005.94 £2,084.35 £770.63 £1,056.24
<b>"AMW" INVESTMENT REQUIREMENT</b> INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE B ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE B ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE C	10.0% 10.0% 5.0% 5.0%	£109,739 £87,164 £40,633 £120,713 £95,880 £44,696 £126,748 £100,674 £46,931	£87,164 £139,397 £138,309 £95,880 £153,336 £145,224 £100,674 £161,003	£0 £98,764 £17,596 £0 £108,640 £18,476 £0 £114,072		£1,894.87 £2,403.39 £1,152.57 £2,084.35 £2,643.73 £1,210.20 £2,188.57 £2,775.92	£1,894.87 £700.57 £1,005.94 £2,084.35 £770.63 £1,056.24 £2,188.57 £809.16
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE A ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE B ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE C ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE C	10.0% 10.0% 5.0% 5.0% 5.0%	£109,739 £87,164 £40,633 £120,713 £95,880 £44,696 £126,748 £100,674 £46,931 £128,016 <b>46%</b>	£87,164 £139,397 £138,309 £95,880 £153,336 £145,224 £100,674 £161,003 £146,676	£0 £98,764 £17,596 £0 £108,640 £18,476 £0 £114,072 £18,660		£1,894.87 £2,403.39 £1,152.57 £2,084.35 £2,643.73 £1,210.20 £2,188.57 £2,775.92 £1,222.30	£1,894.87 £700.57 £1,005.94 £2,084.35 £770.63 £1,056.24 £2,188.57 £809.16 £1,066.80
"AMW" INVESTMENT REQUIREMENT INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE B ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE B ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE C	10.0% 10.0% 5.0% 5.0%	£109,739 £87,164 £40,633 £120,713 £95,880 £44,696 £126,748 £100,674 £46,931	£87,164 £139,397 £138,309 £95,880 £153,336 £145,224 £100,674 £161,003	£0 £98,764 £17,596 £0 £108,640 £18,476 £0 £114,072		£1,894.87 £2,403.39 £1,152.57 £2,084.35 £2,643.73 £1,210.20 £2,188.57 £2,775.92	£1,894.87 £700.57 £1,005.94 £2,084.35 £770.63 £1,056.24 £2,188.57 £809.16

£277,098

OPTION 3 Operating Model (Year 1 to 10)	
TEN YEAR CAPITAL INVESTMENT REQUIREMENT	
INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C	
ADD % FOR TA+FEES - GARAGE TYPE A ADD % FOR TA+FEES - GARAGE TYPE B ADD % FOR TA+FEES - GARAGE TYPE C	10.0% 10.0% 10.0%

TOTAL "AMW" CAPITAL INVESTMENT REQUIRED

	pre	post
	disposals	disposals
	position	position
	investment	saving
	in	through
	estate	disposals
£3,233,636	£3,334,896	£101,260
£2,699,326	£2,744,676	£45,350
£1,748,366	£1,921,816	£173,450
	-	
£3,557,000	£3,668,386	£111,386
£2,969,258	£3,019,143	£49,885
£1,923,203	£2,113,998	£190,795
£3,734,850	£3,851,805	£116,955
£3,117,721	£3,170,100	£52,379
£2,019,363	£2,219,697	£200,335
£3,772,199 <b>42%</b>	£3,890,323	£118,125
£3,148,898 <b>35%</b>	£3,201,801	£52,903
£2,039,556 <b>23%</b>	£2,241,894	£202,338
£8,960,653	£9,334,019	£373,366
£635,000	£635,000	£0
£8,325,653	£8,699,019	£373,366
£109,739	£125,735	£15,996
£87,164	£87,164	£0
£40,633	£139,397	£98,764
£120,713	£138,309	£17,596
£95,880	£95,880	£0
£44,696	£153,336	£108,640
£126,748	£145,224	£18,476
£100,674	£100,674	£0
£46,931	£161,003	£114,072

£410,970

£1,047.79	£914.49
£1,894.87	£1,894.87
£2,403.39	£700.57
£1,152.57	£1,005.94
£2,084.35	£2,084.35
£2,643.73	£770.63
£1,210.20	£1,056.24
£2,188.57	£2,188.57
£2,775.92	£809.16
£1,222.30	£1,066.80
£2,210.46	£2,210.46
£2,803.68	£817.25

pre	post
disposals	disposals
position	position
investment	investment
per	per
garage	garage
£900.18	£872.85
£1,261.62	£1,240.78
£2,441.57	£2,221.21
£990.20	£960.13
£1,387.79	£1,364.86
£2,685.72	£2,443.33

ANNUAL INCOME-CAPITAL												
Capital available from Council		£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£2,500,000
Ringfenced Disposal Receipts		£75,000	£785,000	£0								£860,000
Capital available from prudential borrowing (see below)		£0	£962,266	£2,998,882	£2,132,561	£663,945	£0	£0	£0	£0	£0	£6,757,653
	_											
SUB TOTAL		£325,000	£1,997,266	£3,248,882	£2,382,561	£913,945	£250,000	£250,000	£250,000	£250,000	£250,000	£10,117,653
ANNUAL EXPENDITURE - CAPITAL						check	£8,960,653					
Contract works	Γ	£250,000	£1,780,266	£3,248,882	£2,382,561	£913,945	£75,000	£75,000	£75,000	£75,000	£75,000	£8,950,653
Capitalised Staff Costs		£60,000	£60,000	£0								£120,000
Disposal costs	4.0%	£3,000	£31,400	£0	£0	£0	£0	£0	£0	£0	£0	£34,400
"Buy Back" costs	16.0%	£12,000	£125,600	£0	£0	£0	£0	£0	£0	£0	£0	£137,600
	_											
SUB TOTAL		£325,000	£1,997,266	£3,248,882	£2,382,561	£913,945	£75,000	£75,000	£75,000	£75,000	£75,000	£9,242,653
	_											
TOTAL SURPLUS FROM THE SERVICE		£2,341,123	£2,338,669	£2,366,908	£2,255,262	£2,180,988	£2,355,759	£2,397,821	£2,440,737	£2,476,648	£2,497,960	£23,651,876
Surplus to general fund with no intervention:		£2,374,123										
DIFFERENCE between no intervention and recommended option:		-£33,000	-£35,454	-£7,215	-£118,861	-£193,135	-£18,364	£23,697	£66,614	£102,525	£123,836	-£89,357
Cumulative Difference:			-£68,454	-£75,669	-£194,530	-£387,665	-£406,030	-£382,332	-£315,719	-£213,194	-£89,357	