OPTION 3

1

Operating Model (Year 1 to 10)

				pre disposals position	post disposals position		pre disposals position	post disposals position				
TEN YEAR CAPITAL INVESTMENT REQUIREMENT				investment in	saving through		investment per	investment per				
INVESTMENT REQUIRED - GARAGE TYPE A		£3,233,636		estate £3,334,896	disposals £101,260		garage £900.18	garage £872.85				
INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C		£2,699,326 £1,748,366		£2,744,676 £1,921,816	£45,350 £173,450		£1,261.62 £2,441.57	£1,240.78 £2,221.21				
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%	£3,557,000 £2,969,258 £1,923,203		£3,668,386 £3,019,143 £2,113,998	£111,386 £49,885 £190,795		£990.20 £1,387.79 £2,685.72	£960.13 £1,364.86 £2,443.33				
ADD % FOR ASBESTOS + CONTINGENCIES-GARAGE TYPE A ADD % FOR ASBESTOS + CONTINGENCIES-GARAGE TYPE B ADD % FOR ASBESTOS + CONTINGENCIES-GARAGE TYPE C	5.0% 5.0% 5.0%	£3,734,850 £3,117,721 £2,019,363		£3,851,805 £3,170,100 £2,219,697	£116,955 £52,379 £200,335		£1,039.71 £1,457.17 £2,820.01	£1,008.14 £1,433.10 £2,565.49				
ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE A ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE B ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE C	1.0% 1.0% 1.0%	£3,772,199 42 ' £3,148,898 35 ' £2,039,556 23 '	%	£3,890,323 £3,201,801 £2,241,894	£118,125 £52,903 £202,338		£1,057.73 £1,479.58 £2,870.54	£1,018.22 £1,447.43 £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							
"AMW" INVESTMENT REQUIREMENT						_						
INVESTMENT REQUIRED - GARAGE TYPE A INVESTMENT REQUIRED - GARAGE TYPE B INVESTMENT REQUIRED - GARAGE TYPE C		£109,739 £87,164 £40,633		£125,735 £87,164 £139,397	£15,996 £0 £98,764		£1,047.79 £1,894.87 £2,403.39	£914.49 £1,894.87 £700.57				
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%	£120,713 £95,880 £44,696		£138,309 £95,880 £153,336	£17,596 £0 £108,640	-	£1,152.57 £2,084.35 £2,643.73	£1,005.94 £2,084.35 £770.63				
ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE A ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE B ADD % FOR ASBESTOS MANAGEMENT-GARAGE TYPE C	5.0% 5.0% 5.0%	£126,748 £100,674 £46,931		£145,224 £100,674 £161,003	£18,476 £0 £114,072	-	£1,210.20 £2,188.57 £2,775.92	£1,056.24 £2,188.57 £809.16				
ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE A ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE B ADD % FOR DECANTING/LOSS OF INCOME-GARAGE TYPE C	1.0% 1.0% 1.0%	£128,016 46 £101,681 37 £47,401 17	%	£146,676 £101,681 £162,613	£18,660 £0 £115,213	-	£1,222.30 £2,210.46 £2,803.68	£1,066.80 £2,210.46 £817.25				
TOTAL "AMW" CAPITAL INVESTMENT REQUIRED		£277,098		£410,970	£133,873							
OPERATING MODEL PARAMETERS	Y	EAR 1 YEA	AR 2	YEAR 3	EAR 4	EAR 5	YEAR 6	EAR 7	/EAR 8	YEAR 9	EAR 10	10 YR TOTAL
ANNUAL INCOME-REVENU	E											
Total net rent income (Types A B 0	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 TOTA Increase in annual income from year :	1:	£2,939,653	£2,973,099 £33,446	£3,069,179 £129,525	£3,161,238 £221,585	£3,225,717 £286,063	£3,262,495 £322,842	£3,304,557 £364,903	£3,347,473 £407,820	£3,383,385 £443,731	£3,404,696 £465,042	£32,071,492
Increase in annual income from year 2 ANNUAL EXPENDITURE - REVENU Total Budget/Costs within existing budget	1: E et		£33,446	£129,525	£221,585	£286,063	£322,842	£364,903	£407,820	£443,731	£465,042	
Increase in annual income from year 2 ANNUAL EXPENDITURE - REVENU	1: E et	£2,939,653 £39,530		-,,	-, - ,				-,- , -			£395,300
Increase in annual income from year of the company	1: E et s)		£33,446	£129,525	£221,585	£286,063	£322,842	£364,903	£407,820	£443,731	£465,042	
Increase in annual income from year 3 ANNUAL EXPENDITURE - REVENU Total Budget/Costs within existing budget (Premises/Transport/Supplies & Services Contract Payments Maintenance & Street Cleansin Saving on maintenance resource while works are under way Maintenance Savings after works have been completed	1: E et s)	£39,530	£33,446	£129,525	£221,585	£286,063	£322,842	£364,903	£407,820	£443,731 £39,530	£465,042	£395,300
Increase in annual income from year 3 ANNUAL EXPENDITURE - REVENU Total Budget/Costs within existing budge (Premises/Transport/Supplies & Service: Contract Payments Maintenance & Street Cleansin Saving on maintenance resource while works are under way Maintenance Savings after works have been completed Internal Recharges Current Budgeted Costs (Employee recharges, CSC and I	1: E ett ss)	£39,530 £216,000 £0	£33,446 £39,530 £216,000 -£15,000 £0	£129,525 £39,530 £216,000 -£15,000 £0	£221,585 £39,530 £216,000 -£25,000 £0	£286,063 £39,530 £216,000 -£25,000 £0	£322,842 £39,530 £216,000 £0 -£25,000	£364,903 £39,530 £216,000 £0 -£25,000	£407,820 £39,530 £216,000 £0 -£25,000	£443,731 £39,530 £216,000 £0 -£25,000	£465,042 £39,530 £216,000 £0 -£25,000	£395,300 £2,160,000 -£80,000 -£125,000
Increase in annual income from year 3 ANNUAL EXPENDITURE - REVENU Total Budget/Costs within existing budget (Premises/Transport/Supplies & Services Contract Payments Maintenance & Street Cleansin Saving on maintenance resource while works are under way Maintenance Savings after works have been completed Internal Recharges Current Budgeted Costs (Employee recharges, CSC and I recharges Additional Promotional Budget required	1: E ett ss)	£39,530 £216,000 £0 £0 £310,000 £5,000	£33,446 £39,530 £216,000 -£15,000 £310,000 £5,000	£129,525 £39,530 £216,000 -£15,000 £310,000 £5,000	£39,530 £216,000 £25,000 £310,000 £5,000	£286,063 £39,530 £216,000 £0 £310,000 £5,000	£322,842 £39,530 £216,000 £0 -£25,000 £310,000 £2,500	£364,903 £39,530 £216,000 £0 -£25,000 £310,000 £2,500	£407,820 £39,530 £216,000 £0 -£25,000 £310,000 £2,500	£443,731 £39,530 £216,000 £0 -£25,000 £310,000 £2,500	£39,530 £216,000 £0 -£25,000 £310,000 £2,500	£395,300 £2,160,000 -£80,000 -£125,000 £3,100,000 £37,500
Increase in annual income from year 3 ANNUAL EXPENDITURE - REVENU Total Budget/Costs within existing budge (Premises/Transport/Supplies & Service: Contract Payments Maintenance & Street Cleansin Saving on maintenance resource while works are under way Maintenance Savings after works have been completed Internal Recharges Current Budgeted Costs (Employee recharges, CSC and recharge: Additional Promotional Budget required Garage Management staff implications	1: E et ss)	£39,530 £216,000 £0 £0 £310,000 £5,000 £28,000	£33,446 £39,530 £216,000 £0 £310,000 £5,000 £63,000	£129,525 £39,530 £216,000 -£15,000 £0 £310,000 £5,000 £28,000	£39,530 £216,000 £25,000 £0 £310,000 £5,000 £28,000	£286,063 £39,530 £216,000 £0 £310,000 £5,000 £28,000	£322,842 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£364,903 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£407,820 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£443,731 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£465,042 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£395,300 £2,160,000 -£80,000 -£125,000 £3,100,000 £37,500 £315,000
Increase in annual income from year: ANNUAL EXPENDITURE - REVENU Total Budget/Costs within existing budge (Premises/Transport/Supplies & Service: Contract Payments Maintenance & Street Cleansin Saving on maintenance resource while works are under way Maintenance Savings after works have been completed Internal Recharges Current Budgeted Costs (Employee recharges, CSC and recharge: Additional Promotional Budget required Garage Management staff implications SUB-TOTAL (Contract Payments + Internal Recharges) Finance costs	are to the second of the secon	£39,530 £216,000 £0 £0 £310,000 £5,000 £28,000	£33,446 £39,530 £216,000 £0 £310,000 £5,000 £63,000	£39,530 £216,000 -£15,000 £0 £310,000 £5,000 £28,000	£39,530 £216,000 £25,000 £0 £310,000 £5,000 £28,000	£286,063 £39,530 £216,000 £0 £310,000 £5,000 £28,000	£322,842 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£364,903 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£407,820 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£443,731 £39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£39,530 £216,000 £0 -£25,000 £310,000 £2,500 £28,000	£395,300 £2,160,000 -£80,000 -£125,000 £3,100,000 £37,500 £315,000 £5,802,800
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