

LEEDS JOINT SERVICE CENTRES PROJECT
AFFORDABILITY OVER THE LIFE OF THE CONTRACT
LCC AREA 3,256 Square Metres (Total Area 6,311 Square Metres)

APPENDIX 1

ECONOMIC ASSUMPTIONS - SCENARIO 18 - 50 BASIS POINT HEDGE			
NOTIONAL CREDIT APPROVAL	£11.7m	COMPOSITE INTEREST RATE	5.07%
DEPARTMENTAL REVENUE SAVINGS PER ANNUM AT APRIL 2007 PRICES	(£120,000)		
AMOUNT OF ACCOMMODATION AT CHAPELTOWN AND HAREHILLS - SQUARE METRES	3,256.00	LEEDS CITY COUNCIL CAPITAL CONTRIBUTION £0	
GROSS LEASE PLUS PAYMENT PER SQ METRE (APRIL 2007 PRICES) INCLUSIVE OF LIFECYCLE, HARD FM COSTS etc	£319.77		
GROSS REDUCTION IN LEASE PLUS PAYMENTS UTILISING CAPITAL RECEIPT AT APRIL 2007 PRICES	£0		
REDUCTION PER SQUARE METRE AT APRIL 2007 PRICES	£0.00	SERVICE COMMENCEMENT: CHAPELTOWN - 1st MARCH 2010 HAREHILLS - 1st MAY 2010	
NET LEASE PLUS PAYMENT PER SQ METRE (APRIL 2007 PRICES)	£319.77		
ESTIMATED PASS THROUGH COST PER SQUARE METRE FOR UTILITIES, INSURANCE, NNDR etc.	£30.00		
ESTIMATED GROSS COST OF PROVISION OF IN HOUSE SOFT SERVICES PER SQUARE METRE	£50.00		
PROPORTION OF LEASE PLUS PAYMENT SUBJECT TO ANNUAL INFLATION	100%	CONTRACT COMPLETION 30th JUNE 2035	
ANNUAL INFLATION RATE OF	2.50%		
LAND COST	£1,096,302		
	CHAPELTOWN AND HAREHILLS		
ASSUMED RESIDUAL VALUE AT CONTRACT COMPLETION	(£13,870,578)		

YEAR ENDED 31ST MARCH	YEAR NUMBER	SOURCES OF FUNDING			ANNUAL PROJECTED COSTS OF THE TWO JOINT SERVICE CENTRES				ANNUAL DEFICIT
		PFI REVENUE SUPPORT GRANT	DEPARTMENTAL REVENUE SAVINGS	TOTAL FUNDING SOURCES	LEASE PLUS PAYMENT	PASS THROUGH PAYMENTS	PROVISION FOR SOFT SERVICES	TOTAL	
		£	£	£	£	£	£	£	£
2010	1	(39,378)	(5,253)	(44,631)	112,500	4,276	7,127	123,903	79,272
2011	2	(937,564)	(123,842)	(1,061,406)	1,018,336	100,808	168,013	1,287,156	225,750
2012	3	(937,564)	(132,458)	(1,070,021)	1,178,148	107,820	179,701	1,465,669	395,647
2013	4	(937,564)	(135,769)	(1,073,333)	1,207,601	110,516	184,193	1,502,310	428,978
2014	5	(937,564)	(139,163)	(1,076,727)	1,237,791	113,279	188,798	1,539,868	463,141
2015	6	(937,564)	(142,642)	(1,080,206)	1,268,736	116,111	193,518	1,578,365	498,159
2016	7	(937,564)	(146,208)	(1,083,772)	1,300,454	119,014	198,356	1,617,824	534,052
2017	8	(937,564)	(149,864)	(1,087,427)	1,332,966	121,989	203,315	1,658,270	570,842
2018	9	(937,564)	(153,610)	(1,091,174)	1,366,290	125,039	208,398	1,699,726	608,552
2019	10	(937,564)	(157,450)	(1,095,014)	1,400,447	128,165	213,608	1,742,220	647,205
2020	11	(937,564)	(161,387)	(1,098,950)	1,435,458	131,369	218,948	1,785,775	686,825
2021	12	(937,564)	(165,421)	(1,102,985)	1,471,345	134,653	224,422	1,830,419	727,434
2022	13	(937,564)	(169,557)	(1,107,121)	1,508,128	138,019	230,032	1,876,180	769,059
2023	14	(937,564)	(173,796)	(1,111,360)	1,545,832	141,470	235,783	1,923,084	811,725
2024	15	(937,564)	(178,141)	(1,115,704)	1,584,477	145,007	241,678	1,971,161	855,457
2025	16	(937,564)	(182,594)	(1,120,158)	1,624,089	148,632	247,719	2,020,441	900,283
2026	17	(937,564)	(187,159)	(1,124,723)	1,664,692	152,347	253,912	2,070,952	946,229
2027	18	(937,564)	(191,838)	(1,129,402)	1,706,309	156,156	260,260	2,122,725	993,324
2028	19	(937,564)	(196,634)	(1,134,198)	1,748,967	160,060	266,767	2,175,793	1,041,596
2029	20	(937,564)	(201,550)	(1,139,114)	1,792,691	164,062	273,436	2,230,188	1,091,075
2030	21	(937,564)	(206,589)	(1,144,152)	1,837,508	168,163	280,272	2,285,943	1,141,791
2031	22	(937,564)	(211,753)	(1,149,317)	1,883,446	172,367	287,279	2,343,092	1,193,775
2032	23	(937,564)	(217,047)	(1,154,611)	1,930,532	176,676	294,461	2,401,669	1,247,058
2033	24	(937,564)	(222,473)	(1,160,037)	1,978,795	181,093	301,822	2,461,711	1,301,674
2034	25	(937,564)	(228,035)	(1,165,599)	2,028,265	185,621	309,368	2,523,253	1,357,654
2035	26	(937,564)	(233,736)	(1,171,300)	1,872,113	190,261	317,102	2,379,475	1,208,176
2036	27	(195,013)	(59,895)	(254,908)	247,058	48,754	81,257	377,070	122,162
		(23,673,485)	(4,473,865)	(28,147,350)	39,282,975	3,641,726	6,069,543	48,994,244	20,846,894
		(11,280,820)	(1,970,987)	(13,251,807)	17,416,650	1,604,383	2,673,972	21,695,006	8,443,199