

## Thurrock Thameside Financial Forecasts

Four forecasts for the Thameside complex which demonstrate the need for transformation funding to maintain the value of the asset for the owner and to deliver a range of community benefits.

Base Forecast		<u>2022/23</u>	<u>2023/24</u>	<u>2024/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>2028/2029</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>Outturn</u>
Trading position	£	(423,378.85)	£ (339,437.32)	£ (257,512.28)	£ (89,104.24)	£ 17,670.49	£ 18,246.57	£ 18,898.06	£ 19,632.86	£ 20,459.66	£ 21,388.03	£ (993,137.01)
Council savings		(£127,621.15)	£147,397.32	£142,092.28	£349,344.24	£343,295.51	£343,518.03	£343,745.00	£343,976.50	£344,212.64	£344,453.50	£2,574,413.87
												£ 1,581,276.86
<b>Forecast 2</b>	Trading position	£ (464,820.58)	£ (368,422.32)	£ (276,766.86)	£ (99,984.14)	£ 14,128.68	£ 14,787.60	£ 15,523.59	£ 16,344.58	£ 17,259.28	£ 18,277.32	£ (1,113,672.83)
	Council savings	(£127,621.15)	£147,397.32	£142,092.28	£349,344.24	£343,295.51	£343,518.03	£343,745.00	£343,976.50	£344,212.64	£344,453.50	£2,574,413.87
												£ 1,460,741.03
<b>Forecast 3</b>	Trading position	£ (464,820.58)	£ (368,422.32)	£ (276,106.86)	£ (99,258.14)	£ 14,927.28	£ 15,666.06	£ 16,489.90	£ 17,407.51	£ 18,428.52	£ 19,563.48	£ (1,106,125.15)
	Council savings	(£127,621.15)	£147,397.32	£142,092.28	£349,344.24	£343,295.51	£343,518.03	£343,745.00	£343,976.50	£344,212.64	£344,453.50	£2,574,413.87
												£ 1,468,288.72
<b>Forecast 4</b>	Trading position	£ (433,589.92)	£ (346,291.94)	£ (238,852.28)	£ (50,746.69)	£ 73,517.43	£ 74,464.34	£ 75,500.46	£ 76,634.61	£ 77,876.48	£ 79,236.73	£ (612,250.77)
	Council savings	(£127,621.15)	£147,397.32	£142,092.28	£349,344.24	£343,295.51	£343,518.03	£343,745.00	£343,976.50	£344,212.64	£344,453.50	£2,574,413.87
												£ 1,962,163.10
<b>Savings</b>	Maximum	£ 1,962,163.10										
	Minimum	£ 1,460,741.03										

### TRANSFORMATION FUNDING IMPACT

The argument is that the Thurrock Thameside complex requires two types of investment:

1. Capital investment to make essential improvements to ensure the property is in good, marketable condition, enabling the charging of market-rate rents
2. Revenue investment to fund the operating shortfall, offset by the potential savings to the council

<b>Forecast X</b>	Based on averaging the four forecasts above											
		<u>2022/23</u>	<u>2023/24</u>	<u>2024/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>						<u>Outturn</u>
	£	(446,652.48)	£ (355,643.48)	£ (262,309.57)	£ (84,773.30)	£ 30,060.97	£ 30,791.14	£ 31,603.00	£ 32,504.89	£ 33,505.99	£ 34,616.39	£ (956,296.44)
Council savings		(£127,621.15)	£147,397.32	£142,092.28	£349,344.24	£343,295.51	£343,518.03	£343,745.00	£343,976.50	£344,212.64	£344,453.50	£2,574,413.87
Capital investment	£	750,000.00										
Revenue requirement	£	(446,652.48)	£ (355,643.48)	£ (262,309.57)	£ (84,773.30)	£ 30,060.97	£ 30,791.14	£ 31,603.00	£ 32,504.89	£ 33,505.99	£ 34,616.39	£ (956,296.44)

The capital investment could be spread over 1, 2 or more years