

BASE Assumptions COSTS	Inflation/Growth										
	2022/23	2023/24	2024/2025	2025/2026	2026/2027	2027/2028	2028/29	2029/30	2030/31	2031/32	
Utilities	£ 60,000.00	220%	2%	2%	-20%	-2%	2%	2%	2%	2%	2%
Concierge	£ 160,000.00	8%	4%	2%	2%	2%	2%	2%	2%	2%	2%
Maintenance	£ 60,000.00	8%	4%	2%	2%	2%	2%	2%	2%	2%	2%
Cleaning	£ 65,000.00	8%	4%	2%	2%	2%	2%	2%	2%	2%	2%
Insurance	£ 15,000.00	8%	4%	2%	2%	2%	2%	2%	2%	2%	2%
Business Rates	£ 1,689.60	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
CEO	£ 50,000.00	2%	4%	2%	2%	2%	2%	2%	2%	2%	2%
Sub-Total	£ 786,689.60										

INCOME	Current usage (references the occupancy calcs below)	% of area used by council	Available for rent	Actual rent if		Actual service		Potential	Actual if		Inflation/Growth									
				Potential rent	council rent free	Service Charge	rent free	Occupation Income Total	council rent free	2022/23	2023/24	2024/2025	2025/2026	2026/2027	2027/2028	2028/29	2029/30	2030/31	2031/32	
7th Floor		0%	100%	£ 5,400.00	£ 5,400.00	£ 2,700.00	£ 2,700.00	£ 8,100.00	£ 8,100.00	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
6th Floor		0%	100%	£ 16,000.00	£ 16,000.00	£ 11,000.00	£ 11,000.00	£ 27,000.00	£ 27,000.00	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
5th Floor	Library	63%	37%	£ 16,000.00	£ 5,880.09	£ 11,000.00	£ 4,042.56	£ 27,000.00	£ 9,922.65	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
4th Floor	Theatre, museum	98.8%	1.2%	£ 15,076.92	£ 180.42	£ 10,365.38	£ 124.04	£ 25,442.31	£ 304.46	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
3rd Floor	Theatre, bar	84%	16.1%	£ 55,692.31	£ 8,981.62	£ 38,288.46	£ 6,174.86	£ 93,980.77	£ 15,156.48	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
2nd Floor	Theatre, library	75%	24.9%	£ 48,923.08	£ 12,205.31	£ 33,634.62	£ 8,391.15	£ 82,557.69	£ 20,596.46	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
1st Floor	Theatre, museum, library	90%	9.6%	£ 49,846.15	£ 4,807.02	£ 34,269.23	£ 3,304.82	£ 84,115.38	£ 8,111.84	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Ground Floor	Theatre, bar, library	100%	0.0%	£ 25,846.15	£ -	£ 17,769.23	£ -	£ 43,615.38	£ -	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Basement	Museum	100%	0.0%	£ 3,876.92	£ -	£ 2,665.38	£ -	£ 6,542.31	£ -	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Café		0%	100%	£ 9,230.77	£ 9,230.77	£ 6,346.15	£ 6,346.15	£ 15,576.92	£ 15,576.92	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Roof Ariels		0%	100%	£ 27,000.00	£ 27,000.00	£ -	£ -	£ 27,000.00	£ 27,000.00	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Sub-Total				£ 272,892.31	£ 89,685.22	£ 168,038.46	£ 42,083.59	£ 440,930.77	£ 131,768.82											
Profit from Theatre				£ 6,000.00	£ 183,207.08	Loss >>>>	£ 125,954.87	Loss >>>>	£ 309,161.95	0	0%	10%	10%	10%	10%	10%	10%	10%	10%	10%
						cumulative over 5 years														
						Annual target														
Community Fundraising				£ 30,000.00				£0.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00
Trusts and Foundations				£ 125,000.00				£0.00	£25,000.00	£50,000.00	£125,000.00	£125,000.00	£125,000.00	£125,000.00	£125,000.00	£125,000.00	£125,000.00	£125,000.00	£125,000.00	£125,000.00
Lottery Based Funders				£ 250,000.00				£0.00	£50,000.00	£100,000.00	£150,000.00	£250,000.00	£250,000.00	£250,000.00	£250,000.00	£250,000.00	£250,000.00	£250,000.00	£250,000.00	£250,000.00

Occupancy calculations

These calculate the percentage of rentable space on each floor which the council currently uses and the consequent amount of space available for commercial rent

	m/2	Other		Total	Total by council	Percentage by council	Potential value of the rentable space not used by the council	
		rentable	use				£	£
7th Floor		94	94	94	94	94.3	£ 132.00	£ 12,408.00
6th Floor		263	263	263	263	263.2	£ 99.26	£ 26,105.38
5th Floor	Library	170.9	99.3	270.2	270.2	63%	£ 99.26	£ 9,856.52
4th Floor	Theatre, museum	322	3.9	325.9	325.9	99%	£ 104.50	£ 407.55
3rd Floor	Theatre, bar	596	114.6	710.6	710.6	84%	£ 80.40	£ 9,213.84
2nd Floor	Theatre, library	685	227.7	912.7	912.7	75%	£ 39.88	£ 9,080.68
1st Floor	Theatre, museum, library	951	101.5	1052.5	1052.5	90%	£ 39.88	£ 4,047.82
Ground Floor	Theatre, bar, library	817	0	817	817	100%	£ 83.60	£ -
Basement	Museum	150.5	0	150.5	150.5	100%	£ 38.40	£ -
Café						156		
Roof Ariels		3,692	904	4,596				£ 71,119.78
					Car park	22		