

Appendix 2

Electricity																																					
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	HLA Rate	Utilities inflation	Utilities price inflation annual rate (%)		
Medway Park	£0.14	£0.15	£0.16	£0.17	£0.18	£0.18	£0.19	£0.20	£0.21	£0.22	£0.24	£0.25	£0.26	£0.27	£0.29	£0.30	£0.31	£0.33	£0.35	£0.36	£0.38	£0.40	£0.42	£0.44	£0.47	£0.49	£0.51	£0.54	£0.57	£0.59	£0.62	£0.65	£0.21	Grid supplied electricity	5%		
The Brook Theatre	£0.16	£0.17	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.26	£0.27	£0.28	£0.30	£0.31	£0.33	£0.34	£0.36	£0.38	£0.40	£0.42	£0.44	£0.46	£0.48	£0.51	£0.53	£0.56	£0.59	£0.62	£0.65	£0.68	£0.72	£0.23	Natural gas	3%		
Lordwood Library	£0.21	£0.22	£0.23	£0.24	£0.25	£0.27	£0.28	£0.29	£0.31	£0.32	£0.34	£0.36	£0.37	£0.39	£0.41	£0.43	£0.45	£0.48	£0.50	£0.53	£0.55	£0.58	£0.61	£0.64	£0.67	£0.70	£0.74	£0.78	£0.81	£0.86	£0.90	£0.94	£0.30	Other fuel source(s)	5%		
The Central Theatre	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.25	£0.26	£0.28	£0.29	£0.30	£0.32	£0.33	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.49	£0.52	£0.55	£0.57	£0.60	£0.63	£0.66	£0.70	£0.73	£0.23	Water / waste water sewerage effluent	2%		
Gillingham Library	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.25	£0.26	£0.28	£0.29	£0.30	£0.32	£0.34	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.50	£0.52	£0.55	£0.58	£0.60	£0.63	£0.67	£0.70	£0.73	£0.23				
Wigmore Library	£0.15	£0.16	£0.17	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.25	£0.26	£0.27	£0.28	£0.30	£0.31	£0.33	£0.35	£0.36	£0.38	£0.40	£0.42	£0.44	£0.46	£0.49	£0.51	£0.54	£0.56	£0.59	£0.62	£0.65	£0.68	£0.72	£0.22			
Rochester AEC & Lib	£0.14	£0.14	£0.15	£0.16	£0.17	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.25	£0.26	£0.27	£0.28	£0.30	£0.31	£0.33	£0.35	£0.36	£0.38	£0.40	£0.42	£0.44	£0.46	£0.49	£0.51	£0.54	£0.56	£0.59	£0.62	£0.65	£0.21			
Rochester Library	£0.15	£0.15	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.25	£0.26	£0.28	£0.29	£0.31	£0.32	£0.34	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.50	£0.52	£0.55	£0.58	£0.60	£0.63	£0.67	£0.71	£0.21			
Guildhall Museum	£0.15	£0.16	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.26	£0.27	£0.28	£0.30	£0.31	£0.33	£0.34	£0.36	£0.38	£0.40	£0.42	£0.44	£0.46	£0.48	£0.51	£0.53	£0.56	£0.59	£0.62	£0.65	£0.68	£0.72	£0.22			
Medway Crematorium	£0.16	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.26	£0.27	£0.28	£0.30	£0.31	£0.33	£0.34	£0.36	£0.38	£0.40	£0.42	£0.44	£0.46	£0.48	£0.50	£0.53	£0.56	£0.58	£0.61	£0.64	£0.68	£0.71	£0.73	£0.23			
Cuxton Library	£0.15	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.25	£0.26	£0.28	£0.29	£0.30	£0.32	£0.34	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.50	£0.52	£0.55	£0.57	£0.60	£0.63	£0.66	£0.70	£0.22				
Medway Crematorium	£0.15	£0.15	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.25	£0.26	£0.28	£0.29	£0.30	£0.32	£0.34	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.50	£0.52	£0.55	£0.57	£0.60	£0.63	£0.66	£0.70	£0.22			
Chattenden Commun	£0.13	£0.14	£0.14	£0.15	£0.16	£0.17	£0.18	£0.19	£0.19	£0.20	£0.21	£0.22	£0.24	£0.25	£0.26	£0.29	£0.30	£0.32	£0.34	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.50	£0.52	£0.55	£0.57	£0.60	£0.63	£0.66	£0.70	£0.21		
Gun Wharf	£0.13	£0.14	£0.14	£0.15	£0.16	£0.17	£0.18	£0.19	£0.19	£0.20	£0.21	£0.22	£0.24	£0.25	£0.26	£0.29	£0.30	£0.32	£0.34	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.50	£0.52	£0.55	£0.57	£0.60	£0.63	£0.66	£0.70	£0.21		
Average	£0.15	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.25	£0.26	£0.28	£0.29	£0.31	£0.32	£0.34	£0.35	£0.37	£0.39	£0.41	£0.43	£0.45	£0.47	£0.50	£0.52	£0.55	£0.58	£0.60	£0.63	£0.67	£0.70	£0.22				
Gas																																					
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	HLA Rate				
Medway Park	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.03				
The Brook Theatre	£0.03	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.04			
Lordwood Library	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.08	£0.09	£0.09	£0.09	£0.04			
The Central Theatre	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.08	£0.04			
Gillingham Library																																					
Wigmore Library																																					
Rochester AEC & Lib	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.03			
Rochester Library	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00			
Guildhall Museum	£0.03	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.04			
Medway Crematorium	£0.03	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.04			
Cuxton Library	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.08	£0.09	£0.09	£0.09	£0.04			
Chattenden Commun	£0.03	£0.03	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.04			
Gun Wharf	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.08	£0.04			
Average	£0.03	£0.03	£0.03	£0.03	£0.03	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.07	£0.08	£0.08	£0.04			
Oil																																					
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	HLA Rate				
Gillingham Library	£0.05	£0.05	£0.05	£0.05	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.08	£0.08	£0.09	£0.09	£0.09	£0.10	£0.10	£0.11	£0.11	£0.12	£0.13	£0.13	£0.14	£0.15	£0.15	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.21	£0.07				
Wigmore Library	£0.06	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.08	£0.08	£0.09	£0.09	£0.10	£0.10	£0.10	£0.11	£0.12	£0.12	£0.13	£0.13	£0.14	£0.15	£0.15	£0.16	£0.17	£0.18	£0.19	£0.20	£0.21	£0.22	£0.23	£0.24	£0.25	£0.25	£0.08			
Average	£0.05	£0.05	£0.06	£0.06	£0.06	£0.07	£0.07	£0.07	£0.08	£0.08	£0.08	£0.09	£0.09	£0.10	£0.10	£0.11	£0.11	£0.12																			

Appendix 2

Annual Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Annual Expenses																				
Maintenance	£16,300	£16,626	£16,959	£17,298	£17,644	£17,997	£18,356	£18,724	£19,098	£19,480	£19,870	£20,267	£20,672	£21,086	£21,508	£21,938	£22,376	£22,824	£23,280	£23,746
M&V	£11,632	£11,864	£12,102	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Loan interest payment	£80,231	£77,027	£73,748	£70,395	£66,964	£63,454	£59,864	£56,191	£52,433	£48,589	£44,657	£40,634	£36,519	£32,309	£28,002	£23,596	£19,089	£14,479	£9,762	£4,936
Principal repayment	£139,328	£142,533	£145,811	£149,165	£152,596	£156,105	£159,696	£163,369	£167,126	£170,970	£174,902	£178,925	£183,040	£187,250	£191,557	£195,963	£200,470	£205,081	£209,798	£214,623
Total Annual Expenses	£247,491	£248,050	£248,620	£236,857	£237,203	£237,556	£237,916	£238,283	£238,657	£239,039	£239,429	£239,826	£240,232	£240,645	£241,067	£241,497	£241,936	£242,383	£242,840	£243,305
Annual Savings																				
Gas Savings	£27,043	£27,854	£28,690	£29,551	£30,437	£31,350	£32,291	£33,260	£34,258	£35,285	£36,344	£37,434	£38,557	£39,714	£40,905	£42,132	£43,396	£44,698	£46,039	£47,420
Electricity Savings	£178,541	£187,468	£196,842	£206,684	£217,018	£227,869	£239,262	£251,225	£263,787	£276,976	£290,825	£305,366	£320,634	£336,666	£353,499	£371,174	£389,733	£409,220	£429,681	£451,165
Water Savings	£15,735	£14,815	£15,112	£15,414	£15,722	£16,036	£16,357	£16,684	£17,018	£17,358	£17,706	£18,060	£18,421	£18,789	£19,165	£19,548	£19,939	£20,338	£20,745	£21,160
Oil Savings	£8,908	£9,353	£9,821	£10,312	£10,827	£11,369	£11,937	£12,534	£13,160	£13,819	£14,509	£15,235	£15,997	£16,796	£17,636	£18,518	£19,444	£20,416	£21,437	£22,509
Recurring Maintenance Savings	£31,200	£31,824	£32,460	£33,110	£33,772	£34,447	£35,136	£35,839	£36,556	£37,287	£38,033	£38,793	£39,569	£40,361	£41,168	£41,991	£42,831	£43,688	£44,561	£45,453
Backlog Maintenance Saving	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Total Annual Savings	£261,427	£271,315	£282,924	£295,070	£307,776	£321,072	£334,984	£349,542	£364,779	£380,725	£397,416	£414,888	£433,178	£452,326	£472,374	£493,364	£515,344	£538,360	£562,463	£587,706
Net Revenue Savings	£13,936	£23,265	£34,305	£58,213	£70,573	£83,516	£97,068	£111,259	£126,121	£141,686	£157,987	£175,062	£192,946	£211,681	£231,307	£251,867	£273,408	£295,977	£319,623	£344,401

Case 1:
Zero net cashflow on Year 0. The Council receives a PWLB loan and pays the project and IGP costs to SSE.

Inputs

Project Length	Years	20
RPI	%	2.00%
Discount Rate,	%	3.50%

Project Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Project Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Project End		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Inflation	%	100%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219	1.243	1.268	1.294	1.319	1.346	1.373	1.400	1.428	1.457

Capex

Loan Receipt from PWLB	£, nominal	£3,488,308
Project Cost Payment to SSE	£, nominal	-£3,487,828
IGP payment to SSE	£, nominal	-£480
Net Position		£0

Annual Expenses

Total		£247,491	£248,050	£248,620	£236,857	£237,203	£237,556	£237,916	£238,283	£238,657	£239,039	£239,429	£239,826	£240,232	£240,645	£241,067	£241,497	£241,936	£242,383	£242,840	£243,305
Maintenance	£, nominal	£16,300	£16,626	£16,959	£17,298	£17,644	£17,997	£18,356	£18,724	£19,098	£19,480	£19,870	£20,267	£20,672	£21,086	£21,508	£21,938	£22,376	£22,824	£23,280	£23,746
M&V	£, nominal	£11,632	£11,864	£12,102																	
Loan interest payment	£, nominal	£80,231	£80,231	£77,027	£73,748	£70,395	£66,964	£63,454	£59,864	£56,191	£52,433	£48,589	£44,657	£40,634	£36,519	£32,309	£28,002	£23,596	£19,089	£14,479	£9,762
Principal repayment	£, nominal	£139,328	£139,328	£142,533	£145,811	£149,165	£152,596	£156,105	£159,696	£163,369	£167,126	£170,970	£174,902	£178,925	£183,040	£187,250	£191,557	£195,963	£200,470	£205,081	£209,798

Annual Savings

Total		£261,427	£271,315	£282,924	£295,070	£307,776	£321,072	£334,984	£349,542	£364,779	£380,725	£397,416	£414,888	£433,178	£452,326	£472,374	£493,364	£515,344	£538,360	£562,463	£587,706
Gas Savings	954,028 kWh	£27,043	£27,854	£28,690	£29,551	£30,437	£31,350	£32,291	£33,260	£34,258	£35,285	£36,344	£37,434	£38,557	£39,714	£40,905	£42,132	£43,396	£44,698	£46,039	£47,420
Electricity Savings	1,157,729 kWh	£178,541	£187,468	£196,842	£206,684	£217,018	£227,869	£239,262	£251,225	£263,787	£276,976	£290,825	£305,366	£320,634	£336,666	£353,499	£371,174	£389,733	£409,220	£429,681	£451,165
Water Savings	4,527 m3	£15,735	£14,815	£15,112	£15,414	£15,722	£16,036	£16,357	£16,684	£17,018	£17,358	£17,706	£18,060	£18,421	£18,789	£19,165	£19,548	£19,939	£20,338	£20,745	£21,160
Oil Savings	173,115 kWh	£8,908	£9,353	£9,821	£10,312	£10,827	£11,369	£11,937	£12,534	£13,160	£13,819	£14,509	£15,235	£15,997	£16,796	£17,636	£18,518	£19,444	£20,416	£21,437	£22,509
Recurring Maintenance Savings	31,200 £	£31,200	£31,824	£32,460	£33,110	£33,772	£34,447	£35,136	£35,839	£36,556	£37,287	£38,033	£38,793	£39,569	£40,361	£41,168	£41,991	£42,831	£43,688	£44,561	£45,453
Backlog Maintenance Saving	£0 £	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Cash Flow

Net Cash Flow, Nominal	£	£0	£13,936	£23,265	£34,305	£58,213	£70,573	£83,516	£97,068	£111,259	£126,121	£141,686	£157,987	£175,062	£192,946	£211,681	£231,307	£251,867	£273,408	£295,977	£319,623	£344,401
Cumulative Cash Flow, Nominal	£	£0	£13,936	£37,201	£71,506	£129,718	£200,292	£283,807	£380,875	£492,135	£618,256	£759,941	£917,929	£1,092,990	£1,285,937	£1,497,618	£1,728,925	£1,980,792	£2,254,200	£2,550,177	£2,869,800	£3,214,201

Key Performance Indicators

NPV	NPV (20 years)	£2,010,534.32
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Loan Finance

Term	20
Number of months	240
Gearing %	100%
Loan amount	£3,488,308
Payments per year	1
Total Number of payments	20

		Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8	Period 9	Period 10	Period 11	Period 12	Period 13	Period 14	Period 15	Period 16	Period 17	Period 18	Period 19	Period 20
Opening Balance	£3,488,308	£3,488,308	£3,348,980	£3,209,651	£3,067,119	£2,921,307	£2,772,143	£2,619,547	£2,463,442	£2,303,746	£2,140,378	£1,973,251	£1,802,281	£1,627,379	£1,448,454	£1,265,414	£1,078,163	£886,606	£690,643	£490,173	£285,092
Loan Repayment		£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559
Capital		£139,328	£139,328	£142,533	£145,811	£149,165	£152,596	£156,105	£159,696	£163,369	£167,126	£170,970	£174,902	£178,925	£183,040	£187,250	£191,557	£195,963	£200,470	£205,081	£209,798
Interest	2.3%	£80,231	£80,231	£77,027	£73,748	£70,395	£66,964	£63,454	£59,864	£56,191	£52,433	£48,589	£44,657	£40,634	£36,519	£32,309	£28,002	£23,596	£19,089	£14,479	£9,762
Closing Balance	£3,488,308	£3,348,980	£3,209,651	£3,067,119	£2,921,307	£2,772,143	£2,619,547	£2,463,442	£2,303,746	£2,140,378	£1,973,251	£1,802,281	£1,627,379	£1,448,454	£1,265,414	£1,078,163	£886,606	£690,643	£490,173	£285,092	£75,295
Total Capital	£3,413,013																				
Total Interest	£978,174																				
Total Payment	£4,391,188																				

Loan Cash Flow

Project Annual Savings	£	£261,427	£271,315	£282,924	£295,070	£307,776	£321,072	£334,984	£349,542	£364,779	£380,725	£397,416	£414,888	£433,178	£452,326	£472,374	£493,364	£515,344	£538,360	£562,463	£587,706
Loan Repayment	£	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559	£219,559
Net Cash Flow (incl M&V and Maintenance)	£	£13,936	£23,265	£34,305	£58,213	£70,573	£83,516	£97,068	£111,259	£126,121	£141,686	£157,987	£175,062	£192,946	£211,681	£231,307	£251,867	£273,408	£295,977	£319,623	£344,401