Appendix 2

			Electricity									1																	
Year	2021 2022 2023	2024	2025 2026 20	027	2028	2029	2030	2031	2032	2033	2034	2035	2036 2037	2038	2039	2040	2041	2042 204	3 2044	2045	2046	2047 2048	2049	2050	2051	2052 HLA	A Rate i	Utilities inflation	Utilities price inflation annual rate (%)
Medway Park	£0.14 £0.15 £0.16	£0.17	£0.18 £0.18 £0.	.19 f	E0.20	£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 £0.4	2 £0.44	£0.47	£0.49	£0.51 £0.54	£0.57	£0.59	£0.62	£0.65		Grid supplied electricity	d 5%
The Brook Theatre	£0.16 £0.17 £0.17	60.40	£0.19 £0.20 £0.		E0.22	£0.23	£0.24	£0.26	co 27	£0.28	£0.30	£0.31	£0.33 £0.34	£0.36	£0.38	£0.40	£0.42	£0.44 £0.4	6 £0.48	£0.51	£0.53	£0.56 £0.59	£0.62	£0.65	£0.68	£0.72	£0.23	Natural gas	3%
Lordswood Library																											C	Other fue	əl 5%
Lordonood Elbrary	£0.21 £0.22 £0.23	£0.24	£0.25 £0.27 £0.	.28 f	E0.29	£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 £0.6	£0.64	£0.67	£0.70	£0.74 £0.78	£0.81	£0.86	£0.90	£0.94		source(s) Water / waste	
The Central Theatre																											s	water sewerage	/ 2%
Gillingham Library	£0.16 £0.17 £0.18 £0.16 £0.17 £0.18		£0.20 £0.21 £0. £0.20 £0.21 £0.			£0.24 £0.24	£0.25	£0.26		£0.29	£0.30 £0.30	£0.32 £0.32	£0.33 £0.35 £0.34 £0.35		£0.39	£0.41	£0.43 £0.43	£0.45 £0.4			£0.55 £0.55	£0.57 £0.60 £0.58 £0.60		£0.66 £0.67		£0.73 £0.73	£0.23 e	effluent	
							£0.25	£0.26		£0.29					£0.39	£0.41		£0.45 £0.4									£0.23	NOTE	
Wigmore Library Rochester AEC & Libr	£0.15 £0.16 £0.17 £0.14 £0.14 £0.15		£0.18 £0.19 £0. £0.17 £0.17 £0.			£0.22 £0.20	£0.23 £0.21	£0.25 £0.22		£0.27	£0.28	£0.30 £0.27	£0.31 £0.33 £0.28 £0.30			£0.38 £0.35	£0.40 £0.36	£0.42 £0.4 £0.38 £0.4		£0.49 £0.44	£0.51 £0.46	£0.54 £0.56 £0.49 £0.51		£0.62 £0.56		£0.68 £0.62	£0.22	NOTE:	Inflation rates across all utilities
Rochester AEC & Lib	£0.14 £0.14 £0.15 £0.15 £0.15 £0.16		£0.17 £0.17 £0. £0.18 £0.19 £0.			£0.20	£0.21 £0.23	£0.22		£0.25 £0.26	£0.26 £0.28	£0.27	£0.31 £0.32			£0.35 £0.37	£0.36	£0.38 £0.4 £0.41 £0.4			£0.46 £0.50	£0.49 £0.51 £0.52 £0.55		£0.56		£0.62 £0.67		AVERAGE: See in	structions from MCC
Guildhall Museum	£0.15 £0.16 £0.16		£0.18 £0.19 £0.			£0.22	£0.23	£0.24		£0.27	£0.28	£0.30	£0.31 £0.33			£0.38	£0.40	£0.42 £0.4			£0.51	£0.53 £0.56		£0.62		£0.68	£0.22	WEINIGE. SEC III	
Medway Crematorium	£0.16 £0.16 £0.17		£0.19 £0.20 £0.		E0.22	£0.23	£0.24	£0.26	£0.27	£0.28	£0.30	£0.31	£0.33 £0.34			£0.40	£0.42	£0.44 £0.4		£0.50	£0.53	£0.56 £0.58		£0.64	£0.68	£0.71	£0.23		
Cuxton Library	£0.15 £0.16 £0.17		£0.19 £0.20 £0.			£0.23	£0.24	£0.25		£0.28	£0.29	£0.30	£0.32 £0.34		£0.37	£0.39	£0.41	£0.43 £0.4		£0.50	£0.52	£0.55 £0.57		£0.63		£0.70	£0.22		
Chattenden Commun	£0.15 £0.15 £0.16		£0.18 £0.19 £0.			£0.22	£0.23	£0.24		£0.26	£0.28	£0.29	£0.30 £0.32			£0.37	£0.39	£0.41 £0.4		£0.47	£0.50	£0.52 £0.55		£0.60		£0.66	£0.21		
Gun Wharf	£0.13 £0.14 £0.14		£0.16 £0.17 £0.			£0.19	£0.20	£0.21		£0.24	£0.25	£0.26	£0.27 £0.29			£0.33	£0.35	£0.37 £0.3		£0.42	£0.45	£0.47 £0.49		£0.54		£0.60	£0.19		
Average	£0.15 £0.16 £0.17	£0.18	£0.19 £0.20 £0.	.21 f	E0.22	£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 £0.4	5 £0.47	£0.50	£0.52	£0.55 £0.58	£0.60	£0.63	£0.67	£0.70	£0.22		
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Year	2021 2022 2023	2024	2025 2026 20	127	2028	2029	2030	2031	2032	2033	2034	2035		2038	2039	2040	2041	2042 204	3 2044	2045	2046	2047 2048	2049	2050	2051	2052 HLA	Rate		
Medway Park	£0.03 £0.03 £0.03		£0.03 £0.03 £0.			£0.03	£0.03	£0.04		£0.04	£0.04	£0.04	£0.04 £0.04		£0.05	£0.05	£0.05	£0.05 £0.0		£0.05	£0.06	£0.06 £0.06		£0.06		£0.07	£0.03		
The Brook Theatre	£0.03 £0.03 £0.03		£0.03 £0.04 £0.			£0.04	£0.04	£0.04		£0.04		£0.05	£0.05 £0.05			£0.05	£0.06	£0.06 £0.0			£0.06	£0.07 £0.07		£0.07		£0.08	£0.04		
Lordswood Library	£0.04 £0.04 £0.04	£0.04	£0.04 £0.04 £0.	.04 f	E0.04	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.05	£0.06 £0.06	£0.06	£0.06	£0.06	£0.06	£0.07 £0.0	7 £0.07	£0.07	£0.07	£0.08 £0.08	£0.08	£0.08	£0.09	£0.09	£0.04		
The Central Theatre	£0.03 £0.03 £0.04	£0.04	£0.04 £0.04 £0.	.04 f	E0.04	£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 £0.0	£0.07	£0.07	£0.07	£0.07 £0.07	£0.08	£0.08	£0.08	£0.08	£0.04		
Gillingham Library																													
Wigmore Library																									L				
Rochester AEC & Libe Rochester Library	£0.03 £0.03 £0.03 £0.00 £0.00 £0.00		£0.03 £0.03 £0. £0.00 £0.00 £0.			£0.03 £0.00	£0.04 £0.00	£0.04 £0.00		£0.04 £0.00		£0.04 £0.00	£0.04 £0.04 £0.00 £0.00			£0.05 £0.00	£0.05 £0.00	£0.05 £0.0			£0.06 £0.00	£0.06 £0.06 £0.00 £0.00		£0.07 £0.00		£0.07 £0.00	£0.03 £0.00		
Guildhall Museum	£0.03 £0.03 £0.03		£0.00 £0.00 £0. £0.03 £0.04 £0.			£0.00	£0.00	£0.00		£0.00		£0.00	£0.00 £0.00			£0.00	£0.00	£0.00 £0.0			£0.00 £0.06	£0.00 £0.00 £0.07 £0.07		£0.00		£0.00 £0.08	£0.00 £0.04		
Medway Crematorium	£0.03 £0.03 £0.03		£0.03 £0.04 £0.			£0.04	£0.04	£0.04		£0.04	£0.05	£0.05	£0.05 £0.05		£0.05	£0.05	£0.06	£0.06 £0.0		£0.06	£0.06	£0.07 £0.07		£0.07		£0.08	£0.04		
Cuxton Library	£0.03 £0.04 £0.04	£0.04	£0.04 £0.04 £0.	.04 f	E0.04	£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 £0.0	f7 £0.07	£0.07	£0.07	£0.07 £0.08	£0.08	£0.08	£0.08	£0.09	£0.04		
Chattenden Commun	£0.03 £0.03 £0.03		£0.03 £0.03 £0.			£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 £0.0	£0.06		£0.06	£0.06 £0.07		£0.07		£0.07	£0.04		
Gun Wharf	£0.03 £0.03 £0.03		£0.04 £0.04 £0.			£0.04	£0.04	£0.04		£0.05	£0.05	£0.05	£0.05 £0.05		£0.05	£0.06	£0.06	£0.06 £0.0			£0.07	£0.07 £0.07		£0.08		£0.08	£0.04		
Average	£0.03 £0.03 £0.03	£0.03	£0.03 £0.03 £0.	.03 f	E0.03	£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 £0.0	5 £0.06	£0.06	£0.06	£0.06 £0.06	£0.06	£0.07	£0.07	£0.07	£0.04		
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Vear	2021 2022 2023	2024	2025 2026 20	127	2028	2029	2030	2031	2032	2033	2034	2035		2038	2039	2040	2041	2042 204	3 2044	2045	2046	2047 2048	2049	2050	2051	2052 HLA	Rate		
Gillingham Library	£0.05 £0.05 £0.05		£0.06 £0.06 £0.			£0.07	£0.07	£0.08		£0.09	£0.09	£0.09	£0.10 £0.10			£0.12	£0.13	£0.13 £0.1		£0.15	£0.16	£0.17 £0.18		£0.19		£0.21	£0.07		
Wigmore Library	£0.06 £0.06 £0.06		£0.07 £0.07 £0.			£0.08	£0.09	£0.09		£0.10	£0.10	£0.11	£0.12 £0.12			£0.14	£0.15	£0.15 £0.1		£0.18	£0.19	£0.20 £0.21		£0.23		£0.25	£0.08		
Average	£0.05 £0.05 £0.06	£0.06	£0.06 £0.07 £0.	.07 f	E0.07	£0.08	£0.08	£0.08	£0.09	£0.09	£0.10	£0.10	£0.11 £0.11	£0.12	£0.12	£0.13	£0.14	£0.14 £0.1	.5 £0.16	£0.17	£0.17	£0.18 £0.19	£0.20	£0.21	£0.22	£0.23	£0.07		
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Year	2021 2022 2023		2025 2026 20	027	2028	2029	2030	2031	2032	2033	2034	2035	2036 2037	2038	2039	2040	2041	2042 204	3 2044	2045	2046	2047 2048	2049	2050	2051	2052 HLA	Rate		
Medway Park	£2.41 £2.46 £2.51		£2.61 £2.66 £2.			£2.82	£2.88	£2.94		£3.06		£3.18	£3.24 £3.31	£3.37	£3.44	£3.51	£3.58	£3.65 £3.7			£3.95	£4.03 £4.11		£4.28		£4.45	£2.78		
The Brook Theatre	£3.71 £3.78 £3.86					£4.34	£4.43	£4.52		£4.70		£4.89	£4.99 £5.09			£5.40	£5.51	£5.62 £5.7			£6.08	£6.20 £6.33		£6.58		£6.85	£4.27		
Lordswood Library	£3.71 £3.78 £3.86		£4.01 £4.09 £4.			£4.34	£4.43	£4.52		£4.70		£4.89	£4.99 £5.09			£5.40	£5.51	£5.62 £5.7		£5.96	£6.08	£6.20 £6.33		£6.58		£6.85	£4.27		
The Central Theatre Gillingham Library	£3.67 £3.75 £3.82 £3.71 £3.78 £3.86		£3.98 £4.05 £4. £4.01 £4.09 £4.			£4.30 £4.34	£4.39	£4.48 £4.52		£4.66	£4.75	£4.85 £4.89	£4.94 £5.04 £4.99 £5.09			£5.35	£5.46	£5.57 £5.6 £5.62 £5.7		£5.91 £5.96	£6.03 £6.08	£6.15 £6.27 £6.20 £6.33		£6.52		£6.79	£4.23 £4.27		
Wigmore Library	£3.71 £3.78 £3.86 £3.97 £4.05 £4.13					£4.65	£4.43 £4.75	£4.52 £4.84		£4.70 £5.04	£4.80 £5.14	£4.89 £5.24	£5.34 £5.45			£5.40 £5.78	£5.51 £5.90	£5.62 £5.7 £6.02 £6.1			£6.08 £6.51	£6.64 £6.78		£6.58 £7.05		£6.85 £7.34	£4.27 £4.58		
Rochester AEC & Libr	£3.71 £3.78 £3.86		£4.30 £4.38 £4. £4.01 £4.09 £4.			£4.65 £4.34	£4.43	£4.84 £4.52		£5.04 £4.70	£5.14 £4.80	£5.24 £4.89	£4.99 £5.09			£5.78 £5.40	£5.90 £5.51	£5.62 £5.7		£5.96	£6.08	£6.20 £6.33		£6.58		£7.34 £6.85	£4.58 £4.27		
Rochester Library	£0.00 £0.00		£0.00 £0.00 £0.			£0.00	£0.00	£0.00		£0.00	£0.00	£0.00	£0.00 £0.00			£0.00	£0.00	£0.00 £0.0		£0.00	£0.00	£0.00 £0.00		£0.00		£0.00	£0.00		
Guildhall Museum	£3.71 £3.78 £3.86		£4.01 £4.09 £4.			£4.34	£4.43	£4.52		£4.70	£4.79	£4.89	£4.99 £5.09			£5.40	£5.51	£5.62 £5.7			£6.08	£6.20 £6.33		£6.58		£6.85	£4.27		
Medway Crematorium	£3.03 £3.09 £3.15					£3.55	£3.62	£3.69		£3.84	£3.92	£4.00	£4.07 £4.16			£4.41	£4.50	£4.59 £4.6		£4.87	£4.97	£5.07 £5.17		£5.38		£5.59	£3.49		
Cuxton Library	£3.66 £3.74 £3.81					£4.29	£4.38	£4.47		£4.65		£4.84	£4.93 £5.03			£5.34	£5.45	£5.55 £5.6		£5.89	£6.01	£6.13 £6.26		£6.51		£6.77	£4.23		
Chattenden Commun	£3.71 £3.78 £3.86	£3.94	£4.02 £4.10 £4.			£4.35	£4.43	£4.52		£4.70	£4.80	£4.89	£4.99 £5.09		£5.30	£5.40	£5.51	£5.62 £5.7		£5.97	£6.09	£6.21 £6.33		£6.59		£6.85	£4.28		
Gun Wharf Average	£2.72 £2.78 £2.83 £3.48 £3.27 £3.34		£2.95 £3.01 £3. £3.47 £3.54 £3.			£3.19 £3.76	£3.25 £3.83	£3.32 £3.91		£3.45 £4.07	£3.52 £4.15	£3.59 £4.23	£3.66 £3.74 £4.32 £4.40		£3.89 £4.58	£3.97 £4.67	£4.04 £4.77	£4.13 £4.2 £4.86 £4.9		£4.38 £5.16	£4.47 £5.26	£4.56 £4.65 £5.37 £5.48		£4.83 £5.70		£5.03 £5.93	£3.14 £3.70		

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.

nputs	Va		20																				
Project Length	Ye	ars	20																				
RPI	%		2.0																				
Discount Rate,	%		3.50	0%																			
Project Year			0	1	2	5		5	6	-	-	9							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	1
Inflation	%		100%	1.00	0 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	£3,488,3	08																			
Project Cost Payment to SSE	£,	nominal	-£3,487,8	28																			
IGP payment to SSE	£,	nominal	-£4	80																			
Net Position				£0																			
Annual Expenses																							
Total				£247,49	1 £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	t	nominal		£16,30	,	£16,959	£17,298	£17,644	£17,997	£18,356	£18,724	£19,098	,	,	£20,267	£20,672	£21,086	,	,			,	-
M&V		nominal		£11,63		£12,102	117,250	117,044	117,557	110,550	110,724	115,050	115,400	113,070	120,207	120,072	121,000	121,500	121,550	122,570	122,024	125,200	123,740
Loan interest payment	,	nominal		£80,23		£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	Ĺ,	nominal		£139,32	8 £139,328	£142,533	£145,811	£149,165	£152,596	£156,105	£159,696	£163,369	£107,120	£170,970	£174,902	£178,925	£183,040	£187,250	£191,557	£195,963	£200,470	£205,081	£209,798
Annual Savings																							
Annual Savings Total				£761 47	7 £271,315	100 004	£295,070	2277 772	C201 070	£334,984	£240 F42	£364,779	£200 725	£397,416	£414.000	£433,178	EVED 220	£472,374	£402.2C4	£E1E 344	£530.300	£562,463	£587,706
				-	-	-		-	-			-	,	,	,	,							
Gas Savings	954,028 kV			£27,04		£28,690	£29,551	£30,437	£31,350	£32,291	£33,260	£34,258	£35,285		£37,434	£38,557	£39,714	,	£42,132			,	
Electricity Savings	1,157,729 kW			£178,54		£196,842	£206,684	£217,018	£227,869	£239,262	£251,225	£263,787	£276,976		£305,366		£336,666						
Water Savings	4,527 m3	3		£15,73	5 £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 kW	/h		£8,90	8 £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 £			£31,20	0 £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	£C	0 £0	£0	£0
Cash Flow																							
Net Cash Flow, Nominal	£			£0 £13,93	6 £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						,				£380,875	£492,135						£1,497,618					,	
	£			£0 £13,93	6 £37,201	£71,506	£129,718	1200,252				,		- /	,,			,,	1,960,792	£2,254,200	£2,550,177	12,005,000	20)22 ()202
	£			£0 £13,93	6 £37,201	£71,506	£129,/18	1200,292				,		- ,	, ,				1,500,752	£2,254,200	£2,550,177	12,005,000	20,221,201
Key Performance Indicators	_				6 £37,201	£71,506	£129,718	1200,232							,,					£2,254,200	£2,550,177	12,005,000	
	_	V (20 years)			6 £37,201	£71,506	1129,718	1200,232											<u>-</u>	£2,254,200	£2,550,177	12,003,000	
Key Performance Indicators	_	V (20 years)			6 £37,201	£71,506	1129,718													£2,254,200	£2,550,177	12,003,000	
Key Performance Indicators	_	ν (20 γears)			6 £37,201	£71,506	£129,718												-	£2,254,200	£2,550,177	12,000,000	
Key Performance Indicators NPV Loan Finance	NF	V (20 years)			6 £37,201	£71,506	£129,718												-	£2,254,200) £2,550,177	-2,505,600	
Key Performance Indicators NPV Loan Finance Term	- NF 20	V (20 years)			6 £37,201	£71,506	£129,718												-	£2,254,200) £2,550,177		
Key Performance Indicators NPV Loan Finance Term Number of months		V (20 years)			6 £37,201	£71,506	1129,718												=	£2,254,200) £2,550,177		
Key Performance Indicators NPV Loan Finance Term Number of months Gearing %		V (20 years)			6 £37,201	£71,506	£129,718												=	£2,254,200) ±2,550,177		
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount		V (20 years)			6 £37,201	£71,506	1129,718												=	£2,254,200) £2,550,177		
Key Performance Indicators NPV Loan Finance Term Number of months Gearing %	20 240 100% £3,488,308 1	V (20 years)			6 £37,201	£71,506	1129,718												=	£2,254,200) £2,550,177		
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount	- NF 20 240 100% £3,488,308	V (20 years)			6 £37,201	£71,506	1129,718												=	£2,254,200) £2,550,177		
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1	V (20 years)		32	6 £37,201									Period 11					-				
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20		£2,010,534.	32 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
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance	V (20 years) £3,488,30	£2,010,534.	32 Period £3,488,30	1 Period 2 8 £3,348,980	Period 3 £3,209,651	Period 4 £3,067,119	Period 5 £2,921,307	Period 6 £2,772,143	Period 7 £2,619,547	Period 8 £2,463,442	Period 9 £2,303,746	Period 10 £2,140,378	Period 11 £1,973,251	Period 12 £1,802,281	Period 13 £1,627,379	Period 14 £1,448,454	Period 15 £1,265,414	Period 16 £1,078,163	Period 17 £886,600	Period 18	Period 19 £490,173	Period 20 £285,092
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment		£2,010,534.	32 Period £3,488,30 £219,55	1 Period 2 8 £3,348,980 9 £219,559	Period 3 £3,209,651 £219,559	Period 4 £3,067,119 £219,559	Period 5 £2,921,307 £219,559	Period 6 £2,772,143 £219,559	Period 7 £2,619,547 £219,559	Period 8 £2,463,442 £219,559	Period 9 £2,303,746 £219,559	Period 10 £2,140,378 £219,559	Period 11 £1,973,251 £219,559	Period 12 £1,802,281 £219,559	Period 13 £1,627,379 £219,559	Period 14 £1,448,454 £219,559	Period 15 £1,265,414 £219,559	Period 16 £1,078,163 £219,559	Period 17 £886,600 £219,555	 Period 18 £690,643 £219,559 	Period 19 £490,173 £219,559	Period 20 £285,092 £219,559
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital	£3,488,30	£2,010,534.	32 Period £3,488,30 £219,55 £139,32	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328	Period 3 £3,209,651 £219,559 £142,533	Period 4 £3,067,119 £219,559 £145,811	Period 5 £2,921,307 £219,559 £149,165	Period 6 £2,772,143 £219,559 £152,596	Period 7 £2,619,547 £219,559 £156,105	Period 8 £2,463,442 £219,559 £159,696	Period 9 £2,303,746 £219,559 £163,369	Period 10 £2,140,378 £219,559 £167,126	Period 11 £1,973,251 £219,559 £170,970	Period 12 £1,802,281 £219,559 £174,902	Period 13 £1,627,379 £219,559 £178,925	Period 14 £1,448,454 £219,559 £183,040	Period 15 £1,265,414 £219,559 £187,250	Period 16 £1,078,163 £219,559 £191,557	Period 17 £886,600 £219,555 £195,963	Period 18 £690,643 £200,470	Period 19 £490,173 £219,559 £205,081	Period 20 £285,092 £219,559 £209,798
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest	£3,488,30	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328 1 £80,231	Period 3 £3,209,651 £219,559 £142,533 £77,027	Period 4 £3,067,119 £219,559 £145,811 £73,748	Period 5 £2,921,307 £219,559 £149,165 £70,395	Period 6 £2,772,143 £219,559 £152,596 £66,964	Period 7 £2,619,547 £219,559 £156,105 £63,454	Period 8 £2,463,442 £219,559 £159,696 £59,864	Period 9 £2,303,746 £219,559 £163,369 £56,191	Period 10 £2,140,378 £219,559 £167,126 £52,433	Period 11 £1,973,251 £219,559 £170,970 £48,589	Period 12 f1,802,281 f219,559 f174,902 £44,657	Period 13 £1,627,379 £219,559 £178,925 £40,634	Period 14 £1,448,454 £219,559 £183,040 £36,519	Period 15 £1,265,414 £219,559 £187,250 £32,309	Period 16 f1,078,163 f219,559 f191,557 f28,002	Period 17 £886,600 £219,559 £195,963 £23,596	Period 18 £690,643 £200,470 £200,470 £19,089	Period 19 £490,173 £219,559 £205,081 £14,479	Period 20 £285,092 £219,559 £209,798 £9,762
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital	£3,488,30	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328	Period 3 £3,209,651 £219,559 £142,533 £77,027	Period 4 £3,067,119 £219,559 £145,811 £73,748	Period 5 £2,921,307 £219,559 £149,165 £70,395	Period 6 £2,772,143 £219,559 £152,596 £66,964	Period 7 £2,619,547 £219,559 £156,105 £63,454	Period 8 £2,463,442 £219,559 £159,696 £59,864	Period 9 £2,303,746 £219,559 £163,369 £56,191	Period 10 £2,140,378 £219,559 £167,126 £52,433	Period 11 £1,973,251 £219,559 £170,970 £48,589	Period 12 £1,802,281 £219,559 £174,902 £44,657	Period 13 £1,627,379 £219,559 £178,925 £40,634	Period 14 £1,448,454 £219,559 £183,040 £36,519	Period 15 £1,265,414 £219,559 £187,250 £32,309	Period 16 f1,078,163 f219,559 f191,557 f28,002	Period 17 £886,600 £219,559 £195,963 £23,596	Period 18 £690,643 £200,470 £200,470 £19,089	Period 19 £490,173 £219,559 £205,081 £14,479	Period 20 £285,092 £219,559 £209,798 £9,762
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest	£3,488,30 2.3 £3,488,30	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328 1 £80,231	Period 3 £3,209,651 £219,559 £142,533 £77,027	Period 4 £3,067,119 £219,559 £145,811 £73,748	Period 5 £2,921,307 £219,559 £149,165 £70,395	Period 6 £2,772,143 £219,559 £152,596 £66,964	Period 7 £2,619,547 £219,559 £156,105 £63,454	Period 8 £2,463,442 £219,559 £159,696 £59,864	Period 9 £2,303,746 £219,559 £163,369 £56,191	Period 10 £2,140,378 £219,559 £167,126 £52,433	Period 11 £1,973,251 £219,559 £170,970 £48,589	Period 12 £1,802,281 £219,559 £174,902 £44,657	Period 13 £1,627,379 £219,559 £178,925 £40,634	Period 14 £1,448,454 £219,559 £183,040 £36,519	Period 15 £1,265,414 £219,559 £187,250 £32,309	Period 16 f1,078,163 f219,559 f191,557 f28,002	Period 17 £886,600 £219,559 £195,963 £23,596	Period 18 £690,643 £200,470 £200,470 £19,089	Period 19 £490,173 £219,559 £205,081 £14,479	Period 20 £285,092 £219,559 £209,798 £9,762
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest Closing Balance	£3,488,30 2.3 £3,488,30 £3,413,01	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328 1 £80,231	Period 3 £3,209,651 £219,559 £142,533 £77,027	Period 4 £3,067,119 £219,559 £145,811 £73,748	Period 5 £2,921,307 £219,559 £149,165 £70,395	Period 6 £2,772,143 £219,559 £152,596 £66,964	Period 7 £2,619,547 £219,559 £156,105 £63,454	Period 8 £2,463,442 £219,559 £159,696 £59,864	Period 9 £2,303,746 £219,559 £163,369 £56,191	Period 10 £2,140,378 £219,559 £167,126 £52,433	Period 11 £1,973,251 £219,559 £170,970 £48,589	Period 12 £1,802,281 £219,559 £174,902 £44,657	Period 13 £1,627,379 £219,559 £178,925 £40,634	Period 14 £1,448,454 £219,559 £183,040 £36,519	Period 15 £1,265,414 £219,559 £187,250 £32,309	Period 16 f1,078,163 f219,559 f191,557 f28,002	Period 17 £886,600 £219,559 £195,963 £23,596	Period 18 £690,643 £200,470 £200,470 £19,089	Period 19 £490,173 £219,559 £205,081 £14,479	Period 20 £285,092 £219,559 £209,798 £9,762
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest Closing Balance Total Capital	£3,488,30 2.3 £3,488,30	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328 1 £80,231	Period 3 £3,209,651 £219,559 £142,533 £77,027	Period 4 £3,067,119 £219,559 £145,811 £73,748	Period 5 £2,921,307 £219,559 £149,165 £70,395	Period 6 £2,772,143 £219,559 £152,596 £66,964	Period 7 £2,619,547 £219,559 £156,105 £63,454	Period 8 £2,463,442 £219,559 £159,696 £59,864	Period 9 £2,303,746 £219,559 £163,369 £56,191	Period 10 £2,140,378 £219,559 £167,126 £52,433	Period 11 £1,973,251 £219,559 £170,970 £48,589	Period 12 £1,802,281 £219,559 £174,902 £44,657	Period 13 £1,627,379 £219,559 £178,925 £40,634	Period 14 £1,448,454 £219,559 £183,040 £36,519	Period 15 £1,265,414 £219,559 £187,250 £32,309	Period 16 f1,078,163 f219,559 f191,557 f28,002	Period 17 £886,600 £219,559 £195,963 £23,596	Period 18 £690,643 £200,470 £200,470 £19,089	Period 19 £490,173 £219,559 £205,081 £14,479	Period 20 £285,092 £219,559 £209,798 £9,762
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest Closing Balance Closing Balance Total Capital Total Interest	£3,488,30 2.3 £3,488,30 £3,413,01 £3,413,01	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328 1 £80,231	Period 3 £3,209,651 £219,559 £142,533 £77,027	Period 4 £3,067,119 £219,559 £145,811 £73,748	Period 5 £2,921,307 £219,559 £149,165 £70,395	Period 6 £2,772,143 £219,559 £152,596 £66,964	Period 7 £2,619,547 £219,559 £156,105 £63,454	Period 8 £2,463,442 £219,559 £159,696 £59,864	Period 9 £2,303,746 £219,559 £163,369 £56,191	Period 10 £2,140,378 £219,559 £167,126 £52,433	Period 11 £1,973,251 £219,559 £170,970 £48,589	Period 12 f1,802,281 f219,559 f174,902 £44,657	Period 13 £1,627,379 £219,559 £178,925 £40,634	Period 14 £1,448,454 £219,559 £183,040 £36,519	Period 15 £1,265,414 £219,559 £187,250 £32,309	Period 16 f1,078,163 f219,559 f191,557 f28,002	Period 17 £886,600 £219,559 £195,963 £23,596	Period 18 £690,643 £200,470 £200,470 £19,089	Period 19 £490,173 £219,559 £205,081 £14,479	Period 20 £285,092 £219,559 £209,798 £9,762
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year Total Number of payments	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest Closing Balance Total Capital Total Interest Total Payment	£3,488,30 2.3 £3,488,30 £3,413,01 £3,413,01	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23 £3,348,98	1 Period 2 8 £3,348,980 9 £219,559 8 £139,328 1 £80,231 0 £3,209,651	Period 3 £3,209,651 £219,559 £142,533 £77,027 £3,067,119	Period 4 £3,067,119 £219,559 £145,811 £73,748 £2,921,307	Period 5 £2,921,307 £219,559 £149,165 £70,395 £2,772,143	Period 6 £2,772,143 £219,559 £152,596 £66,964 £2,619,547	Period 7 £2,619,547 £219,559 £156,105 £63,454 £2,463,442	Period 8 £2,463,442 £219,559 £159,696 £59,864 £2,303,746	Period 9 £2,303,746 £219,559 £163,369 £56,191 £2,140,378	Period 10 £2,140,378 £219,559 £167,126 £52,433 £1,973,251	Period 11 £1,973,251 £219,559 £170,970 £48,589 £1,802,281	Period 12 £1,802,281 £219,559 £174,902 £44,657 £1,627,379	Period 13 £1,627,379 £219,559 £178,925 £40,634 £1,448,454	Period 14 £1,448,454 £219,559 £183,040 £36,519 £1,265,414	Period 15 £1,265,414 £219,559 £187,250 £32,309 £1,078,163	Period 16 £1,078,163 £219,559 £191,557 £28,002 £886,606	Period 17 £886,600 £219,555 £195,963 £23,596 £690,643	Period 18 6 £690,643 9 £219,559 6 £200,470 6 £19,089 8 £490,173	Period 19 £490,173 £219,559 £205,081 £14,479 £285,092	Period 20 £285,092 £219,559 £209,798 £9,762 £75,295
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year Total Number of payments	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest Closing Balance Closing Balance Total Capital Total Interest	£3,488,30 2.3 £3,488,30 £3,413,01 £3,413,01	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23 £3,348,98 £3,348,98	 Period 2 £3,348,980 £219,559 £139,328 £80,231 £80,231 £3,209,651 £3,209,651 	Period 3 £3,209,651 £219,559 £142,533 £77,027 £3,067,119 £3,067,119	Period 4 £3,067,119 £219,559 £145,811 £73,748 £2,921,307 £295,070	Period 5 £2,921,307 £219,559 £149,165 £70,395 £2,772,143 £307,776	Period 6 £2,772,143 £219,559 £152,596 £66,964 £2,619,547 £321,072	Period 7 £2,619,547 £219,559 £156,105 £63,454 £2,463,442 £2,463,442	Period 8 £2,463,442 £219,559 £159,696 £59,864 £2,303,746	Period 9 £2,303,746 £219,559 £163,369 £56,191 £2,140,378	Period 10 £2,140,378 £219,559 £167,126 £52,433 £1,973,251 £380,725	Period 11 £1,973,251 £219,559 £170,970 £48,589 £1,802,281 £1,802,281	Period 12 £1,802,281 £219,559 £174,902 £44,657 £1,627,379 £1,627,379	Period 13 £1,627,379 £219,559 £178,925 £40,634 £1,448,454 £1,448,454	Period 14 £1,448,454 £219,559 £183,040 £36,519 £1,265,414 £1,265,414	Period 15 £1,265,414 £219,559 £187,250 £32,309 £1,078,163 £1,078,163	Period 16 £1,078,163 £219,559 £191,557 £28,002 £886,606	Period 17 £886,600 £219,559 £195,963 £23,590 £690,643	Period 18 £690,643 £19,559 £200,470 £19,089 £490,173 £490,173	Period 19 £490,173 £219,559 £205,081 £14,479 £285,092 £562,463	Period 20 £285,092 £219,559 £209,798 £9,762 £75,295
Key Performance Indicators NPV Loan Finance Term Number of months Gearing % Loan amount Payments per year Total Number of payments	20 240 100% £3,488,308 1 20 Opening Balance Loan Repayment Capital Interest Closing Balance Total Capital Total Interest Total Payment	£3,488,30 2.3 £3,488,30 £3,413,01 £3,413,01	£2,010,534.	32 Period £3,488,30 £219,55 £139,32 £80,23 £3,348,98	 Period 2 £3,348,980 £219,559 £139,328 £80,231 £80,231 £3,209,651 £3,209,651 	Period 3 £3,209,651 £219,559 £142,533 £77,027 £3,067,119 £282,924 £282,924 £219,559	Period 4 £3,067,119 £219,559 £145,811 £73,748 £2,921,307	Period 5 £2,921,307 £219,559 £149,165 £70,395 £2,772,143	Period 6 £2,772,143 £219,559 £152,596 £66,964 £2,619,547	Period 7 £2,619,547 £219,559 £156,105 £63,454 £2,463,442 £2,463,442 £334,984 £219,559	Period 8 £2,463,442 £219,559 £159,696 £59,864 £2,303,746 £349,542 £349,542 £219,559	Period 9 £2,303,746 £219,559 £163,369 £56,191 £2,140,378 £364,779 £364,779 £219,559	Period 10 £2,140,378 £219,559 £167,126 £52,433 £1,973,251 £380,725 £380,725 £219,559	Period 11 £1,973,251 £219,559 £170,970 £48,589 £1,802,281 £1,802,281	Period 12 £1,802,281 £219,559 £174,902 £44,657 £1,627,379 £1,627,379 £414,888 £219,559	Period 13 £1,627,379 £219,559 £178,925 £40,634 £1,448,454 £1,448,454	Period 14 £1,448,454 £219,559 £183,040 £36,519 £1,265,414 £1,265,414	Period 15 £1,265,414 £219,559 £187,250 £32,309 £1,078,163 £1,078,163	Period 16 f1,078,163 f219,559 f191,557 f28,002 f886,606 f493,364 f219,559	Period 17 £886,600 £219,559 £195,963 £23,590 £690,643 £515,344 £219,559	Period 18 £690,643 £19,559 £200,470 £19,089 £490,173 £490,173 £538,360 £219,559	Period 19 £490,173 £219,559 £205,081 £14,479 £285,092 £562,463 £219,559	Period 20 £285,092 £219,559 £209,798 £9,762 £75,295