

Appendix 5 Worked examples of car park charges & forecasted income & costs

	current rent*	2018/19	2019/20	2020/21		current rent	2018/19	2019/20	2020/21
	£	£	£	£		£	£	£	£
As at Sept 2017 rates*	1258	1422	1586	1750		1258	1505	1752	2000
No of standard bays (assumes 5% reduction pa)	647	615	584	555		647	615	584	555

	current	2018/19	2019/20	2020/21		current	2018/19	2019/20	2020/21
	£,000	£,000	£,000	£,000		£,000	£,000	£,000	£,000
INCOME									
Residential rent *	814	844	900	949		814	870	974	1067
Commercial rent	109	109	109	109		109	109	109	109
Service charge (sold bays) **	285	285	285	285		285	285	285	285
Fees***	69	69	69	69		69	69	69	69
Total	1277	1307	1363	1412		1277	1333	1437	1530
Total Expenditure	(1,659)	(1,659)	(1,659)	(1,659)		(1,659)	(1,659)	(1,659)	(1,659)
NET INCOME	(382)	(352)	(296)	(247)		(382)	(326)	(222)	(129)

*based on number of let residential bays & rent increases in Sept

** number of sold bays assumes no change

*** temporary parking and admin fees assumes no change

Car Parking assumptions	current rent	2018/19	2019/20	2020/21
	£	£	£	£
Rent per bay increases phased and effective Sept each year				
Lower region rate (Farebrother)	1258	1422	1586	1750
Upper region rate (Gerald Eve)	1258	1505	1752	2000
Average No of standard bays - assumed decrease 5% per year during phased increases	647	615	584	555
No of sold bays	283	283	283	283
Commercial bays	39	39	39	39

EXPENDITURE as at 2018/19 budget	
Staff	(1,008)
Repairs and Maintenance	(145)
Rates & Water	(69)
Cleaning	(16)
Energy	(27)
Supplies and Services	(11)
Computers Recharge	(22)
Insurance	(34)
Supervision and Management	(167)
Technical Services	(10)
Sub- Total	(1,509)
Capital Charges#	
Operational Buildings	
Notional Interest	(150)
Total	(150)
Total Expenditure	(1,659)

Appendix 6 Worked examples of stores charges & potential income & costs

New Rates Stores

				Phased increase over 3 years			
Current Stores				current rent*	2018/19	2019/20	2020/21
	sq ft	£/ sq ft	£/ store	£	£	£	£
Standard	13	40	520	313	382	451	520
Medium	32	40	1280	373	675	977	1280
Large	41	40	1640	440	840	1240	1640
*as at September 2017 rates							
INCOME	no of stores			£,000	£,000	£,000	£,000
Standard	1029			322	304	364	425
Medium	98			37	44	69	94
Large	38			17	21	34	47
Misc (ser chge, lockers admin)				8	8	8	8
Sub-total				383	376	475	573
Note							
Income 2018/19 onwards reduced by 15% to reflect probable transfers							
Rent are increased in September each year							
78 stores have been sold and the income is included in 'misc'							
New stores				current	2018/19	2019/20	2020/21
	sq ft	£/ sq ft	£/ store	£	£	£	£
Large	43	40	1720	0	1720	1720	1720
X large	61	40	2440	0	2440	2440	2440
XX large	86	40	3440	0	3440	3440	3440
INCOME#	no of stores			£,000	£,000	£,000	£,000
Large	208			0	143	304	304
X large	55			0	54	114	114
XX large	50			0	69	146	146
Sub-total				0	266	564	564
#assumes 40% occupancy 2018/19, 85% occupancy 2019/20 & 2020/21							
TOTAL INCOME				383	642	1039	1138
EXPENDITURE				(269)	(269)	(269)	(269)
NET INCOME				114	373	770	869

Additional Information

EXPENDITURE	2018/19
	£
Repairs and Maintenance	(17)
Cleaning	(6)
Supervision and Management	(30)
Technical Services	(2)
Total	(55)
Capital Charges	
Operational Buildings Notional Interest	(167)
Equipment Notional Interest	(19)
Equipment Depreciation	(28)
Total	(214)
Total Expenditure	(269)