

Use of Existing Granville Building	Year 0 (capital works)	Year 1	Year 2	Year 3	Year 4	Year 5	TOTALS
Income Projections for refurbished Ph 1 space	£0	£14,592	£36,383	£54,527	£69,398	£48,331	£223,230
REVENUE COSTS							
Business Rates (STANDARD) - PER SQ FT	£0	£4,168	£5,557	£5,557	£5,557	£5,557	£26,395
Phase 1 lease rent to LBB	£3,120	£6,240	£6,240	£6,240	£6,240	£6,240	£34,320
SERVICE CHARGE - INCL INSURANCE ETC - assume capped @ £22,500pa (however due to LBB withdrawing offer, this may need to be reviewed)	£0	£16,875	£22,500	£22,500	£22,500	£22,500	£106,875
Repairs and maintenance (internal) - PER SQ M GIA	£0	£8,569	£11,426	£11,426	£11,426	£11,426	£54,273
Security/Fire	£7,790	£15,581	£15,581	£15,581	£15,581	£15,581	£85,694
Utilities							£0
- Electricity	£643	£9,961	£12,853	£12,853	£12,853	£12,853	£62,016
- Gas	£227	£3,521	£4,543	£4,543	£4,543	£4,543	£21,920
- Water	£67	£1,046	£1,349	£1,349	£1,349	£1,349	£6,511
Comms and broadband / wifi	£400	£6,207	£8,009	£8,009	£8,009	£8,009	£38,644
Cleaning (common areas / shared space) and waste disposal - PER SQ M NIA	£0	£8,180	£10,907	£10,907	£10,907	£10,907	£51,806
Marketing and events - INITIAL LAUNCH ETC	£3,750	£25,000	£0	£0	£0	£0	£28,750
Marketing and events - ongoing	£0	£5,000	£20,000	£20,000	£20,000	£20,000	£85,000
Professional costs - allow the following -	£2,500	£11,875	£12,500	£12,500	£12,500	£12,500	£64,375
Caretaker	£13,065	£26,130	£26,130	£26,130	£26,130	£26,130	£143,715
In house - Management and admin staff - centre manager / admin	£15,000	£60,000	£60,000	£60,000	£60,000	£60,000	£315,000
Business Support Advisers	£15,000	£40,000	£40,000	£40,000	£40,000	£40,000	£215,000
Sundries - allowance	£1,433	£5,317	£6,134	£6,134	£6,134	£6,134	£31,286
Total Revenue Expenditure	£62,997	£253,670	£263,729	£263,729	£263,729	£263,729	£1,371,581
Balance Revenue Spend vs Income	-£62,997	-£239,078	-£227,345	-£209,202	-£194,331	-£215,398	-£1,148,350
Cumulative SKT deficit	-£62,997	-£302,074	-£529,419	-£738,621	-£932,952	-£1,148,350	