

## Guildhall complex financial options summary

|  | zone | Do nothing<br>option 1 |             | essential repairs and<br>maint<br>option 2 |               | comprehensive refurb<br>option 3 |               | conservation and new<br>build<br>option 4 |                |
|--|------|------------------------|-------------|--|---------------|----------------------------------|---------------|---|----------------|
|  |      | floor areas            | costs       | floor areas                                | costs         | floor areas                      | costs         | floor areas                               | costs          |
| Complex area                             |      | m2                     | £'000       | m2   | £'000         | m2                               | £'000         | m2  | £'000          |
| Guildhall - Main Hall + Comm Rm 1        | 1    | 450                    | £275        | 450  |               | 490                              |               | 490                                       |                |
| South Range ( inc Akinson block rooms)   | 2    | 270                    |             | 270  |               | 480                              |               | 480                                       |                |
| Council Offices - inc Council Chamber    | 3    | 570                    |             | 570  |               | 570                              |               | 570                                       |                |
| North Annex (former PO)                  | 4    | 720                    |             | 720  |               | 1050                             |               | 1250                                      |                |
| Riverside garden space (hutments site)   | 5    |                        |             |  |               | inc                              |               | inc                                       |                |
| Mansion House Yard                       | 1    |                        |             |  |               |                                  |               |   |                |
| Boat yard                                | 6    |                        |             |  |               |                                  |               |   |                |
| Floor area                               |      | <b>2010</b>            |             | <b>2010</b>                                |               | <b>2590</b>                      |               | <b>2790</b>                               |                |
| <b>Capital costs</b>                     |      |                        | <b>£275</b> |  | <b>£2,076</b> |                                  | <b>£6,273</b> |   | <b>£8,377</b>  |
| design fees                              |      |                        | £42         |  | £311          |                                  | £941          |   | £1,257         |
| legal / financial and procurement advice |      |                        |             |  | £104          |                                  | £450          |   | £550           |
| contingency and risk                     |      |                        | £28         |  | £208          |                                  | £1,019        |   | £1,466         |
| inflation                                |      |                        | £6          |  | £125          |                                  | £549          |   | £838           |
| <b>Total capital costs</b>               |      |                        | <b>£350</b> |  | <b>£2,823</b> |                                  | <b>£9,232</b> |   | <b>£12,487</b> |
| current approved capital programme       |      |                        | 350         |  | 350           |                                  | 350           |   | 350            |
| remaining EIF funds                      |      |                        |             |  |               |                                  | 1000          |   | 1000           |
| borrowing funded by projected income     |      |                        | 0           |  | 0             |                                  | 4657          |   | 5607           |
| potential grants                         |      |                        | 0           |  | 0             |                                  | 1450          |   | 1450           |
| <b>Balance to fund</b>                   |      |                        | <b>£0</b>   |  | <b>£2,473</b> |                                  | <b>£1,775</b> |   | <b>£4,080</b>  |