

**ANNEX 1****Repayment Schedule**

Funding requirement	£114k Revenue		£1.5m Capital	
	Projected Income £000	Additional Revenue Exp £000	Additional income to repay revenue £000	Additional income to repay capital £000
2012/13	-500			
Year 1	-433	34	-114	0
Year 2	-565	34	19	0
Year 3	-565	34	19	0
Year 4 (5% uplift)	-593	34	47	0
Year 5 (11% uplift)	-659	20	29	96
Year 6	-659	15		131
Year 7	-659	15		131
Year 8	-659	15		131
Year 9	-659	15		131
Year 10	-659	15		131
Total available to fund 50% capital repayment			0	751

**Assumptions**

- Net additional income target = current £500k plus 2.5% = £512.5k
- Project will start in April 2013 and will be completed in the Autumn
- In Year 1 there is £50k loss of income from temporary relocation of market to Parliament St and consequently £50k lost of Parliament St income  
Year 1 is (50% existing market income + 50% new market income)
- Additional revenue includes: Marketing, maintenance, utilities, contribution to a market porter service
- Fees in Year 4 will increase by 5% above inflation.....this will be 2.5 years after opening
- Fees in Year 5 will increase by 11% above inflation