

SCHEME NAME	New pool					SCHEME REFERENCE	Option Appraisal					Whole life costing NPV calculator										
Discount Rate 3.5%	Year 0	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	Totals
<b>(Please delete if not applicable)</b>																						
<b>Initial capital costs</b>																						0
- Land Acquisition																						0
- Purchase/Construction/Refurbishment																						0
- Loose Furniture/Equipment																						0
- Associated professional fees																						0
- Temporary Accommodation																						0
- Relocation Allowance																						0
<b>Land Sales (negative)</b>																						0
<b>Life time Costs</b>																						0
<b>Energy - Electricity</b>																						0
- Gas																						0
- Other biomass?		75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794	103,818	106,932	110,140	113,444	116,848	120,353	123,964	127,682	131,513	2,015,278
<b>Water and Sewerage</b>																						0
<b>Maintenance</b>		140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	2800000
<b>Caretaking</b>	N/A																					0
<b>Cleaning</b>	N/A																					0
<b>Grounds Maintenance</b>	N/A																					0
<b>Insurance</b>																						0
<b>Flexibility of use</b>																						0
<b>Sustainable transportation - Location</b>	N/A																					0
<b>Sustainable transportation - Facilities</b>	N/A																					0
<b>Sustainable transportation - Sourcing</b>	N/A																					0
<b>Security Costs</b>																						0
<b>Other security issues i.e vandalism</b>	N/A																					0
<b>Environmental Issues/Sustainability</b>	N/A																					0
<b>Access issues</b>	N/A																					0
<b>Financing costs</b>		875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	17500000
<b>Associated purchases undefined</b>																						0
<b>Rents</b>	N/A																					0
<b>Rates</b>	N/A																					0
<b>Income or partnership payments (negative)</b>		-50,000	-51,500	-53,045	-54,636	-56,275	-57,964	-59,703	-61,494	-63,339	-65,239	-67,196	-69,212	-71,288	-73,427	-75,629	-77,898	-80,235	-82,642	-85,122	-87,675	-1343518.724
<b>Additional facilities requested by third parties</b>	N/A																					0
<b>Disposal at end of life</b>																						0
<b>Other Operational costs</b>																						0
<b>User defined issue - Provide detail</b>																						0
<b>Sale of Pyramids site</b>				-500,000																		-500000
<b>Immediate maintenace costs pyramids</b>	27,000																					27000
<b>Immediate pool plant costs pyramids</b>	34,500																					34500
<b>User defined issue</b>																						0
<b>3-5 year maintenance costs pyramids</b>		50,000	50,000																			100000
<b>Short term pool plant costs eg dosing system</b>		85,000																				85000
<b>Other short term pool plant costs eg filters</b>		20,000																				20000
<b>User defined issue</b>																						0
<b>User defined issue</b>																						0
<b>Total cost</b>	61,500	1,195,000	1,090,750	541,523	1,042,318	1,043,138	1,043,982	1,044,851	1,045,747	1,046,669	1,047,619	1,048,598	1,049,606	1,050,644	1,051,713	1,052,815	1,053,949	1,055,118	1,056,321	1,057,561	1,058,838	£20,738,259.36
<b>Total cost NPV</b>	61,500	1,154,589	1,018,227	488,422	908,320	878,294	849,280	821,244	794,152	767,974	742,677	718,233	694,612	671,786	649,729	628,415	607,819	587,916	568,682	550,096	532,136	£14,694,103

Assumptions      The FM are n/a as they are largely covered by the management fee      No access issues      Taken a third of 3-5 maintenance costs as presumably would not require all the work  
 Sustainable trans I have also assumed n/a as both sites have good access clearly this would be a consideration if the new pool option is accepted and we were looking at the relevant merits of sites  
 Fuel based on a 3% increase in price      Financing £7M which would be over 25 years but pro rata for over 20 years to fit model      Management rebate based on Elmbridge model but reduced slightly increased by 3% pa  
 Short term work to keep pyramids going needed      Environmental sustainable improvements included in £7m but will not yield significant savings