

APPENDIX 2 - SUMMARY BUSINESS CASE	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
Benefits:												
Additional Business Rates retained by PCC from development			-0.205	-0.386	-0.604	-0.616	-0.629	-0.641	-0.654	-0.667	-0.680	-0.694
Income from letting of current premises		-0.056	-0.360	-0.873	-1.008	-1.008	-1.026	-1.038	-1.064	-1.071	-1.071	-1.091
Reduction in Revenue expenditure at current sites		-0.037	-0.617	-1.430	-1.628	-1.645	-1.661	-1.678	-1.694	-1.711	-1.728	-1.746
Income from Fletton Quays			-0.242	-0.402	-0.424	-0.432	-0.440	-0.449	-0.458	-0.467	-0.475	-0.484
Reduction in existing Capital expenditure requirements on current sites	-0.049	-0.177	-0.215	-0.308	-0.384	-0.432	-0.511	-0.597	-0.681	-0.761	-0.815	-0.792
sinking fund/sale proceeds	-0.408	-3.767										
Total	-0.457	-4.038	-1.639	-3.399	-4.048	-4.133	-4.267	-4.403	-4.552	-4.678	-4.770	-4.807
Costs:												
Revenue costs at Fletton Quays site			2.520	3.388	3.416	3.445	3.475	3.659	3.741	3.772	3.804	3.836
Costs of funding Capital expenditure for development at current sites	0.057	0.203	0.204	0.206	0.208	0.209	0.211	0.212	0.214	0.216	0.218	0.219
Costs of Capital expenditure at Fletton Quays site (revenue impact)		0.034	0.119	0.119	0.119	0.119	0.119	0.119	0.119	0.119	0.119	0.119
project costs, stamp duty etc	0.400	0.400	0.163									
Total	0.457	0.637	3.007	3.713	3.743	3.774	3.805	3.990	4.074	4.107	4.140	4.175
Net benefit of proposal	0.000	-3.401	1.368	0.315	-0.305	-0.359	-0.462	-0.413	-0.478	-0.571	-0.630	-0.632
Cumulative position	0.000	-3.400	-2.032	-1.718	-2.023	-2.382	-2.844	-3.257	-3.735	-4.305	-4.935	-5.568

2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	TOTAL
£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
-0.708	-0.722	-0.736	-0.751	-0.766	-0.782	-0.797	-0.813	-0.829	-0.846	-0.863	-0.880	-0.898	-0.916	-0.934	-18.017
-1.104	-1.132	-1.139	-1.139	-1.161	-1.175	-1.204	-1.212	-1.212	-1.235	-1.251	-1.282	-1.290	-1.290	-1.316	-27.810
-1.763	-1.781	-1.799	-1.817	-1.835	-1.853	-1.872	-1.890	-1.909	-1.928	-1.948	-1.967	-1.987	-2.007	-2.027	-43.958
-0.494	-0.504	-0.514	-0.523	-0.533	-0.544	-0.555	-0.565	-0.576	-0.587	-0.599	-0.611	-0.622	-0.634	-0.646	-12.780
-0.769	-0.750	-0.727	-0.697	-0.665	-0.650	-0.639	-0.622	-0.589	-0.543	-0.510	-0.484	-0.463	-0.451	-0.267	-14.550
															-4.175
-4.839	-4.889	-4.915	-4.928	-4.960	-5.004	-5.067	-5.102	-5.115	-5.140	-5.171	-5.224	-5.259	-5.297	-5.190	-121.291
4.040	4.130	4.165	4.200	4.236	4.460	4.560	4.598	4.637	4.677	4.924	5.035	5.077	5.120	5.163	104.078
0.221	0.223	0.225	0.227	0.229	0.231	0.233	0.235	0.237	0.239	0.242	0.244	0.246	0.249		5.660
0.119	0.119	0.119	0.119	0.119	0.119	0.119	0.118	0.118	0.118	0.118	0.118	0.118	0.118	0.118	3.001
															0.963
4.380	4.472	4.508	4.546	4.583	4.810	4.912	4.952	4.993	5.034	5.284	5.397	5.441	5.486	5.281	113.702
-0.459	-0.417	-0.407	-0.382	-0.377	-0.194	-0.155	-0.151	-0.123	-0.106	0.113	0.173	0.182	0.189	0.092	-7.589
-6.027	-6.444	-6.851	-7.233	-7.609	-7.803	-7.959	-8.109	-8.232	-8.337	-8.224	-8.051	-7.870	-7.680	-7.589	