

**EXEMPT INFORMATION**

**NOT FOR PUBLICATION**

**SPECIAL MEETING OF PLACES SCRUTINY PANEL**

**5<sup>TH</sup> SEPTEMBER 2013**

**ADDENDUM TO REPORT 205/2013**

**OAKHAM ENTERPRISE PARK PROGRESS UPDATE**

- **Sheet 1** – Ashwell Business Park Summary (Appendix to original report 182/2012)
- **Sheet 2** – Oakham Enterprise Park Business Plan Income/Expenditure
- **Sheet 3** – Oakham Enterprise Park Business Plan – Capital
- **Sheet 4** – Oakham Enterprise Park Revenue Forecast

## ASHWELL BUSINESS PARK - BUSINESS PARK SUMMARY

EXEMPT APPENDIX A  
TO REPORT 182/2012

Summary of Business Plan at Year 10	14/5/12 Council	Sep-12	Annual Breakdown										
			Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income	(£1,625,900)	(£2,711,600)	£0	(£39,200)	(£98,000)	(£190,500)	(£276,400)	(£322,500)	(£357,000)	(£357,000)	(£357,000)	(£357,000)	(£357,000)
Running Costs	£894,800	£1,201,200	£45,000	£124,900	£93,700	£123,700	£123,700	£126,700	£116,700	£116,700	£116,700	£106,700	£106,700
Holding Costs	£247,000	£259,400	£12,400	£24,700	£24,700	£24,700	£24,700	£24,700	£24,700	£24,700	£24,700	£24,700	£24,700
Capital Financing Costs	£250,000	£1,183,200	£9,000	£115,600	£115,900	£128,800	£127,200	£130,300	£123,300	£116,000	£112,000	£107,800	£97,300
<b>Deficit/(Surplus)</b>	<b>(£234,100)</b>	<b>(£67,800)</b>	<b>£66,400</b>	<b>£226,000</b>	<b>£136,300</b>	<b>£86,700</b>	<b>(£800)</b>	<b>(£40,800)</b>	<b>(£92,300)</b>	<b>(£99,600)</b>	<b>(£103,600)</b>	<b>(£117,800)</b>	<b>(£128,300)</b>

Capital Financing	14/5/12 Council	Sep-12
Purchase price	£1,500,000	£1,340,000
Stamp duty	£60,000	£53,600
Legals	£30,000	£30,000
Surveys and fees	£40,000	£141,300
	<b>£1,630,000</b>	<b>£1,564,900</b>
Site investment/improvements (over 9 years)	£729,000	£1,332,900
Contingency		£434,700
<b>Total investment</b>	<b>£2,359,000</b>	<b>£3,332,500</b>
Serviced Site Sales Receipts		(£420,800)
LEP loan (interest free)	(£722,000)	(£630,000)
S106 contribution	(£200,000)	(£200,000)
Capital receipt from Ashwell Business Units	(£250,000)	(£450,000)
<b>To be financed from prudential borrowing</b>	<b>£1,187,000</b>	<b>£1,631,700</b>

**OAKHAM ENTERPRISE PARK**  
**BUSINESS PLAN: INCOME / EXPENDITURE**

**Addendum to report 205/2013**  
**EXEMPT INFORMATION - NOT FOR PUBLICATION**

Year	-	1	2	3	4	5	6	7	8	9	10
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Total sqm available		1,229	2,459	4,016	7,608	8,842	9,582	9,582	9,582	9,582	9,582
Assumed Sqm occupied		983	1,967	3,213	6,086	6,631	7,186	7,187	7,187	7,187	7,187
<b>Income</b>											
Rental Income based on occupancy rates above	-	44,586	111,391	216,468	314,050	372,319	412,131	412,131	412,131	412,131	412,131
Non Inflation related increase %	-					5%	5%	5%	5%	5%	5%
<b>Income</b>	-	44,586	111,391	216,468	314,050	390,935	432,738	432,738	432,738	432,738	432,738
<b>Income increased by 10%</b>		49,044	122,530	238,115	345,455	430,029	476,011	476,011	476,011	476,011	476,011
% Occupancy of units brought to market	-	80%	80%	80%	80%	75%	75%	75%	75%	75%	75%
<b>Total Income</b>	-	39236	98024	190492	276364	322521	357009	357009	357009	357009	357009
<b>Expenditure</b>											
<b>Utilities</b>											
Rates - Communal		2,000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Rates - Voids		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Utilities (Landlord cost)		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
<b>Sub-Total</b>		21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
<b>Staff Costs</b>											
Project /Estate Manager	25,000	50,000	50,000	50,000	50,000	50,000	40,000	40,000	40,000	30,000	30,000
Consumables	50	100	100	100	100	100	100	100	100	100	100
Telephone calls	150	300	300	300	300	300	300	300	300	300	300
Mileage	250	500	500	500	500	500	500	500	500	500	500
<b>Sub-Total</b>	25,450	50,900	50,900	50,900	50,900	50,900	40,900	40,900	40,900	30,900	30,900
<b>Other Costs</b>											
Marketing	2,500	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Insurance	12,500	9,000	9,000	9,000	9,000	10,000	10,000	10,000	10,000	10,000	10,000
Landlord Repairs				30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Grounds Maintenance	4,500	9,000	1,800	1,800	1,800	2,250	2,250	2,250	2,250	2,250	2,250
Building Maintenance		30,000	6,000	6,000	6,000	7,500	7,500	7,500	7,500	7,500	7,500
<b>Sub-Total</b>	19,500	53,000	21,800	51,800	51,800	54,750	54,750	54,750	54,750	54,750	54,750
<b>Holding costs of rest of site</b>											
NDR											
Utilities	500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Security	5,860	11,720	11,720	11,720	11,720	11,720	11,720	11,720	11,720	11,720	11,720
Premises (grounds maint/pest control)	6,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
<b>Sub total</b>	12,360	24,720	24,720	24,720	24,720	24,720	24,720	24,720	24,720	24,720	0
Total Expenditure	57,310	149,620	118,420	148,420	148,420	151,370	141,370	141,370	141,370	131,370	106,650
Total Income	-	39,236	98,024	190,492	276,364	322,521	357,009	357,009	357,009	357,009	357,009

**OAKHAM ENTERPRISE PARK  
BUSINESS PLAN : CAPITAL**
**Addendum to report 205/2013  
EXEMPT INFORMATION - NOT FOR PUBLICATION**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	
<b>LAND COSTS</b>												
Whole Site Acquisition	£1,340,000											£1,340,000
Legals	£53,600											£53,600
Stamp Duty @ 4%	£30,000											£30,000
<b>Sub-Total</b>	<b>£1,423,600</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£1,423,600</b>
<b>SURVEYS/PLANNING COSTS</b>												
Full Building Surveys	£16,485	£7,065										£23,550
Asbestos	£10,000											£10,000
M+E	£8,000	£3,500	£3,500									£15,000
Environmental	£28,000											£28,000
Drainage	£1,000											£1,000
Topological	£5,000											£5,000
Structural	£5,000											£5,000
Planning Fees Consultant	£8,500											£8,500
Pre-Planning Consultation	£5,000											£5,000
Planning Fee Change of Use	£13,875											£13,875
Planning Fee Redevelopment	£17,165											£17,165
Building Survey/spec/tender	£6,250											£6,250
Building Control Fees	£263	£792	£615	£507	£403	£339						£2,919
<b>Sub-Total</b>	<b>£124,538</b>	<b>£11,357</b>	<b>£4,115</b>	<b>£507</b>	<b>£403</b>	<b>£339</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£141,259</b>
<b>ROADS</b>												
Access Roads and Parking	£240,425											£240,425
New Car Park	£47,500											£47,500
<b>Sub-Total</b>	<b>£287,925</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£287,925</b>
<b>BUILDINGS</b>												
Building Upgrades	£43,751	£132,075	£102,545	£84,475	£67,100	£56,501						£486,447
Building Demolitions	£11,106	£158,400										£169,506
CDM Co-ordination	£549	£2,905	£1,025	£845	£671	£565						£6,560
<b>Sub-Total</b>	<b>£55,406</b>	<b>£293,380</b>	<b>£103,570</b>	<b>£85,320</b>	<b>£67,771</b>	<b>£57,066</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£662,513</b>
<b>WHOLE SITE COSTS</b>												
<b>Sub-Total</b>	<b>£229,500</b>	<b>£76,500</b>	<b>£38,250</b>	<b>£38,250</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£382,500</b>
<b>TOTAL CAPITAL COSTS</b>	<b>£2,120,968</b>	<b>£381,237</b>	<b>£145,936</b>	<b>£124,077</b>	<b>£68,174</b>	<b>£57,405</b>						<b>£2,897,796</b>
Contingency @15%	£318,145	£57,186	£21,890	£18,611	£10,226	£8,611						£434,669
<b>TOTAL CAPITAL</b>	<b>£2,439,113</b>	<b>£438,423</b>	<b>£167,826</b>	<b>£142,688</b>	<b>£78,400</b>	<b>£66,016</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£3,332,466</b>
<b>CAPITAL INCOME</b>												
Capital Receipts from Serviced Site Sales				£184,000			£91,200			£145,600		£420,800
LEP loan (interest free)	£630,000											£630,000
S106 contribution						£200,000						£200,000
Capital receipt from Ashwell Business Units		£450,000										£450,000
<b>Sub-Total</b>	<b>£630,000</b>	<b>£450,000</b>	<b>£0</b>	<b>£184,000</b>	<b>£0</b>	<b>£200,000</b>	<b>£91,200</b>	<b>£0</b>	<b>£0</b>	<b>£145,600</b>	<b>£0</b>	<b>£1,700,800</b>
<b>NET CAPITAL COSTS</b>	<b>£1,809,113</b>	<b>-£11,577</b>	<b>£167,826</b>	<b>-£41,312</b>	<b>£78,400</b>	<b>-£133,984</b>	<b>-£91,200</b>	<b>£0</b>	<b>£0</b>	<b>-£145,600</b>	<b>£0</b>	<b>£1,631,666</b>

Account	Account(T)	Current budget	Amount	Committed purchase	Total to date	P5 Forecast
C4000	Acquisition of Equipment	0.00	54.04	0.00	54.04	0.00
R1000	Salaries - Basic Pay	44,900.00	0.00	0.00	0.00	21,400.00
R1001	Salaries - National Insurance	5,100.00	0.00	0.00	0.00	2,300.00
R1001	Salaries - National Insurance	0.00	0.00	0.00	0.00	3,800.00
R1100	Agency Staff	0.00	30,391.86	0.00	30,391.86	26,000.00
R1450	Other Employee Expenses	100.00	0.00	0.00	0.00	100.00
R1600	Interview Expenses	0.00	7.10	0.00	7.10	0.00
R1700	Advertising Costs	0.00	0.00	835.00	835.00	2,100.00
R2004	R & M of Build Programmed	30,000.00	0.00	0.00	0.00	23,000.00
R2076	Grounds Maintenance - Non Contract	21,000.00	0.00	1,225.00	1,225.00	14,000.00
R2100	Electricity	1,300.00	0.00	0.00	0.00	1,300.00
R2101	Gas	1,300.00	0.00	0.00	0.00	1,300.00
R2300	Business Rates	17,000.00	0.00	0.00	0.00	17,000.00
R2401	Water Services - Metered	500.00	0.00	0.00	0.00	500.00
R2404	Drainage Charges	0.00	120.00	0.00	120.00	100.00
R2700	Contract Cleaning	1,300.00	0.00	0.00	0.00	1,300.00
R2704	Refuse Collection	500.00	65.16	0.00	65.16	500.00
R2800	Insurances - Premises	9,000.00	0.00	0.00	0.00	0.00
R2900	Contribution to Premises provision	0.00	0.00	0.00	0.00	0.00
R3400	Car Mileage	500.00	0.00	0.00	0.00	500.00
R4400	Services - Professional Fees	44,200.00	36,240.21	237.00	36,477.21	42,000.00
R4504	Comms - Telephone Rental	100.00	0.00	0.00	0.00	100.00
R4505	Comms - Telephone Call charges	300.00	0.00	0.00	0.00	300.00
R4515	Publicity	5,000.00	1,600.00	0.00	1,600.00	5,000.00
R7012	Support Service Recharge - Insurance	0.00	19,482.91	0.00	19,482.91	19,500.00
R9404	Rents - Other Property	-39,200.00	0.00	0.00	0.00	-42,800.00
		<b>142,900.00</b>	<b>87,961.28</b>	<b>2,297.00</b>	<b>90,258.28</b>	<b>139,300.00</b>