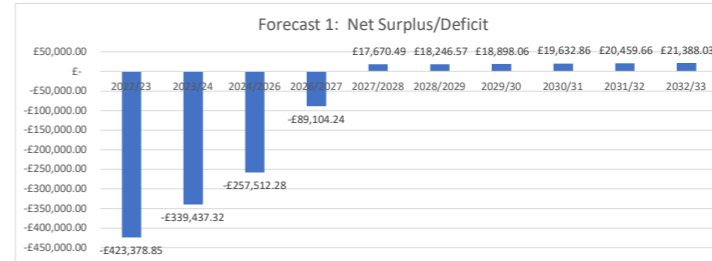


Base Forecast

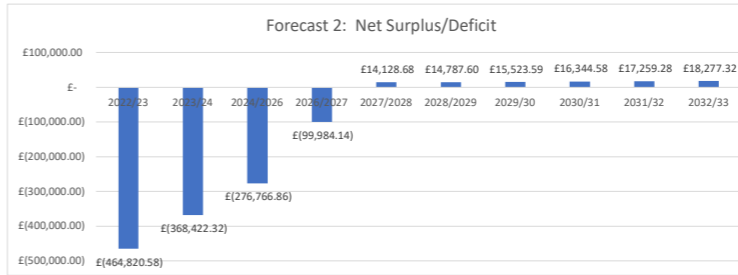
COSTS	Yr 1 Delays	Base Case	Discounted										
		2022/23	Case Year 1	2023/24	2024/2026	2026/2027	2027/2028	2028/2029	2029/30	2030/31	2031/32	2032/33	
Utilities	100%	£ 60,000.00	£ 192,000.00	£ 195,840.00	£ 199,756.80	£ 159,805.44	£ 156,609.33	£ 159,741.52	£ 162,936.35	£ 166,195.08	£ 169,518.98	£ 172,909.36	
Concierge	75%	£ 172,800.00	£ 129,600.00	£ 179,712.00	£ 176,256.00	£ 176,256.00	£ 176,256.00	£ 176,256.00	£ 176,256.00	£ 176,256.00	£ 176,256.00	£ 176,256.00	
Maintenance	100%	£ 64,800.00	£ 67,392.00	£ 67,392.00	£ 66,096.00	£ 66,096.00	£ 66,096.00	£ 66,096.00	£ 66,096.00	£ 66,096.00	£ 66,096.00	£ 66,096.00	
Cleaning	100%	£ 70,200.00	£ 70,200.00	£ 73,008.00	£ 71,604.00	£ 71,604.00	£ 71,604.00	£ 71,604.00	£ 71,604.00	£ 71,604.00	£ 71,604.00	£ 71,604.00	
Insurance	100%	£ 16,200.00	£ 16,200.00	£ 16,848.00	£ 16,524.00	£ 16,524.00	£ 16,524.00	£ 16,524.00	£ 16,524.00	£ 16,524.00	£ 16,524.00	£ 16,524.00	
Business Rates	100%	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	£ 1,689.60	
CEO	100%	£ 51,000.00	£ 51,000.00	£ 53,040.00	£ 52,020.00	£ 52,020.00	£ 52,020.00	£ 52,020.00	£ 52,020.00	£ 52,020.00	£ 52,020.00	£ 52,020.00	
Sub-Total		£ 436,689.60	£ 525,489.60	£ 587,529.60	£ 583,946.40	£ 543,995.04	£ 540,798.93	£ 543,931.12	£ 547,125.95	£ 550,384.68	£ 553,708.58	£ 557,098.96	
INCOME													
Yr 1 Voids/Occupancy													
7th Floor	100%	£ 8,262.00	£ 8,262.00	£ 8,427.24	£ 8,595.78	£ 8,767.70	£ 8,943.05	£ 9,121.92	£ 9,304.35	£ 9,490.44	£ 9,680.25	£ 9,873.85	
6th Floor	100%	£ 27,540.00	£ 27,540.00	£ 28,090.80	£ 28,652.62	£ 29,225.67	£ 29,810.18	£ 30,406.39	£ 31,014.51	£ 31,634.80	£ 32,267.50	£ 32,912.85	
5th Floor	20%	£ 10,121.10	£ 2,024.22	£ 10,323.52	£ 10,530.00	£ 10,740.60	£ 10,955.41	£ 11,174.52	£ 11,398.01	£ 11,625.97	£ 11,858.49	£ 12,095.65	
4th Floor	20%	£ 310.55	£ 62.11	£ 316.76	£ 323.10	£ 329.56	£ 336.15	£ 342.88	£ 349.73	£ 356.73	£ 363.86	£ 371.14	
3rd Floor	50%	£ 15,459.61	£ 7,729.81	£ 15,768.80	£ 16,084.18	£ 16,405.86	£ 16,733.98	£ 17,068.66	£ 17,410.03	£ 17,758.23	£ 18,113.40	£ 18,475.67	
2nd Floor	100%	£ 21,008.39	£ 21,008.39	£ 21,428.55	£ 21,857.13	£ 22,294.27	£ 22,740.15	£ 23,194.96	£ 23,658.86	£ 24,132.03	£ 24,614.67	£ 25,106.97	
1st Floor	0%	£ 8,274.08	£ -	£ 8,439.56	£ 8,608.35	£ 8,780.52	£ 8,956.13	£ 9,135.25	£ 9,317.95	£ 9,504.31	£ 9,694.40	£ 9,888.29	
Ground Floor	0%	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
Basement	100%	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
Café	50%	£ 15,888.46	£ 7,944.23	£ 16,206.23	£ 16,530.36	£ 16,860.96	£ 17,198.18	£ 17,542.15	£ 17,892.99	£ 18,250.85	£ 18,615.87	£ 18,988.18	
Roof Ariels	100%	£ 27,540.00	£ 27,540.00	£ 28,090.80	£ 28,652.62	£ 29,225.67	£ 29,810.18	£ 30,406.39	£ 31,014.51	£ 31,634.80	£ 32,267.50	£ 32,912.85	
Sub-Total		£ 134,404.19	£ 102,110.75	£ 137,092.28	£ 139,834.12	£ 142,630.80	£ 145,483.42	£ 148,393.09	£ 151,360.95	£ 154,388.17	£ 157,475.93	£ 160,625.45	
Profit from Theatre	Annual target	£ 6,000.00	£ -	£ 6,000.00	£ 6,600.00	£ 7,260.00	£ 7,986.00	£ 8,784.60	£ 9,663.06	£ 10,629.37	£ 11,692.30	£ 12,861.53	
Community Fundraising	£ 30,000.00	£ -	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	
Trusts and Foundations	£ 125,000.00	£ -	£ 25,000.00	£ 50,000.00	£ 125,000.00	£ 125,000.00	£ 125,000.00	£ 125,000.00	£ 125,000.00	£ 125,000.00	£ 125,000.00	£ 125,000.00	
Lottery Based Funders	£ 250,000.00	£ -	£ 50,000.00	£ 100,000.00	£ 150,000.00	£ 250,000.00	£ 250,000.00	£ 250,000.00	£ 250,000.00	£ 250,000.00	£ 250,000.00	£ 250,000.00	
Sub-Total		£ 140,404.19	£ 102,110.75	£ 248,092.28	£ 326,434.12	£ 454,890.80	£ 558,469.42	£ 562,177.69	£ 566,024.01	£ 570,017.54	£ 574,168.24	£ 578,486.99	
Operating Surplus/Deficit		-£ 296,285.41	-£ 423,378.85	-£ 339,437.32	-£ 257,512.28	-£ 89,104.24	£ 17,670.49	£ 18,246.57	£ 18,898.06	£ 19,632.86	£ 20,459.66	£ 21,388.03	
Transformation Fund													
Net Surplus/Deficit			-£ 423,378.85	-£ 339,437.32	-£ 257,512.28	-£ 89,104.24	£ 17,670.49	£ 18,246.57	£ 18,898.06	£ 19,632.86	£ 20,459.66	£ 21,388.03	-£ 993,137.01



Total deficit: £1 M

Forecast Two

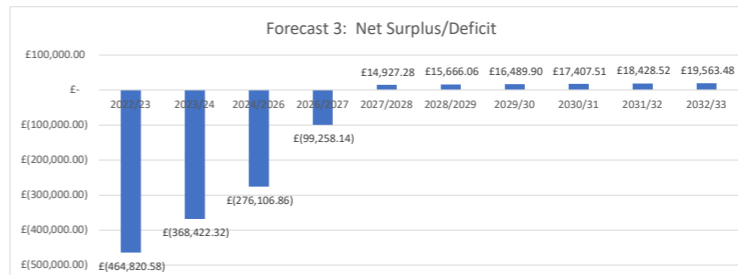
More challenging trading conditions												
Total costs		£ 525,489.60	£ 587,529.60	£ 583,946.40	£ 543,995.04	£ 540,798.93	£ 543,931.12	£ 547,125.95	£ 550,384.68	£ 553,708.58	£ 557,098.96	
Cost pressures: inflation & economic shocks		0.04	0.026	0.021	0.02	0.02	0.02	0.02	0.02	0.02	0.02	
Adjusted figure		£ 546,509.18	£ 602,805.37	£ 596,209.27	£ 554,874.94	£ 551,614.91	£ 554,809.74	£ 558,068.47	£ 561,392.37	£ 564,782.75	£ 568,240.94	
Total income		£ 102,110.75	£ 137,092.28	£ 139,834.12	£ 142,630.80	£ 145,483.42	£ 148,393.09	£ 151,360.95	£ 154,388.17	£ 157,475.93	£ 160,625.45	
Market pressures: drop in demand, more voic		-0.2	-0.1	-0.05	0	0.05	0.05	0.05	0.05	0.05	0.05	
Adjusted figure		£ 81,688.60	£ 123,383.05	£ 132,842.42	£ 142,630.80	£ 152,757.59	£ 155,812.74	£ 158,929.00	£ 162,107.58	£ 165,349.73	£ 168,656.73	
Theatre profit		£ -	£ 6,000.00	£ 6,600.00	£ 7,260.00	£ 7,986.00	£ 8,784.60	£ 9,663.06	£ 10,629.37	£ 11,692.30	£ 12,861.53	
Fundraising		£ -	£ 105,000.00	£ 180,000.00	£ 305,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	
Net Surplus/Deficit		£ (464,820.58)	£ (368,422.32)	£ (276,766.86)	£ (99,984.14)	£ 14,128.68	£ 14,787.60	£ 15,523.59	£ 16,344.58	£ 17,259.28	£ 18,277.32	-£ 1,113,672.83



Total deficit: £1.1 M

Forecast Three

More challenging trading conditions, more profit from theatre												
Total costs		£ 525,489.60	£ 587,529.60	£ 583,946.40	£ 543,995.04	£ 540,798.93	£ 543,931.12	£ 547,125.95	£ 550,384.68	£ 553,708.58	£ 557,098.96	
Cost pressures: inflation & economic shocks		0.04	0.026	0.021	0.02	0.02	0.02	0.02	0.02	0.02	0.02	
Adjusted figure		£ 546,509.18	£ 602,805.37	£ 596,209.27	£ 554,874.94	£ 551,614.91	£ 554,809.74	£ 558,068.47	£ 561,392.37	£ 564,782.75	£ 568,240.94	
Total income		£ 102,110.75	£ 137,092.28	£ 139,834.12	£ 142,630.80	£ 145,483.42	£ 148,393.09	£ 151,360.95	£ 154,388.17	£ 157,475.93	£ 160,625.45	
Market pressures: drop in demand, more voic		-0.2	-0.1	-0.05	0	0.05	0.05	0.05	0.05	0.05	0.05	
Adjusted figure		£ 81,688.60	£ 123,383.05	£ 132,842.42	£ 142,630.80	£ 152,757.59	£ 155,812.74	£ 158,929.00	£ 162,107.58	£ 165,349.73	£ 168,656.73	
Theatre profit		£ -	£ 6,000.00	£ 7,260.00	£ 7,986.00	£ 8,784.60	£ 9,663.06	£ 10,629.37	£ 11,692.30	£ 12,861.53	£ 14,147.69	
10% per year more than forecast												
Fundraising		£ -	£ 105,000.00	£ 180,000.00	£ 305,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	£ 405,000.00	
Net Surplus/Deficit		£ (464,820.58)	£ (368,422.32)	£ (276,106.86)	£ (99,258.14)	£ 14,927.28	£ 15,666.06	£ 16,489.90	£ 17,407.51	£ 18,428.52	£ 19,563.48	-£ 1,106,125.15



Total deficit: £1.1 M

Forecast Four

Better trading conditions, more profit from theatre and fundraising												
Total costs		£ 525,489.60	£ 587,529.60	£ 583,946.40	£ 543,995.04	£ 540,798.93	£ 543,931.12	£ 547,125.95	£ 550,384.68	£ 553,708.58	£ 557,098.96	
Cost pressures: inflation & economic shocks		0.04	0.026	0.021	0.02	0.02	0.02	0.02	0.02	0.02	0.02	
Adjusted figure		£ 546,509.18	£ 602,805.37	£ 596,209.27	£ 554,874.94	£ 551,614.91	£ 554,809.74	£ 558,068.47	£ 561,392.37	£ 564,782.75	£ 568,240.94	
Total income		£ 102,110.75	£ 137,092.28	£ 139,834.12	£ 142,630.80	£ 145,483.42	£ 148,393.09	£ 151,360.95	£ 154,388.17	£ 157,475.93	£ 160,625.45	
Market pressures: drop in demand, more voic		-0.1	-0.05									