

BEST CASE SCENARIO - PROJECTS ACHIEVE TARGET DATES																	EXEMPT ANNEX 1B	
CAPITAL AND REVENUE MAINTENANCE BUDGET PREDICTION 2013/14 - 2017/18 FHDC PROPERTIES																		
			2013-14		2014-15		2015-16		2016-17		2017-18		TOTAL 5 YEARS					
Site Name	Current Condition (A,B,C,D)	Job detail	Capital requirement	Revenue requirement	Capital requirement	Revenue requirement	Capital requirement	Revenue requirement	Capital requirement	Revenue requirement	Capital requirement	Revenue requirement	Total Capital	Total Revenue	Total Capital and revenue	End Condition (A,B,C,D)	COMMENTS	
OPERATIONAL PROPERTIES																		
100 A College Heath Rd	B		0	8,400	0	1,300	0	1,150	0	1,800	0	3,650	0	16,300	16,300	B		
B3 Station Middenhall	A		0	7,200	0	8,800	0	7,200	0	8,800	0	8,800	0	41,000	41,000	A		
Car Park Guinness Multi-storey	B		0	36,400	60,000	8,400	0	7,900	0	8,400	0	7,900	60,000	69,000	129,000	B	Excl £150K security upgrade works; no reduction in PMP by doing works	
Car Parks Surface Brandon	B		0	0	0	0	0	0	0	0	0	0	0	0	0		Assumes project proceeds in 2013/14	
Car Parks Surface Lakerham	B		0	0	0	0	0	0	0	0	0	0	0	0	0		Assumes project proceeds in 2013/14	
Car Parks Surface Middenhall	B		0	0	0	0	0	0	0	0	0	0	0	0	0		Assumes project proceeds in 2013/14	
Car Parks Surface Newmarket	B		0	0	0	0	0	0	0	0	0	0	0	0	0		Assumes project proceeds in 2013/14	
Council Offices Middenhall	D		7,500	42,700	0	40,950	0	0	0	0	0	0	7,500	83,650	91,150	B	Assumes project completed in Jan 2015	
Community Centre St Johns	D		0	0	0	0	0	0	0	0	0	0	0	0	0		Assumes project proceeds in 2013/14	
Customer Access Brandon	B		0	0	0	0	0	0	0	0	0	0	0	0	0		Assumes FH becomes part of public service hub & this rented	
Customer Access Newmarket	A		0	7,250	0	7,050	0	8,950	0	7,350	0	10,450	0	41,050	41,050	A	Internal maintenance only - Excludes service charge from Landlord	
Depot Middenhall	A		0	16,300	0	16,800	0	16,100	0	17,050	0	16,100	0	88,400	88,400	A		
George Lamson Pavilion NMC	B		67,000	15,700	25,000	22,700	0	15,700	0	11,700	0	18,700	92,000	84,500	176,500	B	Assumes lease continues until planning applications determined	
Leisure Centre Brandon	B		125,000	18,000	0	14,500	0	16,900	0	14,900	50,000	18,400	175,000	82,700	257,700	B	Excludes ACL Liabilities	
Swimming Pool Middenhall	C		250,000	32,300	0	13,050	0	0	0	0	0	250,000	45,350	295,350	A	Assumes project completed in Jan 2015		
Leisure Centre Newmarket	B		190,000	21,000	0	24,800	0	21,000	0	21,800	0	21,000	190,000	108,600	298,600	B	Excludes ACL Liabilities	
Stuidlands Store Newmarket	C		0	13,300	0	900	0	1,300	0	900	0	1,800	0	18,200	18,200	B		
Toilets Brandon	C		0	0	0	0	0	0	0	0	0	0	0	0	0		Assumes project proceeds in 2013/14	
Toilets Guinness Newmarket	A		0	10,200	0	10,200	0	10,200	0	10,200	0	10,200	0	51,000	51,000	A		
Total Capital			599,500		85,000		0		0		50,000		734,500					
Total Revenue				230,900		169,450		108,500		102,900		119,000		730,750				
Total Capital and Revenue															1,465,250		OPERATIONAL PROPERTY	
NON OPERATIONAL PROPERTIES																		
Esplanade Brandon	B		0	17,800	50,000	0	1,200	0	0	0	0	0	50,000	17,800	67,800	B	Assume either sold or revenue costs transfer to tenant	
Heritage Centre Brandon	B		7,000	2,200	0	1,200	0	1,200	0	3,200	0	1,200	7,000	9,000	16,000	B		
Lady Wolventon Pavilion	B		0	3,000	0	5,000	0	3,000	0	3,000	0	3,000	0	17,500	17,500	B	Ongoing liability only - assumes project cost neutral	
Museum Middenhall	B		0	0	0	0	0	0	0	0	0	0	0	0	0		99 year FRI lease granted 28/03/12	
Palace House Coach House	B		0	5,400	0	0	0	0	0	0	0	0	0	5,400	5,400	B	Assume either sold or revenue costs transfer to tenant	
Palace House Cottage	B		0	8,000	0	0	0	0	0	0	0	0	0	8,000	8,000	B		
Palace House Mansion	A		0	0	0	0	0	0	0	0	0	0	0	0	0		Assume project proceeds in 2013/14	
Palace House Mews	A		0	0	0	0	0	0	0	0	0	0	0	0	0			
Palace House Stables	D		0	0	0	0	0	0	0	0	0	0	0	0	0		Public safety works only to derelict site	
Stuidlands Park Community Centre	B		0	0	46,500	0	0	0	0	0	0	0	46,500	0	46,500	B	Assume revenue liability ceases by end of 2013/14	
Esbourne House Brandon Housing	B		0	0	0	0	0	0	0	0	0	0	0	0	0		Inc with Brandon Cash office	
Fitzroy St Newmarket Housing	B		0	24,750	0	5,000	0	15,750	0	21,000	0	2,250	0	68,750	68,750	B		
Outfall Cottages Newmarket	D		0	0	0	0	0	0	0	0	0	0	0	0	0		Assume sale occurs in 2013/14	
Clowick Avenue Middenhall Industrial	B		0	20,350	0	16,350	0	16,350	0	16,350	0	16,350	0	85,750	85,750	B	Assumes AMP option of systematic refurb & relets	
Crofton Way Newmarket Industrial	B		0	17,350	0	19,850	0	17,350	0	22,350	0	19,850	0	99,250	99,250	B	(except Wimbleson Avenue Brandon)	
Grovely Road Middenhall Industrial	B		0	30,500	0	22,850	0	13,850	0	22,850	0	13,850	0	106,400	106,400	B		
Hampstead Avenue Middenhall Industrial	B		0	60,850	0	37,850	0	37,850	0	37,850	0	37,850	0	212,250	212,250	B		
Harvey Adam Centre Brandon	B		0	21,050	0	9,900	0	10,200	0	9,400	0	7,200	0	56,750	56,750	B		
Highbury Rd Brandon Industrial	C		0	55,250	0	51,700	0	51,700	0	51,700	0	51,700	0	262,050	262,050	B		
Holborn Avenue Middenhall Industrial	B		0	40,350	0	2,500	0	2,500	0	2,500	0	28,350	0	75,200	75,200	B		
James Carter Rd Middenhall Industrial	B		0	88,000	0	18,350	0	18,350	0	18,350	0	18,350	0	161,400	161,400	B		
Leyton Avenue Middenhall Industrial	B		0	0	0	0	0	0	0	0	0	0	0	0	0		Inc with Hampstead Avenue	
Ormeau Cause Brandon Industrial	B		0	166,400	0	40,350	0	40,350	0	40,350	0	40,350	0	327,800	327,800	B		
Sam Aker Court Newmarket Industrial	B		0	14,950	0	14,950	0	14,950	0	19,950	0	19,950	0	81,750	81,750	B		
Wallis Court Middenhall Industrial	A		0	6,350	0	6,350	0	7,350	0	6,350	0	6,350	0	36,250	36,250	A		
Wimbleson Avenue Brandon Industrial	C		0	0	0	0	0	0	0	0	0	0	0	0	0		AMP assumes block demolished in 2013/14	
Sandy Park Caravan Site Beck Row	B		0	1,000	0	1,000	0	1,000	0	1,000	0	1,000	0	5,000	5,000	B		
31 High St Newmarket Shops	B		0	1,000	0	1,000	0	1,000	0	1,000	0	1,000	0	5,000	5,000	B		
Freshfields Newmarket Shops	B		0	4,500	0	9,500	0	3,500	0	3,500	0	9,500	0	30,500	30,500	B		
St Johns Close Middenhall Shops	D		30,000	2,900	0	1,000	0	1,000	0	1,000	0	1,000	30,000	6,900	36,900	B	Assumes roof liability shared with tenant	
Valley Way Newmarket Shops	B		60,000	5,700	0	6,700	0	2,700	0	2,700	0	6,700	60,000	22,500	82,500	B	Landlord obligations only some may be re-chargeable	
Total Capital			97,000		96,500		0	258,350		293,800		0	193,500		1,700,300			
Total Revenue				594,150		270,200		258,350		293,800		292,700		1,700,300		1,893,800		
Total Capital and Revenue																	NON OPERATIONAL PROPERTY	
Total portfolio			696,500	825,050	181,500	439,750	0	367,850	0	386,700	50,000	411,700	928,000	2,431,050	3,359,050			
Current Maintenance Budget Provision				-200,000		-200,000		-200,000		-200,000		-200,000		-1,000,000	-1,000,000			
Re-allocation of base budget				-45,050										-45,050	-45,050			
Deferred Works (Business Units)				-300,000		300,000								0	0			
Re-allocated from Strategic Plan				-280,000		-50,000		-50,000		-50,000		-50,000		-430,000	-430,000			
Re-allocated from Capital Programme			-319,200		-80,000		-80,000		-80,000		-80,000		-639,200		0			
Use of New Homes Bonus - subject to outcome of the review of business and industrial units and exploring external funding e.g. LEP						-489,750							-489,750	-489,750				
Adjusted Totals																		
Capital			377,300		101,500		-80,000		-80,000		-30,000		288,800					
Revenue				0		0		117,850		136,700		211,700		956,000	1,394,250			

Notes:
Best case scenario assumes projects are completed on target
PMP liabilities for new projects not included eg shared hub
Additional income after refurbishment not included