CLIFFDALE & HENDERSON ROAD MOBILE HOME SITES

Summary of main assumptions

Common assumptions for all Options

The mobile home sites are held within the Housing Revenue Account (HRA) which by law is maintained separately from all other City Council funds. Mobile home sites are therefore effected by the overall financial position of the HRA, including the effects of Housing Revenue Account Subsidy payments to central Government.

Cash flows for each option have been calculated over a period of 30 years

All figures are at current prices

Costs of maintaining and renewing plots and services are borne by the City Council

Costs of removal & installation of mobile homes are borne by licensees

Site values both now & after 30 years will be 90% of current value as advised by external valuers.

Common assumptions excluding options 5a & 5b

Works are undertaken to bring sites up to meet the model Mobile Home standards

Mobile Home sites to be maintained at those standards annually with provision made for planned maintenance on a lifecycle costing basis.

No unexpected events (i.e. changes in the law) arise over the next 30 years requiring special investment by the City Council in excess of the planned maintenance provision.

A plot will be repurchased by the City Council from licensee every seven years in the event that a licensee does not keep to the terms of the licence.

The existing 116 plots remain for the next 30 years (recent planning application failed).

Assume sales of 10 plots per year

Sale price based upon average of 95% of asking price for plots marketed between April 2007 and end of September 2007

Option 1 - Carry on as now

No commission charged

Licence fees rise annually in line with the retail price index

Option 2 - Re-introduce a staggered 10% commission on sales

All new licensees from April 2007 to be liable to 10% sale commission. All others will pay % dependant upon when sale takes place - in line with suggestion from Cliffdale residents.

: If sold before 31 March 2009 - 0% commission payable.

: If sold between 1 April 2009 and 31 March 2010 - 3% commission payable.

: If sold between 1 April 2010 and 31 March 2011 - 6% commission payable.

: If sold between 1 April 2011 and 31 March 2012 - 10% commission payable.

Licence fees rise annually in line with the retail price index

Option 3 - Re-introduce a 10% commission only for "new" licensees not "existing" licensees.

No income for the next 11 years—being the turnover of 116 plots at 10 per annum, 10 sales per year thereafter Licence fees rise annually in line with the retail price index

Option 4 - Increase license fees by 6.7% above inflation annually for 10 years to generate same Net Present Value (NPV) as re-introducing 10% commission on sales now

Increase assumed to commence from April 2008 No commission charge made on sales

Options 5a - Sell both sites on the open market at market value or Option 5b – Sell both sites to all residents at market value

Assume that sales take place before April 2009

Works to bring sites up to meet the model Mobile Home standards undertaken before sale.

Existing licence conditions, including 10% commission on sales, must be adhered to by all new owners in future.

FINANCIAL APPRAISAL - HOUSING EXECUTIVE - 5 February 2008

CLIFFDALE & HENDERSON ROAD MOBILE HOME SITES

This Financial Appraisal covers five "Options" concerning the future of the mobile home sites at Cliffdale Gardens and Henderson Road.

The cash flows for each Option have been calculated over a 30 year period. To enable meaningful comparisons of the financial effects of the five Options a technique termed Discounted Cash Flow has been used to bring the cash flows back to a single "Net Present Value" for each Option. This method assumes that £1 now is worth more than £1 received in the future & is based on a "discount rate" of 3.5% per annum as used by Central Government.

All Options below show net income across 30 years as indicated by the leading minus sign.

	Α	В	C
1	DESCRIPTION OF OPTIONS	Total of cash flows over 30 years	Net Present Value over 30 years in £'s including assumed value of sites after 30 years
		£ Millions	£ Millions
2	Option 1 - Carry on as now	-0.2 million	-1.1 million
3	Option 2 - Re-introduce a staggered 10% commission on sales between now and April 2012	-3.1 million	-2.7 million
4	Option 3 - Re-introduce a 10% commission only for "new" licensees not "existing" licensees.	-2.4 million	-2.1 million
5	Option 4 - Increase plot fees by 6.7% above inflation each year over 10 years to generate same NPV as Option 2, introducing immediate 10% commission now.	-3.1 million	-2.7 million
6	Option 5 - Sell both sites	-2.6 million	-2.4 million

	A	В	С	D	E	F	G
	Mobile Home Sites Option 1 - Carry of	n as	Total	Total	Total	Total	Total
2	now, no commission charge		years	years	years	years	years
3			1-5	6-10	11-20	21-30	1-30
4	Cliffdale Gardens	Income	£'000	£'000	£'000	£'000	£'000
5		Rent			(220)	(220)	(000)
6	£23.53 per week plot rent, 27 plots	Single site small	(165)	(165)	(330)	(330)	(990)
7	£26.63 per week plot rent, 13 plots	Single site large	(90)	(90)	(180)	(180)	(540)
8	£29.62 per week plot rent, 9 plots	Double site	(69)	(69)	(139)	(139)	(416)
9		Commission	0	0	0	0	0
10			(00.0)	(0.0.1)	(2.12)		((
11		Total site income	(324)	(324)	(649)	(649)	(1,946)
12		FI (4,,					
13		Expenditure			_	_	
14		Grounds Maintenance-contract	2	2	5	5	14
15		Cleaning	6	6	12	12	36
16		Electricity	1	1	3	3	8
17		Water-PWC	27	27	53	53	160
18		Telephone-payphone	3	3	6	6	18
19		Repurchase Plot	47	47	47	94	235
20		Contingency	40	40	80	80	240
21		Planned Maintenance	125	125	251	249	750
22		Responsive Repairs	15	15	30	30	90
23							
24		Total site expenditure	266	266	487	532	1,551
25							
26		Net Expenditure	(58)	(58)	(162)	(117)	(395)
27							
28	Henderson Road	Income					
29		Rent					
30	£23.53 per week plot rent, 44 plots	Single site small	(258)	(251)	(502)	(502)	(1,513)
31	£26.63 per week plot rent, 2 plots	Single site large	(14)	(14)	(28)	(28)	(84)
32	£29.62 per week plot rent, 21 plots	Double site	(162)	(162)	(323)	(323)	(970)
33		Commission	0	0	0	0	0
34							
35		Total site income	(434)	(427)	(853)	(853)	(2,567)
36							
37		Expenditure					
38		Grounds Maintenance-contract	1	1	2	2	6
39		Cleaning	0	0	0	0	0
40		Electricity	0	0	0	0	0
41		Water-PWC&SWC	35	35	71	71	212
42		Telephone	0	0	0	0	0
43		Repurchase Plot	47	0	94	47	188
44		Contingency	40	40	80	80	240
45		Planned Maintenance	149	125	251	274	799
46		Responsive Repairs	26	26	52	52	156
47						02	100
48		Total site expenditure	298	227	550	525	1,600
49		ene experience				520	1,000
5 0		Net Expenditure	(136)	(200)	(303)	(328)	(967)
51			(100)	(200)	(000)	(020)	(007)
52		Employee Costs	256	179	358	358	1,151
53			200				1,101
54	Both Sites	Income					
55		Cliffdale	(324)	(324)	(649)	(649)	(1,946)
55 56		Henderson	(434)	(427)	(853)	(853)	(2,567)
57			(+54)	(***)	(000)	(000)	(2,007)
58		Expenditure					
59		Cliffdale	266	266	487	532	1,551
59 60		Henderson	200	200	550	525	1,600
61			230		550	525	1,000
62		Staff Costs	256	179	358	358	1,151
62 63			230	119	550	550	1,101
64		Net Expenditure	62	(79)	(107)	(87)	(211)
65			02	(13)	(101)	(10)	(211)
66							
	Net Present value over 30 years	3.5% discount rate				£-'	1.1 million
						~	

A	B	C	D	E	F	G
Mobile Home Sites Option 2 - Re-intro		Total	Total	Total	Total	Total
commission on sales to all existing lie	censees	years	years	years	years	years
3		1-5	6-10	11-20	21-30	1-30
Cliffdale Gardens	Income	£'000	£'000	£'000	£'000	£'000
5	Rent					
£23.53 per week plot rent, 27 plots	Single site small	(165)	(165)	(330)	(330)	(99
26.63 per week plot rent, 13 plots	Single site large	(90)	(90)	(180)	(180)	(54
£29.62 per week plot rent, 9 plots	Double site	(69)	(69)	(139)	(139)	(41
	Commission	(102)	(268)	(536)	(536)	(1,44
0						
1	Total site income	(426)	(592)	(1,185)	(1,185)	(3,38
2		(,	(001)	(1,100)	(1,100)	(0,00
3	Expenditure					
4	Grounds Maintenance-contract	2	2	5	5	1
			2		5	
5	Cleaning	6	6	12	12	3
6	Electricity	1	1	3	3	
7	Water-PWC	27	27	53	53	16
8	Telephone-payphone	3	3	6	6	
9	Repurchase Plot	47	47	47	94	23
0	Contingency	40	40	80	80	24
1	Planned Maintenance	125	125	251	249	7
2	Responsive Repairs	15	15	30	30	
3	Responsive Repairs	15	15	50	50	
	Total site companyitiens			407	500	4 5
4	Total site expenditure	266	266	487	532	1,5
5						
6	Net Expenditure	(160)	(326)	(698)	(653)	(1,8
7						
8 Henderson Road	Income					
9	Rent					
0	Single site small	(258)	(251)	(502)	(502)	(1,5
1	Single site large	(14)	(14)	(28)	(28)	(1,0
2	Double site					•
		(162)	(162)	(323)	(323)	(97
3	Commission	(102)	(268)	(536)	(536)	(1,44
4						
5	Total site income	(536)	(695)	(1,389)	(1,389)	(4,00
6						
7	Expenditure					
8	Grounds Maintenance-contract	1	1	2	2	
9	Cleaning	0	0	0	ō	
0	Electricity	0	0	0	0	
1	Water-PWC&SWC		-			2
		35	35	71	71	2
2	Telephone	0	0	0	0	
3	Repurchase Plot	47	0	94	47	18
4	Contingency	40	40	80	80	24
5	Planned Maintenance	149	125	251	274	7
6	Responsive Repairs	26	26	52	52	1
7			20	02	02	
8	Total site expenditure	298	227	550	525	1,6
9	i otal ole experiulture	290	221	550	525	1,0
	Not Expanditure	(000)	(400)	(000)	(004)	(0.4)
0	Net Expenditure	(238)	(468)	(839)	(864)	(2,40
1						
2	Employee Costs	256	179	358	358	1,1
3		I T	Т	Т	T	
4 Both Sites	Income					
5	Cliffdale	(426)	(592)	(1,185)	(1,185)	(3,3
6	Henderson	(536)	(695)	(1,389)	(1,389)	(4,00
7		(300)	(000)	(.,)	(.,)	(1,0
B	Expenditure				I	
		000	000	407	500	4 5
9	Cliffdale	266	266	487	532	1,5
D	Henderson	298	227	550	525	1,6
1						
2	Staff Costs	256	179	358	358	1,1
3						
4	Net Expenditure	(142)	(615)	(1,179)	(1,159)	(3,0
5	· · · · · · · · · · · · · · · · · · ·	()	()	(-,)	(-,)	(0,0)
Net Present value over 30 years	3.5% discount rate				£-3	2.7 mill

commission only for "new" licensees neore Ren pears 6-10 years 6-10 years 6-10<	Α	В	С	D	E	F	G
Life 6-10 11-20 21-30 12-5 6-10 11-20 21-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-30 12-5 12-50 12-30 12-5 12-5 12-50 12-30 12-5 12-50 12-30 12-5 12-50 <				Total	Total	Total	Tot
Cliffcale Cardens Income Rot £'000	commission only for "new" licensee	S		-	-	-	
E23.53 per week plot rent, 27 plots Rent Single site anall (165) (165) (161) (161) (160) <t< td=""><td></td><td>_</td><td></td><td></td><td></td><td></td><td></td></t<>		_					
22.3.5 per week plot rent, 27 plots 226.8 per week plot rent, 9 plots Single site ange Double site ange Double site ange Double site ange Commission after 11 years 0 0 (659) (159) (159) 22.6.2 per week plot rent, 9 plots Single site ange Double site (69) (69) (190) (118)	Cliffdale Gardens		£'000	£'000	£'000	£'000	£'0
226.83 per week plot rent, 13 plots Single site large (90) (190) (180)	£23,53 per week plot rent 27 plots		(165)	(165)	(330)	(330)	-
E23.62 per week plot rent, 9 plots Double site Commission after 11 years (68) (61) (139) (119) (1189) (1189) (1189) (1189) (1189) (1189) (1189) (1189) (118) (118) (118) (118) (118) (118) (118) (118) (118) (119) (118) (0	· · · ·	· · · ·	· · · ·	· · · · ·	
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Expenditure Grounds Maintenance-contract Cleaning 2 2 5 5 Electricity 1 1 3 3 3 Water-PWC 27 27 53 53 Telephone-payphone 3 3 6 6 Repurchase Ptot 47 47 47 94 Contingency 44 0.00 80 6 Planned Maintenance 125 125 221 248 Total site expenditure 266 266 487 532 1 Net Expenditure (59) (58) (698) (653) (1 Commission 0 0 (526) (520) (502) (502) (132) 1 Commission 0 0 0 (536) (538) (1 3 3 Total site income (434) (427) (1,389) (1,389) (1,389) (1,389) (1,389) (251) (500) 0 0 0		Commission and Tri years	Ŭ	v	(000)	(000)	(1
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Grounds Maintenance-contract 1 1 1 2 2 Cleaning 0 0 0 0 0 0 Electricity 0 0 0 0 0 0 Water-PWC&SWC 35 35 71 71 Telephone 0 0 0 0 0 Repurchase Plot 47 0 94 47 Contingency 40 40 80 80 Planned Maintenance 149 125 251 274 Responsive Repairs 26 26 52 52 1 Net Expenditure (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Income (324) (1,185) (1,185) (1,185) (3 Cliffdale (324) (434) (427) (1,389) (3 Expenditure 266 266 487		Total site income	(434)	(427)	(1,389)	(1,389)	(3
Grounds Maintenance-contract 1 1 1 2 2 Cleaning 0 0 0 0 0 0 Electricity 0 0 0 0 0 0 Water-PWC&SWC 35 35 71 71 71 Telephone 0 0 0 0 0 0 Repurchase Plot 47 0 94 47 0 94 47 Contingency 40 40 80 80 125 251 274 Responsive Repairs 26 26 52 52 1 1 Net Expenditure (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Both Sites Income (324) (1,185) (1,185) (3 Liffdale (324) (427) (1,389) (3 3 1 Expenditure		Expenditure					
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Electricity 0 0 0 0 0 Water-PWC&SWC 35 35 71 71 Telephone 0 0 0 0 Repurchase Plot 47 0 94 47 Contingency 40 40 80 80 Planned Maintenance 149 125 251 274 Responsive Repairs 26 26 52 52 Total site expenditure 298 227 550 525 1 Both Sites Income Cliffdale (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale (324) (1,185) (1,185) (3, 4(434) (427) (1,389) (1,389) (3, 3, 4(1,389) 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3							
Water-PWC&SWC 35 35 71 71 Telephone 0 0 0 0 0 Repurchase Plot 47 0 94 47 Contingency 40 40 80 80 Planned Maintenance 149 125 251 274 Responsive Repairs 26 26 52 52 Total site expenditure (136) (200) (839) (864) (2, Employee Costs 256 179 358 358 1, Both Sites Income (324) (1,185) (1,185) (3, Henderson (434) (427) (1,389) (1,389) (3, Expenditure 266 266 487 532 1, Henderson 298 227 550 525 1, Staff Costs 256 179 358 358 1, Net Expenditure 266 266 487 532		5					
Telephone 0 0 0 0 0 Repurchase Plot 47 0 94 47 Contingency 40 40 80 80 Planned Maintenance 149 125 251 274 Responsive Repairs 26 26 52 52 Total site expenditure 298 227 550 525 1 Net Expenditure (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale (324) (1,185) (1,185) (3, (1,389) (3, (3, 224) Expenditure 266 266 487 532 1 Both Sites Income Cliffdale 298 227 550 525 1 Henderson 266 266 487 532 1 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,159) (1,159) (2 <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td></td>				-	-		
Repurchase Plot Contingency 47 0 94 47 Contingency 40 40 40 80 80 Planned Maintenance 149 125 2251 274 Responsive Repairs 26 26 52 52 Total site expenditure 298 227 550 525 1 Net Expenditure (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale (324) (1,185) (1,185) (3, (1,389) (3, (3, 24) (1,185) (1,185) (3, 24) (1,185) (1,185) (3, 24) (1,185) (3, 24) (1,185) (3, 24)							
Contingency 40 40 80 80 Planned Maintenance 149 125 251 274 Responsive Repairs 26 26 52 52 Total site expenditure 298 227 550 525 1 Net Expenditure (136) (200) (839) (864) (2. Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale (324) (1,185) (1,185) (3. Expenditure Cliffdale 266 266 487 532 1 Both Sites Income Cliffdale 266 266 487 532 1 Henderson 298 227 550 525 1 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2			-		-		
Planned Maintenance Responsive Repairs 149 125 251 274 Total site expenditure 298 227 550 525 1, Net Expenditure (136) (200) (839) (864) (2, Employee Costs 256 179 358 358 1, Both Sites Income Cliffdale (324) (1,185) (1,185) (1,185) (3, Henderson (434) (427) (1,389) (1,389) (3, Expenditure 298 227 550 522 1, Staff Costs 256 179 358 358 1, Net Expenditure 266 266 487 532 1, Kependiture 298 227 550 525 1, Kependiture 298 227 550 525 1, Ket Expenditure 266 179 358 358 1, Ket Expenditure 256 179 358 358 1, Ket Expenditure 262 (79) (1,179) <				-	• •		
Responsive Repairs 26 26 52 52 Total site expenditure 298 227 550 525 1 Net Expenditure (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale Henderson (324) (324) (1,185) (1,185) (3, (3,324) Expenditure Cliffdale Henderson 266 266 487 532 1 Staff Costs 256 179 358 358 1 Net Expenditure 266 266 487 532 1 Ket Expenditure 256 179 358 358 1 Net Expenditure 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2							
Total site expenditure 298 227 550 525 1 Net Expenditure (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale (324) (1,185) (1,185) (1,185) (1,389) (3,39) Expenditure Cliffdale (324) (434) (427) (1,389) (1,389) (3,39) Expenditure Cliffdale 266 266 487 532 1 Henderson 298 227 550 525 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2,159)							
Net Expenditure (136) (200) (839) (864) (2 Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale (324) (324) (1,185) (1,185) (3 Henderson (434) (427) (1,389) (1,389) (3 Expenditure Cliffdale 266 266 487 532 1 Henderson 298 227 550 525 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2		Responsive Repairs	26	26	52	52	
Net Expenditure (136) (200) (839) (864) (2. Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale (324) (324) (1,185) (1,185) (3. Henderson (434) (427) (1,389) (1,389) (3. Expenditure Cliffdale 266 266 487 532 1 Henderson 298 227 550 525 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2,		Total site expenditure	298	227	550	525	1
Employee Costs 256 179 358 358 1 Both Sites Income Cliffdale Henderson (324) (324) (1,185) (1,185) (3, 1,389) (3, 1,389) (3, 1,389) (3, 1,389) (3, 1,389) (3, 1,389) (3, 1,389) (3, 1,389) (3, 1,389)							
Both Sites Income Cliffdale Henderson (324) (434) (324) (427) (1,185) (1,389) (1,185) (1,389) (3,185) (1,389) (3,185) (1,389) (3,185) (1,389) (3,185) (1,389) (3,185) (1,389) (3,185) (1,389) (3,185) (1,185) (1,185) (1,185) (1,185) (1,185) (3,185) (1,185) (3		•					
Cliffdale (324) (324) (1,185) (1,185) (3,1389) (3,139		Employee Costs	256	179	358	358	1
Cliffdale (324) (324) (1,185) (1,185) (3,1389) Henderson (434) (427) (1,389) (1,389) (3,1389) Expenditure 266 266 487 532 1,185) Cliffdale 266 266 487 532 1,185) Henderson 298 227 550 525 1,185) Staff Costs 256 179 358 358 1,185) Net Expenditure 62 (79) (1,179) (1,159) (2,116)	Both Sites	Income					
Henderson (434) (427) (1,389) (1,389) (3, Expenditure 266 266 487 532 1, Henderson 298 227 550 525 1, Staff Costs 256 179 358 358 1, Net Expenditure 62 (79) (1,179) (1,159) (2,			(324)	(324)	(1,185)	(1,185)	(3
Expenditure Cliffdale Henderson 266 266 487 532 1 Staff Costs 298 227 550 525 1 Net Expenditure 62 (79) (1,179) (1,159) (2,159)				• •			· · · · ·
Cliffdale 266 266 487 532 1 Henderson 298 227 550 525 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2,159)			(+0+)	()	(1,000)	(1,000)	(0,
Cliffdale 266 266 487 532 1 Henderson 298 227 550 525 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2,159)		Expenditure					
Henderson 298 227 550 525 1 Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2,159)		•	266	266	487	532	1.
Staff Costs 256 179 358 358 1 Net Expenditure 62 (79) (1,179) (1,159) (2.11)							
Net Expenditure 62 (79) (1,179) (1,159) (2							
		Statt COSTS					
Net Present value over 30 years 3.5% discount rate f-2.1 mi		Net Expenditure	62	(79)	(1,179)	(1,159)	(2

A Mahila Hama Sitas Ontian 4. Ingrasa	B a plat face by 6 7% above	C	D	E	F	G
Mobile Home Sites Option 4 - Increas		Total	Total	Total	Total	Tota
inflation annually for 10 years to gen Value as re-introducing 10% commiss		years 1-5	years 6-10	years 11-20	years 21-30	year 1-3
Cliffdale Gardens	Income	£'000	£'000	£'000	£'000	£'00
Cilitate Galdens	Rent	2000	2 000	2000	2000	£ 00
£23.53 per week plot rent, 27 plots	Single site small	(184)	(250)	(567)	(567)	(1,5
£26.63 per week plot rent, 13 plots	0	(104)	(230)	· · · ·	(323)	(1,c (1)
	Single site large Double site	· · · ·	· · · ·	(323)	· · · ·	(e (e
£29.62 per week plot rent, 9 plots		(79)	(110)	(248)	(248)	(6
	Commission	0	0	0	0	
	Total aita incoma	(200)	(502)	(4.420)	(4.420)	(2)
	Total site income	(366)	(502)	(1,138)	(1,138)	(3,*
	Expanditure					
	Expenditure	0	2	5	_	
	Grounds Maintenance-contract	2 6	2	5 12	5	
	Cleaning	-	6		12	
	Electricity	1	1	3	3	
	Water-PWC	27	27	53	53	
	Telephone-payphone	3	3	6	6	
	Repurchase Plot	47	47	47	94	2
	Contingency	40	40	80	80	2
	Planned Maintenance	125	125	251	249	-
	Responsive Repairs	15	15	30	30	
	Total site expenditure	266	266	487	532	1,
	Net Expenditure	(100)	(236)	(651)	(606)	(1,
Henderson Road	Income					
	Rent					
	Single site small	(299)	(408)	(924)	(924)	(2,
	Single site large	(16)	(22)	(50)	(50)	(*
	Double site	(185)	(256)	(580)	(580)	(1,
	Commission	0	0	0	0	
	Total site income	(500)	(686)	(1,554)	(1,554)	(4,2
	Expenditure					
	Grounds Maintenance-contract	1	1	2	2	
	Cleaning	0	0	0	0	
	Electricity	0	0	0	0	
	Water-PWC&SWC	35	35	71	71	2
	Telephone	0	0	0	0	
	Repurchase Plot	47	0	94	47	
	Contingency	40	40	80	80	:
	Planned Maintenance	149	125	251	274	-
	Responsive Repairs	26	26	52	52	
		20	20	02		
	Total site expenditure	298	227	550	525	1,0
		200		000	525	1,1
	Net Expenditure	(202)	(459)	(1,004)	(1,029)	(2,0
		()	()	(.,)	(.,)	(,
	Employee Costs	256	179	358	358	1,
						.,
Both Sites	Income					
	Cliffdale	(366)	(502)	(1,138)	(1,138)	(3,
	Henderson	(500)	(686)	(1,554)	(1,554)	(4,2
		(300)	()	(.,	((. ,.
	Expenditure					
	Cliffdale	266	266	487	532	1,
	Henderson	298	200	550	525	1,0
		200			520	.,
	Staff Costs	256	179	358	358	1,
		200		000	550	Ι,
	Net Expenditure	(46)	(516)	(1,297)	(1,277)	(3,
	transferration and the second s	()	(0.0)	(-) -/	<u>, , , , , , , , , , , , , , , , , , , </u>	
Net Present value over 30 years	3.5% discount rate				£-2	2.7 mil

A Mobile Home Sites Options 5a & 5b - s	B B	C Total	D Total	E Total	F Total	G Tot
value either on the open market or to		years	years	years	years	yea
value either on the open market or to		years 1-5	6-10	11-20	21-30	yea 1-3
Cliffdale Gardens	Income	£'000	£'000	£'000	£'000	£'0
Cilifdale Gardens	Rent	£ 000	£ 000	£ 000	£ 000	ΣU
		(00)	0	0		
£23.53 per week plot rent, 27 plots	Single site small	(66)	0	0	0	
£26.63 per week plot rent, 13 plots	Single site large	(36)	0	0	0	
£29.62 per week plot rent, 9 plots	Double site	(28)	0	0	0	
	Commission	0	0	0	0	
	Total site income	(130)	0	0	0	(
	Expenditure					
	Grounds Maintenance-contract	1	0	0	0	
	Cleaning	2	0	0	0	
	Electricity	1	0	0	0	
	Water-PWC	11	0	0	0	
	Telephone-payphone	1	0	0	0	
	Repurchase Plot	47	ů 0	ů 0	0	
	Contingency	10	0	0	0	
	Planned Maintenance	49	0	0	0	
				-	0	
	Responsive Repairs	6	0	0	U	
	— , — , — .		_	_	_	
	Total site expenditure	128	0	0	0	
					-	
	Net Expenditure	(2)	0	0	0	
Henderson Road	Income					
	Rent					
	Single site small	(108)	0	0	0	(
	Single site large	(6)	0	0	0	
	Double site	(65)	0	0	0	
	Commission	0	0	0	0	
	Commediat	Ű	Ũ	Ũ	Ű	
	Total site income	(179)	0	0	0	(
	Total site income	(179)	U	U	v	(
	Evnenditure					
	Expenditure	0	0	0	0	
	Grounds Maintenance-contract	0	0	0	0	
	Cleaning	0	0	0	0	
	Electricity	0	0	0	0	
	Water-PWC&SWC	14	0	0	0	
	Telephone	0	0	0	0	
	Repurchase Plot	0	0	0	0	
	Contingency	10	0	0	0	
	Planned Maintenance	74	0	0	0	
	Responsive Repairs	0	0	0	0	
		Ű	0	0	5	
	Total site expanditure	00	•	•	<u>^</u>	
	Total site expenditure	98	0	0	0	
	Not Exponditure	(04)				
	Net Expenditure	(81)	0	0	0	
		4.40				
	Employee Costs	149	0	0	0	
Both Sites	Income		_	_	_	
	Cliffdale	(130)	0	0	0	(
	Henderson	(179)	0	0	0	(
	Expenditure					
	Cliffdale	128	0	0	0	
	Henderson	98	0	0	0	
	Staff Costs	149	0	0	0	
			ĩ	ĩ	Ĩ	
	Net Expenditure	66	0	0	0	
		00	v	v	v	
Net Present value over 30 years	3.5% discount rate				£_1	2.4 mi