

Item 4: Appendix 2

Archives, Registration & CFA

Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	Total
Assume open in April 17		15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	
Running costs				477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	477,112	11,450,688
Purchase and build	6,915,000																											
Borrowing costs MRP		0	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	276,600	6,915,000
Interest costs at 4.1%		59,600	171,200	260,800	249,500	238,200	226,800	215,500	204,100	192,800	181,400	170,100	158,800	147,400	136,100	124,700	113,400	102,100	90,700	79,400	68,000	56,700	45,400	34,000	22,700	11,300	0	3,360,700
Archives																												0
Move costs				58,861																								58,861
Cost contingency(due to unknown quantity in each location at time of move)				20,000																								20,000
Registration Records																												0
Move costs				1,240																								1,240
Noble House																												0
Delays				110,000																								110,000
Move costs				5,231																								5,231
Lease and running costs		165,611	169,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	335,502
Registration Office																												0
Delays				11,000																								11,000
Move costs				620																								620
Lease and running costs		21,907	21,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,814
Cottenham																												0
Clear racking			8,750																									8,750
Lease and running costs		48,935	48,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97,870
Total All in (with Registration & Noble)		296,053	697,283	1,221,464	1,003,212	991,912	980,512	969,212	957,812	946,512	935,112	923,812	912,512	901,112	889,812	878,412	867,112	855,812	844,412	833,112	821,712	810,412	799,112	787,712	776,412	765,012	753,712	22,419,276
Total Archives plus Registration	1,415,000	288,453	565,333	1,094,084	984,513	975,513	966,513	957,513	948,513	939,413	930,413	921,413	912,413	903,413	894,313	885,313	876,313	867,313	858,313	849,213	840,213	831,213	822,213	813,213	804,113	795,113	786,113	22,310,469
Variance between All in & Archives plus Registration		-7,600	-131,950	-127,380	-18,699	-16,399	-13,999	-11,699	-9,299	-7,099	-4,699	-2,399	-99	2,301	4,501	6,901	9,201	11,501	13,901	16,101	18,501	20,801	23,101	25,501	27,701	30,101	32,401	-108,807
Total Archives only	2,855,000	288,453	510,033	887,821	780,750	774,050	767,450	760,750	754,150	747,450	740,750	734,150	727,450	720,850	714,150	707,450	700,850	694,150	687,550	680,850	674,250	667,550	660,850	654,250	647,550	640,950	634,250	17,958,757
Variance between All in & Archives only		-7,600	-187,250	-333,643	-222,462	-217,862	-213,062	-208,462	-203,662	-199,062	-194,362	-189,662	-185,062	-180,262	-175,662	-170,962	-166,262	-161,662	-156,862	-152,262	-147,462	-142,862	-138,262	-133,462	-128,862	-124,062	-119,462	-4,460,519

Archives & Registration only

Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	Total
Assume open in April 17		15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	38/39	39/40	
Running costs				396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	396,222	9,509,328
Purchase and build	5,500,000																											
Borrowing - MRP			220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	5,500,000
Interest costs at 4.1%		52,000	104,600	207,500	198,400	189,400	180,400	171,400	162,400	153,300	144,300	135,300	126,300	117,300	108,200	99,200	90,200	81,200	72,200	63,100	54,100	45,100	36,100	27,100	18,000	9,000	0	2,646,100
Archives																												0
Move costs				58,861																								58,861
Cost contingency(due to unknown quantity in each location at time of move)				20,000																								20,000
Registration Records																												0
Move costs				1,240																								1,240
Registration Office																												0
Delays				11,000																								11,000
Move costs				620																								620
Lease and running costs		21,907	21,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,814
Cottenham																												0
Clear racking				8,750																								8,750
Lease and running costs		48,935	48,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97,870
Noble Lease and running costs		165,611	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	4,412,886
Total Archives plus Registration		288,453	565,333	1,094,084	984,513	975,513	966,513	957,513	948,513	939,413	930,413	921,413	912,413	903,413	894,313	885,313	876,313	867,313	858,313	849,213	840,213	831,213	822,213	813,213	804,113	795,113	786,113	22,310,469

*These costs are based on a similar building & have been adapted to match the floor area

Archives only

Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	Total
Assume open in April 17		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	38/39	39/40	40/41	
Running costs				301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	301,959	7,247,016
Purchase and build	4,060,000																											
Borrowing - MRP			162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	162,400	4,060,000
Interest costs at 4.1%		52,000	106,900	153,100	146,500	139,800	133,200	126,500	119,900	113,200	106,500	99,900	93,200	86,600	79,900	73,200	66,600	59,900	53,300	46,600	40,000	33,300	26,600	20,000	13,300	6,700	0	1,996,700
Archives																												0
Move costs				58,861																								58,861
Cost contingency(due to unknown quantity in each location at time of move)				20,000																								20,000
Registration Records																												0
Move costs				1,240																								1,240
Registration Office																												0
Delaps				11,000																								11,000
Move costs				620																								620
Lease and running costs		21,907	21,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,814
Cottenham																												0
Clear racking				8,750																								8,750
Lease and running costs		48,935	48,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97,870
Noble Lease and running costs		165,611	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	169,891	4,412,886
Total Archives only		288,453	510,033	887,821	780,750	774,050	767,450	760,750	754,150	747,450	740,750	734,150	727,450	720,850	714,150	707,450	700,850	694,150	687,550	680,850	674,250	667,550	660,850	654,250	647,550	640,950	634,250	17,958,757

*These costs are based on a similar building & have been adapted to match the floor area