Havant Borough Council
Nutrient Neutrality

	Year 0 £	Years 1-80 £	Total £
Cashflow Phase 1			
Expenditure	(176,579)	(2,356,451)	(2,533,030)
Income	259,647	2,441,397	2,701,044
Total Cashflow	83,068	84,946	168,013
NPV	83,068	(2,756,059)	950,334
Cashflow phase 1 + 2			
Expenditure	(176,579)	(2,910,301)	(3,086,880)
Income	259,647	3,271,054	3,530,701
Total Cashflow	83,068	360,753	443,821
NPV	83,068	(2,756,059)	1,283,730
Cashflow Phase 1,2 & 3			
Expenditure	(176,579)	(2,996,151)	(3,172,730)
Income	259,647	3,948,493	4,208,140
Total Cashflow	83,068	952,342	1,035,410
NPV	83,068	1,542,805	1,625,873

			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar year	PHASE	**Total**	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Income																				
Application fee S106	Phase 1	**1,941,989**	32,992	260,550	164,164	251,016	139,050	143,222	147,518	151,944	156,502	161,197	166,033	167,801	-	-	-	-	-	-
	Phase 2	**886,234**	-	-	-	57,520	59,246	61,023	62,854	64,740	66,682	68,682	70,743	72,865	75,051	77,303	79,622	82,010	84,471	87,005
	Phase 3	**733,998**	-	-	-	-	-	61,023	62,854	64,740	66,682	68,682	70,743	72,865	75,051	77,303	79,622	82,010	84,471	87,005
Contingency of scheme not fully utilised in HE	Phase 1	**(222,642)**				(37,652)	(20,858)	(21,483)	(22,128)	(22,792)	(23,475)	(24,180)	(24,905)	(25,170)	0	0	0	0	0	0
	Phase 2	**(132,935)**				(8,628)	(8,887)	(9,154)	(9,428)	(9,711)	(10,002)	(10,302)	(10,611)	(10,930)	(11,258)	(11,595)	(11,943)	(12,302)	(12,671)	(13,051)
	Phase 3	**(110,100)**				0	0	(9,154)	(9,428)	(9,711)	(10,002)	(10,302)	(10,611)	(10,930)	(11,258)	(11,595)	(11,943)	(12,302)	(12,671)	(13,051)
Under usage sold to other auth/builder:(need	Phase 1	**222,642**						37,652	20,858	21,483	22,128	22,792	23,475	24,180	24,905	25,170	0	0	0	0
	Phase 2	**132,935**						8,628	8,887	9,154	9,428	9,711	10,002	10,302	10,611	10,930	11,258	11,595	11,943	12,302
	Phase 3	**110,100**						0	0	9,154	9,428	9,711	10,002	10,302	10,611	10,930	11,258	11,595	11,943	12,302
Revised budget rental income	Phase 1	**539,055**	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655
	Phase 2	**(56,576)**		0	0	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)	(3,328)
	Phase 3	**(56,559)**		0	0	0	0	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)	(3,327)
LEP funding	Phase 1	**220,000**	220,000																	
Total Income		**4,208,140**	**259,647**	**267,205**	**170,819**	**265,583**	**171,879**	**271,758**	**261,987**	**279,000**	**287,370**	**295,991**	**304,871**	**311,286**	**173,714**	**178,444**	**157,872**	**162,608**	**167,486**	**172,511**
Expenditure																				
Agent fees, legals, consultant study	Phase 1	**(94,620)**	(94,620)																	
	Phase 2	**(42,750)**				(42,750)														
	Phase 3	**(42,750)**						(42,750)												
Current rental budget income	Phase 1	**(1,166,400)**	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)
Compensation to the Council for loss of Asset Income	Phase 1	**0**				0														
Opportunity cost to tenant	Phase 1	**(43,100)**	(43,100)																	
	Phase 2	**(43,100)**				(43,100)														
	Phase 3	**(43,100)**						(43,100)												
Dilapidations	Phase 1	**(55,720)**		(55,720)																
Refurbishment of HY main residence	Phase 1	**(100,000)**			(100,000)															
Initial set up as nature reserve	Phase 1	**(24,000)**	(12,000)	(12,000)																
Management (NB no additional cost for Phase	Phase 1	**(486,000)**	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
	Phase 2	**(468,000)**				(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
Monitoring	Phase 1	**(81,000)**	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Ecological monitoring	Phase 1	**(40,000)**						(20,000)											(20,000)	
Admin and staff costs	Phase 1	**(81,000)**	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Contingency	Phase 1	**(361,190)**	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)
Total Expenditure		**(3,172,730)**	**(176,579)**	**(94,579)**	**(126,859)**	**(118,709)**	**(32,859)**	**(138,709)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(52,859)**	**(32,859)**
Net Cash Flow	**Total project**	**1,035,410**	**83,068**	**172,625**	**43,960**	**146,874**	**139,019**	**133,049**	**229,128**	**246,141**	**254,511**	**263,132**	**272,011**	**278,427**	**140,855**	**145,585**	**125,013**	**129,749**	**114,627**	**139,652**
	Phase 1	**168,013**	**83,068**	**172,625**	**43,960**	**193,159**	**97,988**	**119,187**	**126,044**	**130,431**	**134,950**	**139,605**	**144,399**	**146,607**	**4,701**	**4,966**	**(20,204)**	**(20,204)**	**(40,204)**	**(20,204)**
	Phase 2	**275,808**	**0**	**0**	**0**	**(46,286)**	**41,031**	**51,170**	**52,985**	**54,854**	**56,780**	**58,763**	**60,806**	**62,910**	**65,077**	**67,309**	**69,608**	**71,976**	**74,415**	**76,928**
	Phase 3	**591,589**	**0**	**0**	**0**	**0**	**0**	**(37,307)**	**50,099**	**60,855**	**62,781**	**64,764**	**66,807**	**68,911**	**71,078**	**73,310**	**75,609**	**77,977**	**80,416**	**82,929**
Discount (3.5% per treasury green book +3% for risk)			100.0%	93.9%	88.2%	82.8%	77.7%	73.0%	68.5%	64.4%	60.4%	56.7%	53.3%	50.0%	47.0%	44.1%	41.4%	38.9%	36.5%	34.3%
NPV	**Total project**	**1,625,873**	**83,068**	**162,090**	**38,758**	**121,589**	**108,063**	**97,110**	**157,029**	**158,393**	**153,783**	**149,289**	**144,908**	**139,273**	**66,157**	**64,205**	**51,768**	**50,450**	**41,850**	**47,874**
	Phase 1	950,334	83,068	162,090	38,758	159,907	76,169	86,992	86,382	83,933	81,541	79,205	76,925	73,334	2,208	2,190	(8,367)	(7,856)	(14,678)	(6,926)
	Phase 2	333,396	0	0	0	(38,318)	31,894	37,348	36,312	35,299	34,308	33,339	32,393	31,468	30,565	29,684	28,825	27,986	27,169	26,372
	Phase 3	342,142	0	0	0	0	0	(27,230)	34,335	39,161	37,934	36,744	35,590	34,470	33,384	32,331	31,310	30,320	29,360	28,429
Treaury Rate		**3.50%**																		
Risk		**3.00%**																		

Assumptions:

phase 1	Mitigation KGS																			
Kg's	**805**	**- 805.00**	- 26.71	- 209.95	- 125.51	- 83.67	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	44.15	-	-	-	-	-	-
Price	**incr YoY >**	**3%**	£1,235.00	£1,241.00	£1,308.00	£3,000.00	£3,090.00	£3,182.70	£3,278.18	£3,376.53	£3,477.82	£3,582.16	£3,689.62	£3,800.31	£3,914.32	£4,031.75	£4,152.70	£4,277.28	£4,405.60	£4,537.77
S106 income			£32,992	£260,550	£164,164	£251,016	£139,050	£143,222	£147,518	£151,944	£156,502	£161,197	£166,033	£167,801	£0	£0	£0	£0	£0	£0
S106 Kg's purchased			26.71	209.95	125.508	83.672	45	45	45	45	45	45	45	**44.15**	**-**	**-**	**-**	**-**	**-**	**-**
Kg's reserved @ yr end		**-**		209.18	-125.508	-83.672														
phase 2	Mitigation KGS																			
Kg's	**592**	**- 592.00**			-	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00
Price	**incr YoY >**	**3%**			£1,241.00	£1,278.23	£1,316.58	£1,356.07	£1,396.76	£1,438.66	£1,481.82	£1,526.27	£1,572.06	£1,619.22	£1,667.80	£1,717.83	£1,769.37	£1,822.45	£1,877.12	£1,933.44
S106 income					£0	£57,520	£59,246	£61,023	£62,854	£64,740	£66,682	£68,682	£70,743	£72,865	£75,051	£77,303	£79,622	£82,010	£84,471	£87,005
S106 Kg's purchased					0	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45
Kg's reserved @ yr end		**-**																		
phase 3	Mitigation KGS																			
Kg's	**500**	**- 500.00**			-	-	- -	45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00	- 45.00
Price	**incr YoY >**	**3%**			£1,241.00	£1,278.23	£1,316.58	£1,356.07	£1,396.76	£1,438.66	£1,481.82	£1,526.27	£1,572.06	£1,619.22	£1,667.80	£1,717.83	£1,769.37	£1,822.45	£1,877.12	£1,933.44
S106 income					£0	£0	£0	£61,023	£62,854	£64,740	£66,682	£68,682	£70,743	£72,865	£75,051	£77,303	£79,622	£82,010	£84,471	£87,005
S106 Kg's purchased					0	0	0	45	45	45	45	45	45	45	45	45	45	45	45	45
Kg's reserved @ yr end		**-**																		

18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
89,615	92,303	- 365,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
89,615	92,303	95,072	97,925	- 593,967	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(13,442)	(13,845)	54,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(13,442)	(13,845)	(14,261)	(14,689)	89,095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12,671	13,051	13,442	13,845	(54,825)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12,671	13,051	13,442	13,845	14,261	14,689	(89,095)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655
(3,328)	(3,328)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(3,327)	(3,327)	(3,327)	(3,327)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177,686	**183,017**	**- 199,651**	**114,255**	**- 538,781**	**21,344**	**- 82,440**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**
(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)
(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)
(32,859)	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**
144,827	**150,158**	**- 232,511**	**81,396**	**- 571,640**	**- 11,515**	**- 115,299**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**
(20,204)	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**
79,515	**82,180**	**(303,233)**	**7,845**	**(60,825)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**
85,516	**88,181**	**90,927**	**93,754**	**(490,611)**	**14,689**	**(89,095)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
32.2%	30.2%	28.4%	26.6%	25.0%	23.5%	22.1%	20.7%	19.4%	18.3%	17.1%	16.1%	15.1%	14.2%	13.3%	12.5%	11.8%	11.0%	10.4%	9.7%	9.1%	8.6%	8.1%	7.6%	7.1%	6.7%	6.3%
46,618	**45,384**	**- 65,986**	**21,690**	**- 143,031**	**- 2,705**	**- 25,435**	**- 5,428**	**- 5,097**	**- 4,786**	**- 4,493**	**- 4,219**	**- 3,962**	**- 3,720**	**- 3,493**	**- 3,280**	**- 3,080**	**- 2,892**	**- 2,715**	**- 2,549**	**- 2,394**	**- 2,248**	**- 2,111**	**- 1,982**	**- 1,861**	**- 1,747**	**- 1,641**
(6,504)	(6,107)	(5,734)	(5,384)	(5,055)	(4,747)	(4,457)	(4,185)	(3,930)	(3,690)	(3,465)	(3,253)	(3,055)	(2,868)	(2,693)	(2,529)	(2,374)	(2,229)	(2,093)	(1,966)	(1,846)	(1,733)	(1,627)	(1,528)	(1,435)	(1,347)	(1,265)
25,595	24,839	(86,057)	2,091	(15,219)	(1,410)	(1,324)	(1,243)	(1,167)	(1,096)	(1,029)	(966)	(907)	(852)	(800)	(751)	(705)	(662)	(622)	(584)	(548)	(515)	(483)	(454)	(426)	(400)	(376)
27,527	26,652	25,805	24,983	(122,757)	3,451	(19,655)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
£4,673.90	£4,814.12	£4,958.54	£5,107.30	£5,260.52	£5,418.33	£5,580.88	£5,748.31	£5,920.76	£6,098.38	£6,281.33	£6,469.77	£6,663.87	£6,863.78	£7,069.70	£7,281.79	£7,500.24	£7,725.25	£7,957.01	£8,195.72	£8,441.59	£8,694.83	£8,955.68	£9,224.35	£9,501.08	£9,786.11	£10,079.70
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
- 45.00	- 45.00	173.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
£1,991.44	£2,051.18	£2,112.72	£2,176.10	£2,241.38	£2,308.63	£2,377.88	£2,449.22	£2,522.70	£2,598.38	£2,676.33	£2,756.62	£2,839.32	£2,924.50	£3,012.23	£3,102.60	£3,195.68	£3,291.55	£3,390.29	£3,492.00	£3,596.76	£3,704.67	£3,815.81	£3,930.28	£4,048.19	£4,169.63	£4,294.72
£89,615	£92,303	-£365,500	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
45	45	**- 173.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
- 45.00	- 45.00	- 45.00	- 45.00	265.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
£1,991.44	£2,051.18	£2,112.72	£2,176.10	£2,241.38	£2,308.63	£2,377.88	£2,449.22	£2,522.70	£2,598.38	£2,676.33	£2,756.62	£2,839.32	£2,924.50	£3,012.23	£3,102.60	£3,195.68	£3,291.55	£3,390.29	£3,492.00	£3,596.76	£3,704.67	£3,815.81	£3,930.28	£4,048.19	£4,169.63	£4,294.72
£89,615	£92,303	£95,072	£97,925	-£593,967	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
45	45	45	45	**- 265.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71
2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6,655	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**
(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)
(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)
(32,859)	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**
- 26,204	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**
(20,204)	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**
(6,000)	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5.9%	5.5%	5.2%	4.9%	4.6%	4.3%	4.0%	3.8%	3.6%	3.3%	3.1%	2.9%	2.8%	2.6%	2.4%	2.3%	2.1%	2.0%	1.9%	1.8%	1.7%	1.6%	1.5%	1.4%	1.3%	1.2%	1.1%
- 1,540	**- 1,446**	**- 1,358**	**- 1,275**	**- 1,197**	**- 1,124**	**- 1,056**	**- 991**	**- 931**	**- 874**	**- 821**	**- 771**	**- 724**	**- 679**	**- 638**	**- 599**	**- 562**	**- 528**	**- 496**	**- 466**	**- 437**	**- 410**	**- 385**	**- 362**	**- 340**	**- 319**	**- 300**
(1,188)	(1,115)	(1,047)	(983)	(923)	(867)	(814)	(764)	(718)	(674)	(633)	(594)	(558)	(524)	(492)	(462)	(434)	(407)	(382)	(359)	(337)	(316)	(297)	(279)	(262)	(246)	(231)
(353)	(331)	(311)	(292)	(274)	(257)	(242)	(227)	(213)	(200)	(188)	(176)	(166)	(156)	(146)	(137)	(129)	(121)	(114)	(107)	(100)	(94)	(88)	(83)	(78)	(73)	(69)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
£10,382.09	£10,693.55	£11,014.36	£11,344.79	£11,685.13	£12,035.69	£12,396.76	£12,768.66	£13,151.72	£13,546.27	£13,952.66	£14,371.24	£14,802.37	£15,246.45	£15,703.84	£16,174.95	£16,660.20	£17,160.01	£17,674.81	£18,205.05	£18,751.21	£19,313.74	£19,893.15	£20,489.95	£21,104.65	£21,737.79	£22,389.92
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
£4,423.57	£4,556.27	£4,692.96	£4,833.75	£4,978.76	£5,128.12	£5,281.97	£5,440.43	£5,603.64	£5,771.75	£5,944.90	£6,123.25	£6,306.95	£6,496.15	£6,691.04	£6,891.77	£7,098.52	£7,311.48	£7,530.82	£7,756.75	£7,989.45	£8,229.13	£8,476.01	£8,730.29	£8,992.20	£9,261.96	£9,539.82
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
£4,423.57	£4,556.27	£4,692.96	£4,833.75	£4,978.76	£5,128.12	£5,281.97	£5,440.43	£5,603.64	£5,771.75	£5,944.90	£6,123.25	£6,306.95	£6,496.15	£6,691.04	£6,891.77	£7,098.52	£7,311.48	£7,530.82	£7,756.75	£7,989.45	£8,229.13	£8,476.01	£8,730.29	£8,992.20	£9,261.96	£9,539.82
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

72	73	74	75	76	77	78	79	80
2092	2093	2094	2095	2096	2097	2098	2099	2100
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655	6,655
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
6,655	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**	**6,655**
(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)	(14,400)
(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)	(4,459)
(32,859)	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**	**(32,859)**
- 26,204	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**	**- 26,204**
(20,204)	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**	**(20,204)**
(6,000)	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**	**(6,000)**
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
1.1%	1.0%	0.9%	0.9%	0.8%	0.8%	0.7%	0.7%	0.6%
- 281	**- 264**	**- 248**	**- 233**	**- 219**	**- 205**	**- 193**	**- 181**	**- 170**
(217)	(204)	(191)	(180)	(169)	(158)	(149)	(140)	(131)
(64)	(60)	(57)	(53)	(50)	(47)	(44)	(41)	(39)
0	0	0	0	0	0	0	0	0
-	-	-	-	-	-	-	-	-
£23,061.62	£23,753.47	£24,466.07	£25,200.05	£25,956.05	£26,734.73	£27,536.78	£28,362.88	£29,213.77
£0	£0	£0	£0	£0	£0	£0	£0	£0
-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
-	-	-	-	-	-	-	-	-
£9,826.02	£10,120.80	£10,424.42	£10,737.15	£11,059.27	£11,391.05	£11,732.78	£12,084.76	£12,447.30
£0	£0	£0	£0	£0	£0	£0	£0	£0
-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
-	-	-	-	-	-	-	-	-
£9,826.02	£10,120.80	£10,424.42	£10,737.15	£11,059.27	£11,391.05	£11,732.78	£12,084.76	£12,447.30
£0	£0	£0	£0	£0	£0	£0	£0	£0
-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Nutrient Neutrality

	2020/21	2021/22	2022/23	Total
	£	£	£	£
Expenditure on Warblington (no budget)	162,179	80,179	112,459	354,817
Loss of Rental Income from Warblington	14,400	14,400	14,400	43,200
Post sale income - rental	(6,655)	(6,655)	(6,655)	(6,655)
Forecast Income - s106	(252,992)	(260,550)	(164,164)	(513,541)
Total Cashflow	(83,068)	(172,625)	(43,960)	(299,653)

Income excludes any LEP funding