

APPENDIX 4

Major Projects 2023/24 - Forecast based on the position as at 31st July 2023

Market Walk

	2023/24 Budget £000s	2023/24 Outturn £000s	2023/24 Variance £000s
Rental Income	(1,668)	(1,794)	(126)
Service Charge Operational budget	444	481	36
Service Charge Income	(538)	(431)	107
Provision for Anticipated Lease Reductions	-	-	-
Net Income (excluding financing)	(1,762)	(1,744)	17
Financing Costs	915	915	-
Net Income (including financing)	(847)	(830)	17
Income Equalisation Reserve (Annual Contribution)	(50)	-	50
Asset Management Reserve (Market Walk)	50	-	(50)
Net Income	(847)	(830)	17

Strawberry Meadows

	2023/24 Budget £000s	2023/24 Outturn £000s	2023/24 Variance £000s
Rental Income	(750)	(646)	104
Operational Costs (excluding financing)	50	60	10
Net Budget/Income (excluding financing)	(700)	(586)	114
Financing Costs	390	390	-
Net Budget (including financing)	(310)	(196)	114

Strawberry Fields

	2023/24 Budget £000s	2023/24 Outturn £000s	2023/24 Variance £000s
Rental Income	(788)	(769)	18
Operational Costs (excluding financing)	453	592	138
Net Budget/Income (excluding financing)	(334)	(178)	157
Financing Costs	168	168	-
Net Budget (including financing)	(166)	(9)	157

Primrose

	2023/24 Budget £000s	2023/24 Outturn £000s	2023/24 Variance £000s
Rental Income	(747)	(769)	(21)
Operational Costs (excluding financing)	379	451	72
Net Income (excluding financing)	(368)	(318)	51
Financing Costs	-	-	-
Net Income (including financing)	(368)	(318)	51

Tatton Gardens

	2023/24 Budget £000s	2023/24 Outturn £000s	2023/24 Variance £000s
Rental Income	(654)	(648)	6
Operational Costs (excluding financing)	398	443	44
Net Income (excluding financing)	(256)	(205)	51
Financing Costs	247	247	-
Net Income (including financing)	(9)	42	51

Chorley BC Property Ltd (TVS)

	2023/24 Budget £000s	2023/24 Outturn £000s	2023/24 Variance £000s
Rental Income	(1,661)	(1,661)	0
Operational Costs (excluding financing)	-	-	-
Net Income (excluding financing)	(1,661)	(1,661)	0
Financing Costs	1,211	1,211	-
Net Income (including financing)	(450)	(450)	0