

APPENDIX 4

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

Market Walk

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(1,668)	(1,825)	(157)
Service Charge Operational budget	444	552	108
Service Charge Income	(538)	(440)	98
Bad Debts Provision	-	395	395
Net Income (excluding financing)	(1,762)	(1,318)	444
Financing Costs	915	915	-
Net Income (including financing)	(847)	(403)	444
Income Equalisation Reserve (Annual Contribution)	(50)	(271)	(221)
Asset Management Reserve (Market Walk)	50	(104)	(154)
Net Income	(847)	(778)	69

Strawberry Meadows

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(750)	(581)	169
Operational Costs (excluding financing)	50	64	14
Net Budget/Income (excluding financing)	(700)	(517)	183
Financing Costs	390	390	-
Net Budget (including financing)	(310)	(127)	183

Strawberry Fields

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(788)	(747)	41
Operational Costs (excluding financing)	453	561	107
Net Budget/Income (excluding financing)	(334)	(186)	148
Financing Costs	168	168	-
Net Budget (including financing)	(166)	(18)	148

Primrose

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(747)	(793)	(46)
Operational Costs (excluding financing)	379	527	148
Net Income (excluding financing)	(368)	(265)	103
Financing Costs	-	-	-
Net Income (including financing)	(368)	(265)	103

Tatton Gardens

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(654)	(540)	114
Operational Costs (excluding financing)	398	525	127
Net Income (excluding financing)	(256)	(15)	241
Financing Costs	247	247	-
Net Income (including financing)	(9)	232	241

Chorley BC Property Ltd (TVS)

	2023/24 Budget £000s	2023/24 Forecast £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