

APPENDIX 4

Major Projects 2023/24 - Forecast based on the position as at 30th September 2023

Market Walk

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(1,668)	(1,749)	(81)
Service Charge Operational budget	444	522	78
Service Charge Income	(538)	(433)	105
Provision for Anticipated Lease Reductions	-	-	-
Net Income (excluding financing)	(1,762)	(1,659)	102
Financing Costs	915	915	-
Net Income (including financing)	(847)	(745)	102
Income Equalisation Reserve (Annual Contribution)	(50)	-	50
Asset Management Reserve (Market Walk)	50	-	(50)
Net Income	(847)	(745)	102

Strawberry Meadows

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(750)	(616)	134
Operational Costs (excluding financing)	50	57	7
Net Budget/Income (excluding financing)	(700)	(559)	141
Financing Costs	390	390	-
Net Budget (including financing)	(310)	(168)	141

Strawberry Fields

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(788)	(751)	37
Operational Costs (excluding financing)	453	502	49
Net Budget/Income (excluding financing)	(334)	(248)	86
Financing Costs	168	168	-
Net Budget (including financing)	(166)	(80)	86

Primrose

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(747)	(800)	(53)
Operational Costs (excluding financing)	379	492	113
Net Income (excluding financing)	(368)	(308)	61
Financing Costs	-	-	-
Net Income (including financing)	(368)	(308)	61

Tatton Gardens

	2023/24 Budget £000s	2023/24 Forecast £000s	2023/24 Variance £000s
Rental Income	(654)	(530)	124
Operational Costs (excluding financing)	398	452	54
Net Income (excluding financing)	(256)	(79)	177
Financing Costs	247	247	-
Net Income (including financing)	(9)	169	177

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