

Appendix 3 - Floyds Row Financial Analysis and Comparability - Cabinet - 3rd October 2019

	Notes	Option A Develop All Wings						Option B Develop 2 Wings						Option C Develop One Wing					
		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2024/25		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2024/25		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2024/25	
		£	£	£	£	£		£	£	£	£	£		£	£	£	£	£	
Capital																			
Expenditure																			
External Fees		94,500	-	-	-	-		94,500	-	-	-	-		94,500	-	-	-	-	
Planning Fees		3,900	-	-	-	-		3,900	-	-	-	-		3,900	-	-	-	-	
Furniture and Fittings		50,000	-	-	-	-		40,000	-	-	-	-		25,000	-	-	-	-	
Demolition/Strip Out		82,400	-	-	-	-		82,400	-	-	-	-		82,400	-	-	-	-	
Landscaping		25,000	-	-	-	-		25,000	-	-	-	-		25,000	-	-	-	-	
Construction Costs (incl. contingency)		1,636,500	-	-	-	-	7	1,250,000	-	-	-	-	8	900,000	-	-	-	-	
Total Expenditure		1,892,300	-	-	-	-		1,495,800	-	-	-	-		1,130,800	-	-	-	-	
						1,892,300						1,495,800						1,130,800	
Funded by;																			
Original 2019/20 Capital Programme	1	( 59,000)	-	-	-	-		( 59,000)	-	-	-	-		( 59,000)	-	-	-	-	
Brought Forward from 2018/19	2	( 125,000)	-	-	-	-		( 125,000)	-	-	-	-		( 125,000)	-	-	-	-	
Rapid Rehousing Pathway Fund	3	( 275,000)	-	-	-	-		( 275,000)	-	-	-	-		( 275,000)	-	-	-	-	
Virement from Homeless Property Acq	4	( 250,000)	-	-	-	-		( 250,000)	-	-	-	-		( 250,000)	-	-	-	-	
Public Health England	5	( 100,000)	-	-	-	-		( 100,000)	-	-	-	-		( 100,000)	-	-	-	-	
Dilapidation Contributions	6	( 50,000)	-	-	-	-		( 50,000)	-	-	-	-		( 50,000)	-	-	-	-	
Feasability Funding		( 50,000)	-	-	-	-		( 50,000)	-	-	-	-		( 50,000)	-	-	-	-	
Charitable contribution : Landscaping	11	( 25,000)	-	-	-	-		( 25,000)	-	-	-	-		( 25,000)	-	-	-	-	
Total Funding		( 934,000)	-	-	-	-		( 934,000)	-	-	-	-		( 934,000)	-	-	-	-	
						( 934,000)						( 934,000)						( 934,000)	
						Shortfall	958,300					Shortfall	561,800					Shortfall	196,800
Revenue																			
Expenditure																			
Core Funded Outreach Contract		350,000	-	-	-	-		350,000	-	-	-	-		350,000	-	-	-	-	
Additional Costs (RRPF/RSI)		110,000	-	-	-	-		110,000	-	-	-	-		110,000	-	-	-	-	
Interim Service Costs		389,000	-	-	-	-		389,000	-	-	-	-		389,000	-	-	-	-	
Floyds Row Contract Costs		-	1,320,000	1,320,000	1,320,000	1,320,000		-	1,100,000	1,100,000	1,100,000	1,100,000		-	1,000,000	1,000,000	1,000,000	1,000,000	
Rental Costs		180,000	180,000	180,000	180,000	180,000		180,000	180,000	180,000	180,000	180,000		180,000	180,000	180,000	180,000	180,000	
Bills and business Rates	9	40,000						40,000						40,000					
Total Expenditure		1,069,000	1,500,000	1,500,000	1,500,000	1,500,000		1,069,000	1,280,000	1,280,000	1,280,000	1,280,000		1,069,000	1,180,000	1,180,000	1,180,000	1,180,000	
						7,069,000						6,189,000						5,789,000	
Income																			
Core Funded Outreach Contract		( 350,000)	-	-	-	-		( 350,000)	-	-	-	-		( 350,000)	-	-	-	-	
Contribution from St Mungos	10	( 120,000)	( 120,000)	( 120,000)	( 120,000)	( 120,000)		-	( 153,000)	-	-	-		-	( 153,000)	-	-	-	
Reserves		-	( 153,000)	-	-	-		( 99,000)	-	-	-	-		( 99,000)	-	-	-	-	
Navigator Funds		( 99,000)	-	-	-	-		( 166,000)	-	-	-	-		( 166,000)	-	-	-	-	
RSI Funds		( 166,000)	-	-	-	-		-	( 410,000)	( 410,000)	( 410,000)	( 410,000)		-	( 350,000)	( 350,000)	( 350,000)	( 350,000)	
Re-profiled Funds - Sit up/Outreach		-	( 410,000)	( 410,000)	( 410,000)	( 410,000)		( 428,000)	( 24,000)	-	-	-		( 428,000)	( 24,000)	-	-	-	
Rapid Rehousing Pathway Fund	1	( 428,000)	( 24,000)	-	-	-		( 26,000)	( 68,000)	( 68,000)	( 68,000)	( 68,000)		( 26,000)	( 45,000)	( 45,000)	( 45,000)	( 45,000)	
Contribution to staffing costs from rent and service charge	12	( 26,000)	( 196,000)	( 196,000)	( 196,000)	( 196,000)		( 1,069,000)	( 655,000)	( 478,000)	( 478,000)	( 478,000)		( 1,069,000)	( 572,000)	( 395,000)	( 395,000)	( 395,000)	
Total Income		( 1,069,000)	( 903,000)	( 726,000)	( 726,000)	( 726,000)		( 1,069,000)	( 655,000)	( 478,000)	( 478,000)	( 478,000)		( 1,069,000)	( 572,000)	( 395,000)	( 395,000)	( 395,000)	
						Year 3 Gap: ( 4,150,000)						Year 3 Gap: ( 3,158,000)						Year 3 Gap: ( 2,826,000)	
						774,000	2,919,000					802,000	3,031,000					785,000	2,963,000
						Shortfall	3,877,300					Shortfall	3,592,800					Shortfall	3,159,800
						Total Shortfall						Total Shortfall						Total Shortfall	
Beds Spaces						Option A 56						Option B 36						Option C 16	
Cost per bed	13						69,238						99,800						197,488

Notes

1 This was the original budgetary provision provided as per Appendix 6 of the 2019/20 Budget Report approved in February 2019.

2 Unused resources from 2018/19 were carried forward and made available for the current financial year.

3 This represents the capital element of the £758,700 grant received. The remainder is to fund revenue activities.

4 Council approved a capital 2018/19 carry forward of £250k for Homelessness Property Acquisitions. However, the Head of Finance approved a virement of these resources to Floyds Row.

5 OCC received £100,000 from Public Health England.

6 This represents potential dilapidation claims from the previous commercial tenant that can be pursued as contribution towards the proposed development activity.

7 This is an estimate as there has been no costed quote for ODS undertaking two wings only

8 This is a very rough guestimate for ODS undertaking the work for one wing being developed.

9 Bills and business rates are covered by service charges once Floyds Row is occupied.

10 St Mungos are contributing 120,000pa, but only if the full model is developed.

11 If landscaping cannot be funded by charitable donations then the work will not be completed.

12 Rent and service charge also covers other building costs & occupancy costs (e.g. repairs, bills) as well as voids and bad debt provision.

13 Cost is shown as cost of the overall shortfall (capital and five years revenue costs) that requires additional funding

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