

Financial Analysis for each option - purchase and lease - 40% reduction

	Options	Future years Revenue cost @ 08-09 Prices £m	Total Gross Internal Floor area m2	Total Workstations	Total reduction in Floor area %age	Total reduction in Workstations %age
1	Existing buildings + offsite storage	4.241	28,222	1,566		
2	KTC purchase + retain Lewis House	4.050	13,918	940	51%	40%
3	KTC Purchase	4.331	13,918	940	51%	40%
4	Bath Purchase	5.392	13,918	940	51%	40%
5	KTC Lease + retain Lewis House	4.436	13,918	940	51%	40%
6	KTC Lease	4.745	13,918	940	51%	40%
7	Bath Lease	4.856	13,918	940	51%	40%

Capital cost @ 08/09 Prices	Capital Receipts @ 08-09 prices	Net Capital spend
0	0	0
29.938	3.770	26.168
35.645	7.970	27.675
50.842	7.970	42.872
9.546	3.770	5.776
9.546	7.970	1.576
9.546	7.970	1.576

* includes capital financing net of receipts

Options	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
1 Existing buildings + offsite storage	4.080	4.080	4.080	4.080	4.241	4.241	4.241	4.241	4.241	4.241
2 KTC purchase + retain Lewis House	4.089	4.172	4.234	4.731	5.117	4.735	4.726	4.698	4.050	4.023
3 KTC Purchase	4.089	4.172	4.237	4.738	5.366	5.016	5.010	4.981	4.331	4.302
4 Bath Purchase	4.089	4.172	4.222	4.707	6.294	6.149	6.104	6.058	5.392	5.348
5 KTC Lease + retain Lewis House	4.089	4.172	4.222	4.707	5.804	5.073	5.068	5.062	4.436	4.430
6 KTC Lease	4.089	4.172	4.222	4.707	6.258	5.460	5.460	5.459	4.837	4.835
7 Bath Lease	4.089	4.172	4.222	4.707	6.369	5.571	5.571	5.570	4.948	4.946

