

Appendix 4

**Mission Theatre February 2021**

Capitalised values – rent valuation and social and economic benefits

Open market value over 99 yrs	£695,000.00	Valuation by James A Baker (February 2021)
Restricted value over 99 yrs	<u>£152,500.00</u>	Valuation by James A Baker (February 2021)
Different between open market and restricted value	<u><u>£542,500.00</u></u>	

**Social benefits calculated over the 5 year business plan**

New activity - social benefits	<b>£147,927.60</b>	Based on 5 year business plan
New Job opportunity	£16,000.00	
Apprenticeship	£70,000.00	
New Group Junior Next Stage activities	£15,322.00	
New Schools outreach programme	£38,100.60	
New Literary Café	£8,505.00	

Volunteering costs **£289,504.00** Based on 5 year business plan

**Current activity delivered - social benefits** **£21,922.00** Based on 5 year business plan

Next stage Youth activities £15,322.00

Pay what its worth £6,600.00

**Social benefits achieved over 5 years** **£459,353.60**

**New Capital investment** **£110,000.00** Based on 5 year business plan

**Total benefits achieved over 5 years** £569,353.60