

Option	Option description	Income Loss(+)/Gain(-) £'000's	Additional Costs(+) / Savings(-) £'000's	Borrowing Cost £'000's	Net Impact Additional Cost(+)/Saving (-) £'000's	Period (years)
Sell Chandos St, no Capital Receipt						
Option 1a	Retain M/s and Surface, no Chandos Receipt	182.5	-28.1	287.3	441.7	10
Option 2a	Retain M/S, sell surface/office relocation, no Chandos receipt	238.4	-33.2	287.3	492.5	10
Option 3a	Rebuild M/S 530spaces, keep surface, no Chandos Receipt	91.8	-34.1	338.9	396.6	50
Option 4a	Rebuild M/S 530 spaces, sell surface/office relocation, no Chandos receipt	168.6	-39.2	338.9	468.3	50
Option 5a	Rebuild M/S 650 spaces, sell surface/office relocation no Chandos receipt	-12.9	31.7	415.7	434.5	50
Option 6a	Status Quo, just "patch up"	0.0	0.0	287.3	287.3	10
Retain Chandos Street						
Option 1b	Retain M/s and Surface, Keep Chandos Street	0.0	0.0	287.3	287.3	10
Option 2b	Retain M/S, sell surface/office relocation, Keep Chandos Street	47.1	-5.1	287.3	329.3	10
Option 3b	Rebuild M/S 530spaces, keep surface, Keep Chandos Street	-90.1	-6.0	338.9	242.8	50
Option 4b	Rebuild M/S 530 spaces, sell surface/office relocation, Keep Chandos Street	-13.2	-11.1	338.9	314.6	50
Option 5b	Rebuild M/S 650 spaces, sell surface/office relocation Keep Chandos Street	-194.8	59.8	415.7	280.7	50
Option 6b	Status Quo, just "patch up"	0.0	0.0	287.3	287.3	10
Sell Chandos Street, use Receipt						
Option 1	Retain M/s and Surface, Sell Chandos	182.5	-28.1	168.3	322.7	10
Option 2	Retain M/S, sell surface/office relocation, sell Chandos	238.4	-33.2	168.3	373.5	10
Option 3	Rebuild M/S 530spaces, keep surface, sell Chandos	91.8	-34.1	296.3	354.0	50
Option 4	Rebuild M/S 530 spaces, sell surface/office relocation, sell Chandos	168.6	-39.2	296.3	425.7	50
Option 5	Rebuild M/S 650 spaces, sell surface/office relocation sell Chandos	-12.9	31.7	373.0	391.8	50
Option 6	Status Quo, just "patch up"	0.0	0.0	287.3	287.3	10

Notes-

1. All costs and income are net of VAT. i.e. This is the annual impact on the General Fund

2.It is not possible to evaluate the Options over the same time period. Whilst the existing Multi Story's life can be "patched up" & extend it's life for 10 years (possibly a little longer), it could not be extended for the full life of the loan repayment