

Pay Debt Off ASAP

Factor	Alternative Values	Notional balance after 30 Years £million	Mimimum Years to provide for all Debt
Base Projection: Pay Debt off ASAP		£67m	20
Rents are set lower than the Rent Restructuring Rents expected by Central Government	5% lower	£21m debt	35
	10% lower	£113m debt	never
	Current+RPI	£150m debt (cap)	never
Year 1 rent set lower, then return to Rent Restructuring formulas	=RPI(5.6%)	£60m	21
	no incr	£40m	22

One 30 year loan

Factor	Alternative Values	Notional balance after 30 Years £million	Mimimum Years to provide for all Debt
Base Projection: One 30 Year loan		£33m	21
Rents are set lower than the Rent Restructuring Rents expected by Central Government	5% lower	£52m debt	40
	10% lower	£139m debt	never
	Current+RPI	£150m debt (cap)	never
Year 1 rent set lower, then return to Rent Restructuring formulas	=RPI(5.6%)	£27m	22
	no incr	£8m	23