

## Aberystwyth SARC

## CALCULATION OF CAPITAL CHARGE

Projected Capital Cost MIPS	Net	VAT	Gross
Works	1,797,276	359,455	2,156,731
Planning Contingency	269,591	53,918	323,510
Equipment	100,000	20,000	120,000
Fees	345,385	69,077	414,462
Non Works Cost	400,022	80,004	480,026
Recoverable VAT		(140,968)	-140,968
<b>Total Cost</b>	<b>2,912,275</b>	<b>441,487</b>	<b>3,353,762</b>

## Allocation between building structure and engineering costs

	Structure	Engineering	Total
Percentage	50%	50%	100%
Building and Engineering Fees	1,110,100	1,110,100	2,220,200
<b>Total</b>	<b>1,110,100</b>	<b>1,110,100</b>	<b>2,220,200</b>

	Value	Depreciation %	Annual Depreciation	Current Dep'n	Additional Dep'n
<b>Annual Depreciation Costs - lease is 20 years so all building depreciated over 20 years</b>					
Structure-20 years	1,110,100		55,505		55,505
Engineering-20 years	1,110,100		55,505		55,505
Furnishings(Donated) - 10years		10.00%	0		0
Furnishings(NHS)-10years	97,934	10.00%	9,793		9,793
Equipment	22,066	20.00%	4,413	0	4,413
<b>Total</b>	<b>2,340,200</b>		<b>125,217</b>		<b>125,217</b>

## Impairment Impact

	Total	% Impairment	Impairment
Current Valuation		0	-
Land	0	0.00	-
New Build		0.23	-
Refurbishment		0.60	-
Tenants improvements	2,960,267	0.25	- 740,067
<b>Fees</b>	<b>273,494</b>	<b>1</b>	<b>- 273,494</b>
<b>Estimated Impairment Impact</b>	<b>3,233,762</b>		<b>- 1,013,561</b>
Equip	120,000		
<b>Total</b>	<b>3,353,762</b>		
<b>New Valuation after impairment</b>			<b>2,220,200</b>
<b>Balance sheet impact</b>			<b>2,340,200</b>