

**Ground Mounted Solar Panels Allington Lane Construction - Recommendation 2**

**APPENDIX 1**

<b>Capital Spend</b>		<b>Key Assumptions</b>	
Build Cost	17,810,100	Acres	118
Land Value	2,124,000	Land Value per acre	18,000
Internal Staff Time	100,000	Net Energy Yield	35,574 MWh
Capitalised Interest	675,000	Annual Degradation	-0.4% per annum
Delayed build contingency	1,781,010	Export Rate	£ 45 MWh
<b>Total Cost</b>	<b>22,490,110</b>	Operating Expenditure	£ 332,017 per annum
		EBC Operating Expenditure	£ 50,000 per annum
		Green Initiative Reserve	5.0% of gross annual income
		Maintenance Reserve	5.0% of gross annual income
		Income Inflation	2.0% per annum
		OpEx Inflation	2.5% per annum

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IRR 3.56%

Annual Income	
Annual Increase	2.0%
Annual Degradation	-0.4%

Annuity Calculation - 50 years

Years	Rate	Amount
30	3.00%	22,490,110

Repayment	1,147,429 < Includes interest element
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Years	Amount	Interest	Repayment	Balance	MRP	Interest	Total	Income	Operating Expenditure	Revenue Surplus (Deficit)	Cumulative Position	IRR BASE	Income	Green Initiatives	Maintenance	Total
1	22,490,110	674,703	(1,147,429)	22,017,385	(472,725)	(674,703)	(1,147,429)	1,440,746	(382,017)	(88,700)	(163,897)	(1,058,729)	1,600,830	(80,042)	(80,042)	1,440,746
2	22,017,385	660,522	(1,147,429)	21,530,477	(486,907)	(660,522)	(1,147,429)	1,463,799	(391,567)	(75,197)	(225,462)	(1,072,232)	1,626,443	(81,322)	(81,322)	1,463,799
3	21,530,477	645,914	(1,147,429)	21,028,963	(501,514)	(645,914)	(1,147,429)	1,487,220	(401,357)	(61,565)	(275,462)	(1,085,863)	1,652,466	(82,623)	(82,623)	1,487,220
4	21,028,963	630,869	(1,147,429)	20,512,403	(516,560)	(630,869)	(1,147,429)	1,511,015	(411,391)	(47,804)	(273,266)	(1,099,624)	1,678,905	(83,945)	(83,945)	1,511,015
5	20,512,403	615,372	(1,147,429)	19,980,346	(532,057)	(615,372)	(1,147,429)	1,535,191	(421,675)	(33,913)	(307,179)	(1,113,516)	1,705,767	(85,288)	(85,288)	1,535,191
6	19,980,346	599,410	(1,147,429)	19,432,328	(548,018)	(599,410)	(1,147,429)	1,559,753	(432,217)	(19,893)	(327,072)	(1,127,536)	1,733,059	(86,653)	(86,653)	1,559,753
7	19,432,328	582,970	(1,147,429)	18,867,869	(564,459)	(582,970)	(1,147,429)	1,584,710	(443,023)	(5,741)	(332,813)	(1,141,687)	1,760,788	(88,039)	(88,039)	1,584,710
8	18,867,869	566,036	(1,147,429)	18,286,476	(581,393)	(566,036)	(1,147,429)	1,610,065	(454,098)	8,538	(324,275)	(1,155,967)	1,788,961	(89,448)	(89,448)	1,610,065
9	18,286,476	548,594	(1,147,429)	17,687,642	(598,834)	(548,594)	(1,147,429)	1,635,826	(465,451)	22,947	(301,328)	(1,170,375)	1,817,584	(90,879)	(90,879)	1,635,826
10	17,687,642	530,629	(1,147,429)	17,070,842	(616,799)	(530,629)	(1,147,429)	1,661,999	(477,087)	37,483	(263,845)	(1,184,912)	1,846,665	(92,333)	(92,333)	1,661,999
11	17,070,842	512,125	(1,147,429)	16,435,539	(635,303)	(512,125)	(1,147,429)	1,688,590	(489,014)	52,147	(211,698)	(1,199,576)	1,876,212	(93,811)	(93,811)	1,688,590
12	16,435,539	493,066	(1,147,429)	15,781,176	(654,363)	(493,066)	(1,147,429)	1,715,607	(501,239)	66,939	(144,759)	(1,214,368)	1,906,231	(95,312)	(95,312)	1,715,607
13	15,781,176	473,435	(1,147,429)	15,107,183	(673,993)	(473,435)	(1,147,429)	1,743,057	(513,770)	81,858	(62,901)	(1,229,287)	1,936,731	(96,837)	(96,837)	1,743,057
14	15,107,183	453,215	(1,147,429)	14,412,970	(694,213)	(453,215)	(1,147,429)	1,770,947	(526,615)	96,904	(34,003)	(1,244,332)	1,967,719	(98,386)	(98,386)	1,770,947
15	14,412,970	432,389	(1,147,429)	13,697,930	(715,040)	(432,389)	(1,147,429)	1,799,283	(539,780)	112,074	(146,077)	(1,259,503)	1,999,203	(99,960)	(99,960)	1,799,283
16	13,697,930	410,938	(1,147,429)	12,961,439	(736,491)	(410,938)	(1,147,429)	1,828,070	(553,275)	127,367	(273,444)	(1,274,795)	2,031,190	(101,560)	(101,560)	1,828,070
17	12,961,439	388,843	(1,147,429)	12,202,854	(758,586)	(388,843)	(1,147,429)	1,857,321	(567,106)	142,786	(416,230)	(1,290,215)	2,063,689	(103,184)	(103,184)	1,857,321
18	12,202,854	366,086	(1,147,429)	11,421,510	(781,343)	(366,086)	(1,147,429)	1,887,038	(581,284)	158,325	(574,555)	(1,305,754)	2,096,708	(104,835)	(104,835)	1,887,038
19	11,421,510	342,645	(1,147,429)	10,616,727	(804,783)	(342,645)	(1,147,429)	1,917,229	(595,816)	173,984	(748,539)	(1,321,413)	2,130,255	(106,513)	(106,513)	1,917,229
20	10,616,727	318,502	(1,147,429)	9,787,800	(828,927)	(318,502)	(1,147,429)	1,947,905	(610,712)	189,765	(938,304)	(1,337,193)	2,164,339	(108,217)	(108,217)	1,947,905
21	9,787,800	293,634	(1,147,429)	8,934,005	(853,795)	(293,634)	(1,147,429)	1,979,072	(625,979)	205,664	(1,143,968)	(1,353,093)	2,198,968	(109,948)	(109,948)	1,979,072
22	8,934,005	268,020	(1,147,429)	8,054,597	(879,409)	(268,020)	(1,147,429)	2,010,735	(641,629)	221,677	(1,365,645)	(1,369,106)	2,234,151	(111,708)	(111,708)	2,010,735
23	8,054,597	241,638	(1,147,429)	7,148,806	(905,791)	(241,638)	(1,147,429)	2,042,907	(657,670)	237,809	(1,603,454)	(1,385,237)	2,269,897	(113,495)	(113,495)	2,042,907
24	7,148,806	214,464	(1,147,429)	6,215,841	(932,965)	(214,464)	(1,147,429)	2,075,593	(674,111)	254,053	(1,857,507)	(1,401,482)	2,306,215	(115,311)	(115,311)	2,075,593
25	6,215,841	186,475	(1,147,429)	5,254,888	(960,954)	(186,475)	(1,147,429)	2,108,802	(690,964)	270,409	(2,127,916)	(1,417,838)	2,343,114	(117,156)	(117,156)	2,108,802
26	5,254,888	157,647	(1,147,429)	4,265,106	(989,872)	(157,647)	(1,147,429)	2,142,544	(708,238)	286,877	(2,414,793)	(1,434,306)	2,380,604	(119,030)	(119,030)	2,142,544
27	4,265,106	127,953	(1,147,429)	3,245,630	(1,019,476)	(127,953)	(1,147,429)	2,176,824	(725,944)	303,451	(2,718,244)	(1,450,880)	2,418,694	(120,935)	(120,935)	2,176,824
28	3,245,630	97,369	(1,147,429)	2,195,570	(1,050,060)	(97,369)	(1,147,429)	2,211,653	(744,093)	320,132	(3,038,376)	(1,467,560)	2,457,393	(122,870)	(122,870)	2,211,653
29	2,195,570	65,867	(1,147,429)	1,114,008	(1,081,562)	(65,867)	(1,147,429)	2,247,039	(762,695)	336,915	(3,375,291)	(1,484,344)	2,496,711	(124,836)	(124,836)	2,247,039
30	1,114,008	33,420	(1,147,429)	0	(1,114,008)	(33,420)	(1,147,429)	2,282,992	(781,762)	353,801	(3,729,092)	(1,501,230)	2,536,658	(126,833)	(126,833)	2,282,992