

**Discounting sheet**

Appraisal year	2010																							
Current year	2019																							
Discount rate	3.50%		until 2019		2048																			
	3.00%		from 2049		2049																			
GVA Discount rate	3.5%																							
Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GVA Discount factor	1.000	0.966	0.934	0.902	0.871	0.842	0.814	0.786	0.759	0.734	0.709	0.685	0.662	0.639	0.618	0.597	0.577	0.557	0.538	0.520	0.503	0.486	0.469	0.453
Scheme life	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1
GVA impacts																								
Base case																								
Scheme case																								
Blackamoor Road Development Site	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£3,552,271	£3,432,146	£3,316,083	£3,203,945	£3,095,599	£2,990,917	£2,889,775	£2,792,053	£2,697,636	£2,606,412	£2,518,272	£2,433,113
Blackamoor Road Development Site	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£13,500	£127,053	£122,757	£118,605	£114,595	£110,719	£106,975	£103,358	£99,863	£96,486	£93,223
Fishmoor Drive (Parcel 1) - Former THL Land	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Fishmoor Drive (Parcel 2) - Former T2000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Fishmoor Drive (Parcel 3) Newfield School	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Haslingden Road (Fishmoor Reservoir) Site	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Johnson Road	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Mediapark Site	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TIBS / Fmr Blakewater College (Employment)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Waterside Employment Site (Parcel A) - EG Waterside	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Waterside Employment Site (Parcel B)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Tax correction factor	1.19 <td colspan="2">WOS</td> <td colspan="18">£0</td>		WOS		£0																			
GVA benefits	Factor Costs		Market Prices		WS		DIFF																	
Per Annum	£1,383,490,644		£1,383,490,644		£7,228,067		£7,228,067																	
	£23,058,177.40																							

2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
0.438	0.423	0.409	0.395	0.382	0.369	0.356	0.344	0.333	0.321	0.310	0.300	0.290	0.280	0.271	0.261	0.253	0.244	0.236	0.228	0.220	0.213	0.205
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

£2,350,834	£2,271,337	£2,194,529	£2,120,317	£2,048,616	£1,979,339	£1,912,405	£1,847,734	£1,785,250	£1,724,880	£1,666,550	£1,610,194	£1,555,743	£1,503,133	£1,452,302	£1,403,191	£1,355,740	£1,309,894	£1,265,598	£1,222,800	£1,181,449	£1,141,497	£1,102,895
£2,350,834	£2,271,337	£2,194,529	£2,120,317	£2,048,616	£1,979,339	£1,912,405	£1,847,734	£1,785,250	£1,724,880	£1,666,550	£1,610,194	£1,555,743	£1,503,133	£1,452,302	£1,403,191	£1,355,740	£1,309,894	£1,265,598	£1,222,800	£1,181,449	£1,141,497	£1,102,895
£2,350,834	£2,271,337	£2,194,529	£2,120,317	£2,048,616	£1,979,339	£1,912,405	£1,847,734	£1,785,250	£1,724,880	£1,666,550	£1,610,194	£1,555,743	£1,503,133	£1,452,302	£1,403,191	£1,355,740	£1,309,894	£1,265,598	£1,222,800	£1,181,449	£1,141,497	£1,102,895
£45,035	£43,512	£42,041	£40,619	£39,246	£37,918	£36,636	£35,397	£34,200	£33,044	£31,926	£30,847	£29,803	£28,796	£27,822	£26,881	£25,972	£25,094	£24,245	£23,425	£22,633	£21,868	£21,128
£90,070	£87,024	£84,082	£81,238	£78,491	£75,837	£73,272	£70,794	£68,400	£66,087	£63,853	£61,693	£59,607	£57,591	£55,644	£53,762	£51,944	£50,187	£48,490	£46,851	£45,266	£43,735	£42,257
£90,070	£87,024	£84,082	£81,238	£78,491	£75,837	£73,272	£70,794	£68,400	£66,087	£63,853	£61,693	£59,607	£57,591	£55,644	£53,762	£51,944	£50,187	£48,490	£46,851	£45,266	£43,735	£42,257
£112,588	£108,781	£105,102	£101,548	£98,114	£94,796	£91,590	£88,493	£85,500	£82,609	£79,816	£77,117	£74,509	£71,989	£69,555	£67,203	£64,930	£62,734	£60,613	£58,563	£56,583	£54,669	£52,821
£157,623	£152,293	£147,143	£142,167	£137,359	£132,714	£128,226	£123,890	£119,701	£115,653	£111,742	£107,963	£104,312	£100,785	£97,377	£94,084	£90,902	£87,828	£84,858	£81,988	£79,216	£76,537	£73,949
£157,623	£152,293	£147,143	£142,167	£137,359	£132,714	£128,226	£123,890	£119,701	£115,653	£111,742	£107,963	£104,312	£100,785	£97,377	£94,084	£90,902	£87,828	£84,858	£81,988	£79,216	£76,537	£73,949
£157,623	£152,293	£147,143	£142,167	£137,359	£132,714	£128,226	£123,890	£119,701	£115,653	£111,742	£107,963	£104,312	£100,785	£97,377	£94,084	£90,902	£87,828	£84,858	£81,988	£79,216	£76,537	£73,949
£162,126	£156,644	£151,347	£146,229	£141,284	£136,506	£131,890	£127,430	£123,121	£118,957	£114,935	£111,048	£107,293	£103,664	£100,159	£96,772	£93,499	£90,337	£87,283	£84,331	£81,479	£78,724	£76,062
£94,574	£91,376	£88,286	£85,300	£82,416	£79,629	£76,936	£74,334	£71,820	£69,392	£67,045	£64,778	£62,587	£60,471	£58,426	£56,450	£54,541	£52,697	£50,915	£49,193	£47,530	£45,922	£44,369
£99,077	£95,727	£92,490	£89,362	£86,340	£83,420	£80,599	£77,874	£75,240	£72,696	£70,238	£67,863	£65,568	£63,350	£61,208	£59,138	£57,138	£55,206	£53,339	£51,536	£49,793	£48,109	£46,482
£99,077	£95,727	£92,490	£89,362	£86,340	£83,420	£80,599	£77,874	£75,240	£72,696	£70,238	£67,863	£65,568	£63,350	£61,208	£59,138	£57,138	£55,206	£53,339	£51,536	£49,793	£48,109	£46,482
£112,588	£108,781	£105,102	£101,548	£98,114	£94,796	£91,590	£88,493	£85,500	£82,609	£79,816	£77,117	£74,509	£71,989	£69,555	£67,203	£64,930	£62,734	£60,613	£58,563	£56,583	£54,669	£52,821
£112,588	£108,781	£105,102	£101,548	£98,114	£94,796	£91,590	£88,493	£85,500	£82,609	£79,816	£77,117	£74,509	£71,989	£69,555	£67,203	£64,930	£62,734	£60,613	£58,563	£56,583	£54,669	£52,821
£112,588	£108,781	£105,102	£101,548	£98,114	£94,796	£91,590	£88,493	£85,500	£82,609	£79,816	£77,117	£74,509	£71,989	£69,555	£67,203	£64,930	£62,734	£60,613	£58,563	£56,583	£54,669	£52,821
£117,091	£113,132	£109,306	£105,610	£102,038	£98,588	£95,254	£92,033	£88,921	£85,914	£83,008	£80,201	£77,489	£74,869	£72,337	£69,891	£67,527	£65,244	£63,037	£60,906	£58,846	£56,856	£54,933
£90,070	£87,024	£84,082	£81,238	£78,491	£75,837	£73,272	£70,794	£68,400	£66,087	£63,853	£61,693	£59,607	£57,591	£55,644	£53,762	£51,944	£50,187	£48,490	£46,851	£45,266	£43,735	£42,257
£180,141	£174,049	£168,163	£162,476	£156,982	£151,673	£146,544	£141,589	£136,801	£132,175	£127,705	£123,386	£119,214	£115,183	£111,288	£107,524	£103,888	£100,375	£96,981	£93,701	£90,532	£87,471	£84,513
£180,141	£174,049	£168,163	£162,476	£156,982	£151,673	£146,544	£141,589	£136,801	£132,175	£127,705	£123,386	£119,214	£115,183	£111,288	£107,524	£103,888	£100,375	£96,981	£93,701	£90,532	£87,471	£84,513
£180,141	£174,049	£168,163	£162,476	£156,982	£151,673	£146,544	£141,589	£136,801	£132,175	£127,705	£123,386	£119,214	£115,183	£111,288	£107,524	£103,888	£100,375	£96,981	£93,701	£90,532	£87,471	£84,513
£157,623	£152,293	£147,143	£142,167	£137,359	£132,714	£128,226	£123,890	£119,701	£115,653	£111,742	£107,963	£104,312	£100,785	£97,377	£94,084	£90,902	£87,828	£84,858	£81,988	£79,216	£76,537	£73,949
£157,623	£152,293	£147,143	£142,167	£137,359	£132,714	£128,226	£123,890	£119,701	£115,653	£111,742	£107,963	£104,312	£100,785	£97,377	£94,084	£90,902	£87,828	£84,858	£81,988	£79,216	£76,537	£73,949
£4,629,612	£4,473,055	£4,321,792	£4,175,644	£4,034,439	£3,898,009	£3,766,192	£3,638,833	£3,515,781	£3,396,889	£3,282,019	£3,171,033	£3,063,800	£2,960,193	£2,860,090	£2,763,372	£2,669,924	£2,579,637	£2,492,403	£2,408,119	£2,326,685	£2,248,005	£2,171,985
£4,629,612	£4,473,055	£4,321,792	£4,175,644	£4,034,439	£3,898,009	£3,766,192	£3,638,833	£3,515,781	£3,396,889	£3,282,019	£3,171,033	£3,063,800	£2,960,193	£2,860,090	£2,763,372	£2,669,924	£2,579,637	£2,492,403	£2,408,119	£2,326,685	£2,248,005	£2,171,985
£4,881,808	£4,716,723	£4,557,220	£4,403,111	£4,254,214	£4,110,352	£3,971,354	£3,837,057	£3,707,302	£3,581,934	£3,462,806	£3,343,774	£3,230,699	£3,121,449	£3,015,892	£2,913,906	£2,815,368	£2,720,162	£2,628,176	£2,539,300	£2,453,430	£2,370,464	£2,290,303
£4,314,366	£4,168,469	£4,027,507	£3,891,311	£3,759,720	£3,632,580	£3,509,739	£3,391,052	£3,276,379	£3,165,584	£3,058,535	£2,955,106	£2,855,175	£2,758,623	£2,665,337	£2,575,204	£2,488,120	£2,403,981	£2,322,687	£2,244,142	£2,168,253	£2,094,930	£2,024,087
£2,251,757	£2,175,610	£2,102,039	£2,030,955	£1,962,276	£1,895,919	£1,831,805	£1,769,860	£1,710,010	£1,652,184	£1,596,613	£1,542,331	£1,490,175	£1,439,783	£1,391,094	£1,344,052	£1,298,601	£1,254,687	£1,212,258	£1,171,264	£1,131,656	£1,093,387	£1,056,413
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£37,653,874	£36,380,555	£35,150,294	£33,961,637	£32,813,176	£31,703,551	£30,631,451	£29,595,605	£28,594,787	£27,627,814	£26,693,540	£25,790,860	£24,918,705	£24,076,043	£23,261,878	£22,475,244	£21,715,212	£20,980,881	£20,271,382	£19,585,877	£18,923,552	£18,283,626	£17,665,339
£37,653,874	£36,380,555	£35,150,294	£33,961,637	£32,813,176	£31,703,551	£30,631,451	£29,595,605	£28,594,787	£27,627,814	£26,693,540	£25,790,860	£24,918,705	£24,076,043	£23,261,878	£22,475,244	£21,715,212	£20,980,881	£20,271,382	£19,585,877	£18,923,552	£18,283,626	£17,665,339

2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078
0.199	0.192	0.185	0.179	0.173	0.167	0.161	0.156	0.151	0.146	0.141	0.136	0.131	0.127	0.123	0.118	0.114	0.111	0.107	0.103	0.100	0.096
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
E1,065,599	E1,029,564	E994,748	E961,109	E928,608	E897,206	E866,866	E837,551	E809,228	E781,863	E755,423	E729,878	E705,196	E681,349	E658,308	E636,046	E614,537	E593,756	E573,677	E554,278	E535,534	E517,424
E1,065,599	E1,029,564	E994,748	E961,109	E928,608	E897,206	E866,866	E837,551	E809,228	E781,863	E755,423	E729,878	E705,196	E681,349	E658,308	E636,046	E614,537	E593,756	E573,677	E554,278	E535,534	E517,424
E1,065,599	E1,029,564	E994,748	E961,109	E928,608	E897,206	E866,866	E837,551	E809,228	E781,863	E755,423	E729,878	E705,196	E681,349	E658,308	E636,046	E614,537	E593,756	E573,677	E554,278	E535,534	E517,424
E20,414	E19,723	E19,056	E18,412	E17,789	E17,188	E16,607	E16,045	E15,502	E14,978	E14,472	E13,982	E13,500	E13,053	E12,611	E12,185	E11,773	E11,375	E10,990	E10,618	E10,259	E9,912
E40,828	E39,447	E38,113	E36,824	E35,579	E34,376	E33,213	E32,090	E31,005	E29,956	E28,943	E27,965	E27,019	E26,105	E25,223	E24,370	E23,545	E22,749	E21,980	E21,237	E20,519	E19,825
E40,828	E39,447	E38,113	E36,824	E35,579	E34,376	E33,213	E32,090	E31,005	E29,956	E28,943	E27,965	E27,019	E26,105	E25,223	E24,370	E23,545	E22,749	E21,980	E21,237	E20,519	E19,825
E40,828	E39,447	E38,113	E36,824	E35,579	E34,376	E33,213	E32,090	E31,005	E29,956	E28,943	E27,965	E27,019	E26,105	E25,223	E24,370	E23,545	E22,749	E21,980	E21,237	E20,519	E19,825
E51,034	E49,309	E47,641	E46,030	E44,474	E42,970	E41,517	E40,113	E38,756	E37,446	E36,179	E34,956	E33,774	E32,632	E31,528	E30,462	E29,432	E28,437	E27,475	E26,546	E25,648	E24,781
E71,448	E69,032	E66,698	E64,442	E62,263	E60,157	E58,123	E56,158	E54,259	E52,424	E50,651	E48,938	E47,283	E45,684	E44,139	E42,647	E41,205	E39,811	E38,465	E37,164	E35,907	E34,693
E71,448	E69,032	E66,698	E64,442	E62,263	E60,157	E58,123	E56,158	E54,259	E52,424	E50,651	E48,938	E47,283	E45,684	E44,139	E42,647	E41,205	E39,811	E38,465	E37,164	E35,907	E34,693
E71,448	E69,032	E66,698	E64,442	E62,263	E60,157	E58,123	E56,158	E54,259	E52,424	E50,651	E48,938	E47,283	E45,684	E44,139	E42,647	E41,205	E39,811	E38,465	E37,164	E35,907	E34,693
E73,490	E71,004	E68,603	E66,283	E64,042	E61,876	E59,784	E57,762	E55,809	E53,922	E52,098	E50,336	E48,634	E46,990	E45,401	E43,865	E42,382	E40,949	E39,564	E38,226	E36,933	E35,684
E42,869	E41,419	E40,019	E38,665	E37,358	E36,094	E34,874	E33,695	E32,555	E31,454	E30,391	E29,363	E28,370	E27,411	E26,484	E25,588	E24,723	E23,887	E23,079	E22,299	E21,544	E20,816
E44,910	E43,392	E41,924	E40,507	E39,137	E37,813	E36,535	E35,299	E34,105	E32,952	E31,838	E30,761	E29,721	E28,716	E27,745	E26,807	E25,900	E25,024	E24,178	E23,360	E22,570	E21,807
E44,910	E43,392	E41,924	E40,507	E39,137	E37,813	E36,535	E35,299	E34,105	E32,952	E31,838	E30,761	E29,721	E28,716	E27,745	E26,807	E25,900	E25,024	E24,178	E23,360	E22,570	E21,807
E51,034	E49,309	E47,641	E46,030	E44,474	E42,970	E41,517	E40,113	E38,756	E37,446	E36,179	E34,956	E33,774	E32,632	E31,528	E30,462	E29,432	E28,437	E27,475	E26,546	E25,648	E24,781
E51,034	E49,309	E47,641	E46,030	E44,474	E42,970	E41,517	E40,113	E38,756	E37,446	E36,179	E34,956	E33,774	E32,632	E31,528	E30,462	E29,432	E28,437	E27,475	E26,546	E25,648	E24,781
E51,034	E49,309	E47,641	E46,030	E44,474	E42,970	E41,517	E40,113	E38,756	E37,446	E36,179	E34,956	E33,774	E32,632	E31,528	E30,462	E29,432	E28,437	E27,475	E26,546	E25,648	E24,781
E53,076	E51,281	E49,547	E47,871	E46,253	E44,688	E43,177	E41,717	E40,306	E38,943	E37,626	E36,354	E35,125	E33,937	E32,789	E31,680	E30,609	E29,574	E28,574	E27,608	E26,674	E25,772
E40,828	E39,447	E38,113	E36,824	E35,579	E34,376	E33,213	E32,090	E31,005	E29,956	E28,943	E27,965	E27,019	E26,105	E25,223	E24,370	E23,545	E22,749	E21,980	E21,237	E20,519	E19,825
E81,655	E78,894	E76,226	E73,648	E71,158	E68,751	E66,426	E64,180	E62,010	E59,913	E57,887	E55,929	E54,038	E52,211	E50,445	E48,739	E47,091	E45,499	E43,960	E42,473	E41,037	E39,649
E81,655	E78,894	E76,226	E73,648	E71,158	E68,751	E66,426	E64,180	E62,010	E59,913	E57,887	E55,929	E54,038	E52,211	E50,445	E48,739	E47,091	E45,499	E43,960	E42,473	E41,037	E39,649
E81,655	E78,894	E76,226	E73,648	E71,158	E68,751	E66,426	E64,180	E62,010	E59,913	E57,887	E55,929	E54,038	E52,211	E50,445	E48,739	E47,091	E45,499	E43,960	E42,473	E41,037	E39,649
E71,448	E69,032	E66,698	E64,442	E62,263	E60,157	E58,123	E56,158	E54,259	E52,424	E50,651	E48,938	E47,283	E45,684	E44,139	E42,647	E41,205	E39,811	E38,465	E37,164	E35,907	E34,693
E71,448	E69,032	E66,698	E64,442	E62,263	E60,157	E58,123	E56,158	E54,259	E52,424	E50,651	E48,938	E47,283	E45,684	E44,139	E42,647	E41,205	E39,811	E38,465	E37,164	E35,907	E34,693
E2,098,536	E2,027,571	E1,959,006	E1,892,760	E1,828,753	E1,766,911	E1,707,161	E1,649,431	E1,593,653	E1,539,761	E1,487,692	E1,437,384	E1,388,776	E1,341,813	E1,296,438	E1,252,597	E1,210,238	E1,169,312	E1,129,770	E1,091,566	E1,054,653	E1,018,988
E2,098,536	E2,027,571	E1,959,006	E1,892,760	E1,828,753	E1,766,911	E1,707,161	E1,649,431	E1,593,653	E1,539,761	E1,487,692	E1,437,384	E1,388,776	E1,341,813	E1,296,438	E1,252,597	E1,210,238	E1,169,312	E1,129,770	E1,091,566	E1,054,653	E1,018,988
E2,098,536	E2,027,571	E1,959,006	E1,892,760	E1,828,753	E1,766,911	E1,707,161	E1,649,431	E1,593,653	E1,539,761	E1,487,692	E1,437,384	E1,388,776	E1,341,813	E1,296,438	E1,252,597	E1,210,238	E1,169,312	E1,129,770	E1,091,566	E1,054,653	E1,018,988
E2,212,854	E2,138,023	E2,065,722	E1,995,867	E1,928,374	E1,863,163	E1,800,158	E1,739,283	E1,680,467	E1,623,639	E1,568,734	E1,515,685	E1,464,430	E1,414,908	E1,367,061	E1,320,832	E1,276,166	E1,233,010	E1,191,314	E1,151,028	E1,112,105	E1,074,497
E1,955,640	E1,889,507	E1,825,611	E1,763,875	E1,704,227	E1,646,596	E1,590,914	E1,537,115	E1,485,136	E1,434,914	E1,386,390	E1,339,507	E1,294,210	E1,250,444	E1,208,159	E1,167,303	E1,127,829	E1,089,600	E1,052,841	E1,017,237	E982,838	E949,602
E1,020,689	E986,173	E952,824	E920,603	E889,471	E859,393	E830,331	E802,252	E775,123	E748,911	E723,586	E699,117	E675,475	E652,633	E630,563	E609,240	E588,637	E568,732	E549,499	E530,917	E512,963	E495,617
E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0
E17,067,960	E16,490,783	E15,933,123	E15,394,322	E14,873,741	E14,370,764	E13,884,797	E13,415,262	E12,961,606	E12,523,291	E12,099,798	E11,690,626	E11,295,291	E10,913,325	E10,544,275	E10,187,705	E9,843,193	E9,510,332	E9,188,726	E8,877,997	E8,577,774	E8,287,705
E17,067,960	E16,490,783	E15,933,123	E15,394,322	E14,873,741	E14,370,764	E13,884,797	E13,415,262	E12,961,606	E12,523,291	E12,099,798	E11,690,626	E11,295,291	E10,913,325	E10,544,275	E10,187,705	E9,843,193	E9,510,332	E9,188,726	E8,877,997	E8,577,774	E8,287,705