OPTION 3:	**Option name …**
Option Description:	Add description …

Appraisal Period	0

Year '0' must be counted as a valid year (eg, 0-29 years = 30 years)

	Sum of Cashflows	1st year				5th year					10th year					15th year		
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
CASHFLOWS ***(Please read comments)***																		
PROPERTY & OPPORTUNITY COST																		
Opening Value	0.0																	
Transactions	0.0																	
Residual Value	0.0																	
TOTAL PROPERTY & OPP. COSTS	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CAPITAL COST (examples provided - not exhaustive)																		
Initial Capital Costs	0.0																	
Optimism bias	0.0																	
Lifecycle Costs	0.0																	
Other Capital Costs	0.0																	
TOTAL CAPITAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
REVENUE COST (examples provided - not exhaustive)																		
Salaries	0.0																	
Building Running Costs	0.0																	
Other Revenue Costs	0.0																	
TOTAL REVENUE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL COST (Cap & Rev)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Discounted Cashflow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Present Cost (NPC)	**0.0**																	
Equivalent Annual Cost (EAC)	**0.0**																	

		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Disount Rate		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Discount Factor		1.0000	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767
Annuity Factor		1.0000	1.9662	2.8997	3.8016	4.6731	5.5151	6.3286	7.1145	7.8740	8.6077	9.3166	10.0016	10.6633	11.3027	11.9205	12.5174	13.0941
Years	0																	
EAC Calculation		1.0000																
Sum of Discount Factors	1.0																	
NPC (excl. Optimism Bias)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
EAC (excl. Optimism Bias)	0.0																	

		20th year					25th year					30th year					35th year				
2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687	0.3563	0.3459	0.3358	0.3260	0.3165	0.3073	0.2984	0.2897	0.2812
13.6513	14.1897	14.7098	15.2124	15.6980	16.1671	16.6204	17.0584	17.4815	17.8904	18.2854	18.6670	19.0358	19.3920	19.7379	20.0738	20.3998	20.7164	21.0237	21.3221	21.6118	21.8930
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

40th year					45th year					50th year					55th year					60th year
2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076
39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59
£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59
3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
0.2731	0.2651	0.2574	0.2499	0.2426	0.2355	0.2287	0.2220	0.2156	0.2093	0.2032	0.1973	0.1915	0.1859	0.1805	0.1753	0.1702	0.1652	0.1604	0.1557	0.1512
22.1661	22.4312	22.6886	22.9384	23.1811	23.4166	23.6453	23.8673	24.0828	24.2921	24.4953	24.6926	24.8841	25.0700	25.2505	25.4258	25.5960	25.7612	25.9216	26.0773	26.2285
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0