

**Waste and Street Scene Policy Committee – Supplementary paper  
Review of Crystal Peaks Market Service Charge**

**Impact of vacancy rate on recoverable service charge**

The below table is based on the total recoverable Service Charge of £723k for Crystal Peaks Market Place. The below calculations are of 50%, 65%, 76% (current) and 85% occupancy.

In order to achieve full cost recovery at current (76%) occupancy, a 69% increase would be required for the remainder of 2023/24 financial year (6 months).

	<b>No increase, 50% occupancy</b>		<b>50% increase, 50% occupancy</b>		<b>Full cost recovery - 209% increase for rest of year, 50% occupancy</b>
	£'000s		£'000s		£'000s
Service charge	723	Service charge	723	Service charge	723
Less:		Less:		Less:	
Income from traders	233	Income from traders	291	Income from traders	476
SCC portion (budget line)	247	SCC portion (budget line)	247	SCC portion (budget line)	247
<b>Total</b>	<hr/> <b>243</b> <hr/>	<b>Total</b>	<hr/> <b>185</b> <hr/>	<b>Total</b>	<hr/> <b>0</b> <hr/>

**No increase,  
65% occupancy**

	£'000s	
Service charge	723	
Less:		
Income from traders	303	
SCC portion (budget line)	247	
<b>Total</b>	<b>173</b>	

**50% increase,  
65% occupancy**

	£'000s	
Service charge	723	
Less:		
Income from traders	379	
SCC portion (budget line)	247	
<b>Total</b>	<b>97</b>	

**Full cost recovery - 115% increase  
for rest of year, 65% occupancy**

	£'000s	
Service charge	723	
Less:		
Income from traders	477	
SCC portion (budget line)	247	
<b>Total</b>	<b>-1</b>	

**No increase, 76%  
occupancy (current  
rate)**

	£'000s	
Service charge	723	
Less:		
Income from traders	354	
SCC portion (budget line)	247	
<b>Total</b>	<b>122</b>	

**50% increase, 76%  
occupancy**

	£'000s	
Service charge	723	
Less:		
Income from traders	443	
SCC portion (budget line)	247	
<b>Total</b>	<b>34</b>	

**Full cost recovery - 69%  
increase for rest of year,  
76% occupancy**

	£'000s	
Service charge	723	
Less:		
Income from traders	476	
SCC portion (budget line)	247	
<b>Total</b>	<b>0</b>	

**No increase,  
85% occupancy**

	£'000s
Service charge	723
Less:	
Income from traders	396
SCC portion (budget line)	247
Total	<u>80</u>

**50% increase,  
85% occupancy**

	£'000s
Service charge	723
Less:	
Income from traders	495
SCC portion (budget line)	247
Total	<u>-19</u>

**Full cost recovery - 41% increase for rest of year, 85% occupancy**

	£'000s
Service charge	723
Less:	
Income from traders	477
SCC portion (budget line)	247
Total	<u>-1</u>

This page is intentionally left blank