

**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).

	No increase, 50% occupancy		50% increase, 50% occupancy		Full cost recovery - 209% increase for rest of year, 50% occupancy
	£'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
Total	<hr/> 243 <hr/>	Total	<hr/> 185 <hr/>	Total	<hr/> 0 <hr/>

**No increase,
65% occupancy**

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

**50% increase,
65% occupancy**

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

**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	
Total	-1	

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

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

**50% increase, 76%
occupancy**

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

**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	
Total	0	

**No increase,
85% occupancy**

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

**50% increase,
85% occupancy**

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

**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	-1

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