

Cheshire East Council

Macclesfield Indoor Market	2012/13	2013/14	2014/15	2015/16	2016/17
Employees salaries	61,000	61,610	62,225	62,850	63,475
Employees overtime	6,000	6,060	6,120	6,180	6,245
Premises	119,410	125,380	129,140	133,020	137,000
Transport	200	208	216	225	235
Supplies	6,890	7,096	7,310	7,529	7,755
Total Expenditure	193,500	200,354	205,011	209,804	214,710
Rent & Service Charges	308,120	317,360	326,885	353,035	363,630
Electricity recharges	16,400	19,680	21,650	23,810	26,200
Total Income	324,520	337,040	348,535	376,845	389,830
Net operating profit	131,020	136,686	143,524	167,041	175,120

Assumptions

Based on a market occupancy level of 100%

Employees salaries increased by	1.00%	1.00%	1.00%	1.00%
Premises costs increased by	3.00%	3.00%	3.00%	3.00%
Transport costs increased by	4.00%	4.00%	4.00%	4.00%
Supplies costs increased by	3.00%	3.00%	3.00%	3.00%
Rent & service charges increased by	3.00%	3.00%	8.00%	3.00%
Electricity recharges increased by	20.00%	10.00%	10.00%	10.00%

If the market occupancy level is 90%

Expenditure	193,500	200,354	205,011	209,804	214,710
Income	292,070	303,340	313,680	339,160	350,850
Net operating profit	98,570	102,986	108,669	129,356	136,140

Macclesfield Outdoor Market	2012/13	2013/14	2014/15	2015/16	2016/17
Employees salaries	13,000	13,130	13,260	13,394	13,528
Employees overtime	58,000	58,580	59,165	59,757	60,355
Transport	2,800	2,912	3,028	3,150	3,275
Supplies	4,770	4,913	5,060	5,212	5,368
Total Expenditure	78,570	79,535	80,513	81,513	82,526
Rent	56,780	58,485	60,240	62,045	63,906
Total Income	56,780	58,485	60,240	62,045	63,906
Net operating profit/loss	-21,790	-21,050	-20,273	-19,468	-18,620

Assumptions

Employees salaries increased by	1.00%	1.00%	1.00%	1.00%
Transport costs increased by	4.00%	4.00%	4.00%	4.00%
Supplies costs increased by	3.00%	3.00%	3.00%	3.00%
Rent increased by	3.00%	3.00%	3.00%	3.00%