

In-perpetuity calculation with in-perpetuity defined as 80 years

Amend number in the yellow cell to revise the calculation:-

Amount of spending post-2034 which needs to be funded (@ 2034 prices) = £363,000

Required annual contribution into fund before 2034 = £1,110,000

Balance in fund at year 2114 = £4,592

An 'In-perpetuity fund' of money is accumulated between 2016/17 and 2033/34

Assumed interest rates are the latest forecasts by Capita.

An assumed inflation rate of 2% post 2034 is incorporated. Inflation before then is addressed by the Spending over the 80 years after 2033/4 is funded from a mix of interest and drawing on the capital in the fu

| | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|---|----------------------------|----------|----------|----------|------------|------------|
| a | Fund value at year start | £0 | £122,000 | £389,305 | £840,278 | £1,595,740 |
| b | Interest rate | 0.25% | 0.25% | 0.25% | 0.65% | 0.75% |
| c | Interest generated in year | £0 | £305 | £973 | £5,462 | £11,968 |
| d | Money from development | £122,000 | £267,000 | £450,000 | £750,000 | £1,110,000 |
| e | Fund value at year end | £122,000 | £389,305 | £840,278 | £1,595,740 | £2,717,708 |

In the table above:-

row (a) = (e) of previous year

row (d) = amount transferred to the in-perpetuity fund in that year

rom (e) = (a)+(c)+(d)

| | | 2034/5 | 2035/6 | 2036/7 | 2037/8 | 2038/9 |
|---|--------------------------|-------------|-------------|-------------|-------------|-------------|
| a | Fund value at year start | £20,370,060 | £20,507,236 | £20,741,086 | £20,974,323 | £21,206,778 |
| b | Spent during year | £363,000 | £370,260 | £377,665 | £385,219 | £392,923 |
| c | Amount left in fund | £20,007,060 | £20,136,976 | £20,363,421 | £20,589,105 | £20,813,855 |
| d | Interest earned | £500,176 | £604,109 | £610,903 | £617,673 | £624,416 |
| e | Fund value at year end | £20,507,236 | £20,741,086 | £20,974,323 | £21,206,778 | £21,438,271 |

In the table above:-

row (a) = (e) of previous year

row (b) is the cost of the in-perpetuity mitigation measures, increased by 2% each year to allow for inflation

row (c) = (a)-(b)

row (d) = (c)x2.5%

row (e) = (c)+(d)

Developer contribution being index linked.
 and.

| 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| £2,717,708 | £3,854,885 | £5,013,071 | £6,198,267 | £7,463,224 | £8,759,805 | £10,088,800 |
| 1.00% | 1.25% | 1.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| £27,177 | £48,186 | £75,196 | £154,957 | £186,581 | £218,995 | £252,220 |
| £1,110,000 | £1,110,000 | £1,110,000 | £1,110,000 | £1,110,000 | £1,110,000 | £1,110,000 |
| £3,854,885 | £5,013,071 | £6,198,267 | £7,463,224 | £8,759,805 | £10,088,800 | £11,451,020 |

| 2039/40 | 2040/1 | 2041/2 | 2042/3 | 2043/4 | 2045/6 | 2046/7 |
|----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| £21,438,271 | £21,668,614 | £21,897,612 | £22,125,058 | £22,350,738 | £22,574,427 | £22,795,890 |
| £400,781 | £408,797 | £416,973 | £425,312 | £433,819 | £442,495 | £451,345 |
| £21,037,489 | £21,259,817 | £21,480,639 | £21,699,745 | £21,916,919 | £22,131,932 | £22,344,545 |
| £631,125 | £637,795 | £644,419 | £650,992 | £657,508 | £663,958 | £670,336 |
| £21,668,614 | £21,897,612 | £22,125,058 | £22,350,738 | £22,574,427 | £22,795,890 | £23,014,881 |

| 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|----------------|----------------|----------------|----------------|----------------|----------------|
| £11,451,020 | £12,847,295 | £14,278,478 | £15,745,440 | £17,249,076 | £18,790,302 |
| 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| £286,275 | £321,182 | £356,962 | £393,636 | £431,227 | £469,758 |
| £1,110,000 | £1,110,000 | £1,110,000 | £1,110,000 | £1,110,000 | £1,110,000 |
| £12,847,295 | £14,278,478 | £15,745,440 | £17,249,076 | £18,790,302 | £20,370,060 |

| 2047/8 | 2048/9 | 2049/50 | 2050/1 | 2051/2 | 2052/3 | 2053/4 |
|---------------|---------------|----------------|---------------|---------------|---------------|---------------|
| £23,014,881 | £23,231,145 | £23,444,412 | £23,654,405 | £23,860,830 | £24,063,384 | £24,261,750 |
| £460,372 | £469,579 | £478,971 | £488,550 | £498,321 | £508,288 | £518,453 |
| £22,554,509 | £22,761,565 | £22,965,442 | £23,165,855 | £23,362,509 | £23,555,097 | £23,743,296 |
| £676,635 | £682,847 | £688,963 | £694,976 | £700,875 | £706,653 | £712,299 |
| £23,231,145 | £23,444,412 | £23,654,405 | £23,860,830 | £24,063,384 | £24,261,750 | £24,455,595 |

| 2054/5 | 2055/6 | 2056/7 | 2057/8 | 2058/9 | 2049/50 | 2060/1 |
|---------------|---------------|---------------|---------------|---------------|----------------|---------------|
| £24,455,595 | £24,644,576 | £24,828,332 | £25,006,490 | £25,178,658 | £25,344,431 | £25,503,385 |
| £528,822 | £539,399 | £550,187 | £561,191 | £572,414 | £583,863 | £595,540 |
| £23,926,773 | £24,105,177 | £24,278,145 | £24,445,299 | £24,606,244 | £24,760,568 | £24,907,845 |
| £717,803 | £723,155 | £728,344 | £733,359 | £738,187 | £742,817 | £747,235 |
| £24,644,576 | £24,828,332 | £25,006,490 | £25,178,658 | £25,344,431 | £25,503,385 | £25,655,081 |

| 2061/2 | 2062/3 | 2063/4 | 2064/5 | 2065/6 | 2066/7 | 2067/8 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| £25,655,081 | £25,799,059 | £25,934,843 | £26,061,937 | £26,179,824 | £26,287,969 | £26,385,813 |
| £607,451 | £619,600 | £631,992 | £644,632 | £657,524 | £670,675 | £684,088 |
| £25,047,630 | £25,179,459 | £25,302,851 | £25,417,305 | £25,522,300 | £25,617,294 | £25,701,725 |
| £751,429 | £755,384 | £759,086 | £762,519 | £765,669 | £768,519 | £771,052 |
| £25,799,059 | £25,934,843 | £26,061,937 | £26,179,824 | £26,287,969 | £26,385,813 | £26,472,776 |

| 2068/9 | 2069/70 | 2070/1 | 2071/2 | 2072/3 | 2073/4 | 2074/5 |
|---------------|----------------|---------------|---------------|---------------|---------------|---------------|
| £26,472,776 | £26,548,257 | £26,611,627 | £26,662,237 | £26,699,411 | £26,722,446 | £26,730,613 |
| £697,770 | £711,725 | £725,960 | £740,479 | £755,289 | £770,394 | £785,802 |
| £25,775,006 | £25,836,531 | £25,885,667 | £25,921,758 | £25,944,122 | £25,952,051 | £25,944,811 |
| £773,250 | £775,096 | £776,570 | £777,653 | £778,324 | £778,562 | £778,344 |
| £26,548,257 | £26,611,627 | £26,662,237 | £26,699,411 | £26,722,446 | £26,730,613 | £26,723,155 |

| 2075/6 | 2076/7 | 2077/8 | 2078/9 | 2079/80 | 2080/1 | 2081/2 |
|---------------|---------------|---------------|---------------|----------------|---------------|---------------|
| £26,723,155 | £26,699,286 | £26,658,189 | £26,599,018 | £26,520,893 | £26,422,903 | £26,304,101 |
| £801,518 | £817,549 | £833,900 | £850,578 | £867,589 | £884,941 | £902,640 |
| £25,921,637 | £25,881,737 | £25,824,289 | £25,748,440 | £25,653,304 | £25,537,962 | £25,401,461 |
| £777,649 | £776,452 | £774,729 | £772,453 | £769,599 | £766,139 | £762,044 |
| £26,699,286 | £26,658,189 | £26,599,018 | £26,520,893 | £26,422,903 | £26,304,101 | £26,163,505 |

| 2082/3 | 2083/4 | 2084/5 | 2085/6 | 2086/7 | 2087/8 | 2088/9 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| £26,163,505 | £26,000,097 | £25,812,820 | £25,600,579 | £25,362,239 | £25,096,621 | £24,802,505 |
| £920,693 | £939,107 | £957,889 | £977,046 | £996,587 | £1,016,519 | £1,036,850 |
| £25,242,812 | £25,060,990 | £24,854,931 | £24,623,533 | £24,365,651 | £24,080,102 | £23,765,655 |
| £757,284 | £751,830 | £745,648 | £738,706 | £730,970 | £722,403 | £712,970 |
| £26,000,097 | £25,812,820 | £25,600,579 | £25,362,239 | £25,096,621 | £24,802,505 | £24,478,625 |

| 2089/90 | 2090/1 | 2091/2 | 2092/3 | 2093/4 | 2094/5 | 2095/6 |
|----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| £24,478,625 | £24,123,669 | £23,736,279 | £23,315,045 | £22,858,508 | £22,365,154 | £21,833,418 |
| £1,057,587 | £1,078,738 | £1,100,313 | £1,122,319 | £1,144,766 | £1,167,661 | £1,191,014 |
| £23,421,038 | £23,044,931 | £22,635,966 | £22,192,726 | £21,713,742 | £21,197,493 | £20,642,404 |
| £702,631 | £691,348 | £679,079 | £665,782 | £651,412 | £635,925 | £619,272 |
| £24,123,669 | £23,736,279 | £23,315,045 | £22,858,508 | £22,365,154 | £21,833,418 | £21,261,676 |

| 2096/7 | 2097/8 | 2098/9 | 2098/2100 | 2100/1 | 2100/2 | 2101/2 |
|---------------|---------------|---------------|------------------|---------------|---------------|---------------|
| £21,261,676 | £20,648,247 | £19,991,389 | £19,289,300 | £18,540,111 | £17,741,889 | £16,892,632 |
| £1,214,834 | £1,239,131 | £1,263,914 | £1,289,192 | £1,314,976 | £1,341,275 | £1,368,101 |
| £20,046,842 | £19,409,116 | £18,727,475 | £18,000,108 | £17,225,135 | £16,400,614 | £15,524,531 |
| £601,405 | £582,273 | £561,824 | £540,003 | £516,754 | £492,018 | £465,736 |
| £20,648,247 | £19,991,389 | £19,289,300 | £18,540,111 | £17,741,889 | £16,892,632 | £15,990,267 |

| 2102/3 | 2103/4 | 2104/5 | 2105/6 | 2106/7 | 2107/8 | 2108/9 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| £15,990,267 | £15,032,648 | £14,017,554 | £12,942,686 | £11,805,664 | £10,604,025 | £9,335,221 |
| £1,395,463 | £1,423,372 | £1,451,840 | £1,480,876 | £1,510,494 | £1,540,704 | £1,571,518 |
| £14,594,804 | £13,609,276 | £12,565,715 | £11,461,810 | £10,295,170 | £9,063,321 | £7,763,703 |
| £437,844 | £408,278 | £376,971 | £343,854 | £308,855 | £271,900 | £232,911 |
| £15,032,648 | £14,017,554 | £12,942,686 | £11,805,664 | £10,604,025 | £9,335,221 | £7,996,614 |

| 2109/10 | 2110/11 | 2111/12 | 2112/3 | 2113/4 |
|----------------|----------------|----------------|---------------|---------------|
| £7,996,614 | £6,585,476 | £5,098,983 | £3,534,213 | £1,888,146 |
| £1,602,948 | £1,635,007 | £1,667,707 | £1,701,062 | £1,735,083 |
| £6,393,666 | £4,950,469 | £3,431,275 | £1,833,152 | £153,064 |
| £191,810 | £148,514 | £102,938 | £54,995 | £4,592 |
| £6,585,476 | £5,098,983 | £3,534,213 | £1,888,146 | £157,656 |