	Pembroke	Dock Inf	rastrctur	e Financial	Assessm	nent Sumn	nary		
Low Scena	rio								
Project Value:			£	43,588,302		P	roject Start Date		01/01/15
Authorisation level:				loard		P	roject End Date		31.12.2023
					•				
	CAPITAL INVESTMENT PHASE 1. Aquisition of Triangle			£1,196,000	OUTPUTS / REVENUE PHASE 12. New Land Area's Created				23836m
	2. CPO Costs included in 5 year f	orecast.		Yes	13. Utilisation of Ne				90'
	 Capital costs include contingen 	cy of		25%	Rental per mete				0.125pm²pt
Assumptions	SBCD funding is available from			31.03.2020	15. New Commerical Net Lettable Area Created			26909.756	
7.00up	6. City Deal Funding			£21,550,000	16. New Fabrication Space Created 17. Additional Wharfage				26909.75f
	 Other 3rd Party WEFO Funding 8 Port Investment 			£6,977,012 £14,929,271	 Additional What Wharfage Rate 	rage			10000t/y 8£ p/to
	10 Total Project funding Interventi	on		66% 19. Quay 1 Berth Utilisation (Additional % above 16%)			+	er byto	
	11. Total Cost			£43,456,283		ing GT above 174,54			30,54
Planning Stages									
	Development Costs	Sta	je 1	Stag	je 2	Stage	3	Sta	ige 4
	1.1.15 - 19.3.17	31.0	3.18	31.06	3.18	31.03.	19	30.	06.19
Date (Hold Point) Value (£'000)		118	16	224	1.5	108.7		7	5.1
		Screening		Up to sub		Consents w. C			Discharged
Dev. Stage		-							
CUSUM (£'000)	120.1	23	3.7	463	2	571.9	'	7.	22.0
Capital Expenditu	re Phase	2020	2021	2022	2023	2024	2025	Total	
Stage		Consultancy Design	Commence P1	P1 : Cont. & Commence Phase 2	P1: Finish, P2: Cont, Commence P3	P2 & P3 : Finish,	Demobilise		
SBCD Funding		1,260.8	1,767.6	3,800.0	8,099.5	6,622.1	0.0	21,550.0	
Other Funding (WEFO)		78.9	928.6	2.899.0	2,887.7	182.8	0.0	6,977.0	
Port Match		410.9	2,440.8	8,450.7	2,811.3	225.6	590.0	14,929.3	
		410.9 1,750.6	2,440.8 6,887.5		2,811.3 35,835.8	225.6 42,866.3	590.0 43,456.3	14,929.3 43,456.3	
Port Match CUSUM (£'000) Phase 1: Contract Works, Retai (15m from Quay Wall)/Hardcore	n Existing Quay Wall, Install mass co Areas for Boat Repair	1,750.6	6,887.5	8,450.7 22,037.3	35,835.8	42,866.3	43,456.3	43,456.3	ion of Concrete
CUSUM (£'000) Phase 1: Contract Works, Retai (15m from Quay Wall)/Hardcore		1,750.6 oncrete wall to entran	6,887.5 ce of Graving Dock	8,450.7 22,037.3 , Infill Graving Dock, E	35,835.8 Extend Slipway (NO 0	42,866.3 Cofferdam) formed wi	43,456.3 th precast concrete	43,456.3 units and provisi	
CUSUM (£'000) Phase 1: Contract Works, Retain 15m from Quay Wall)/Hardcore Phase 2: Contract Works - Infill I	Areas for Boat Repair	1,750.6 oncrete wall to entran	6,887.5 ce of Graving Dock	8,450.7 22,037.3 , Infill Graving Dock, E	35,835.8 Extend Slipway (NO 0	42,866.3 Cofferdam) formed wi	43,456.3 th precast concrete	43,456.3 units and provisi	
CUSUM (£'000) Phase 1: Contract Works, Retail 15m from Quay Wall)/Hardcore Phase 2: Contract Works - Infill I Phase 3: Demolition of buildings	Areas for Boat Repair Pickling Pond, Land remediation, Eco and construction of transport corrido	1,750.6 oncrete wall to entran	6,887.5 ce of Graving Dock	8,450.7 22,037.3 , Infill Graving Dock, E	35,835.8 Extend Slipway (NO 0	42,866.3 Cofferdam) formed wi	43,456.3 th precast concrete	43,456.3 units and provisi	
CUSUM (£'000) Phase 1: Contract Works, Retains 15m from Quay WalllyHardcore Phase 2: Contract Works - Infill I Phase 3: Demolition of buildings Revenue (2027 onwa	Areas for Boat Repair Pickling Pond, Land remediation, Eco and construction of transport corrido	1,750.6 oncrete wall to entran	6,887.5 ce of Graving Dock olition of selective I	8,450.7 22,037.3 , Infill Graving Dock, E	35,835.8 Extend Slipway (NO Cutilities and drainage	42,866.3 Cofferdam) formed wi	43,456.3 th precast concrete ting infrastructure a	43,456.3 units and provis nd reposition ser	
CUSUM (£'000) Phase 1: Contract Works, Retail 15m from Quay Wall)/Hardcore Phase 2: Contract Works - Infill I Phase 3: Demolition of buildings Revenue (2027 onwa Area Leasing	Areas for Boat Repair Pickling Pond, Land remediation, Eco and construction of transport corrido rds)	1,750.6 oncrete wall to entran ology measures, Demors.	6,887.5 ce of Graving Dock olition of selective I	8,450.7 22,037.3 , Infill Graving Dock, E buildings,Provision of a	35,835.8 Extend Slipway (NO of utilities and drainage	42,866.3 Cofferdam) formed wi	43,456.3 th precast concrete ting infrastructure a	43,456.3 units and provisi nd reposition sec	curity gate.
CUSUM (E'000) Phase 1: Contract Works, Retail 15m from Quay Wall)/Hardcore Phase 2: Contract Works - Infill I	Areas for Boat Repair Pickling Pond, Land remediation, Ecc. and construction of transport corridor rds) £201,494	1,750.6 oncrete wall to entran	6,887.5 ce of Graving Dock olition of selective I	8,450.7 22,037.3 , Infill Graving Dock, E buildings,Provision of t	35,835.8 Extend Slipway (NO of utilities and drainage	42,866.3 Cofferdam) formed wi , minor repairs to exis	43,456.3 th precast concrete ting infrastructure a	43,456.3 units and provis nd reposition ser -2 £(34,0	curity gate.

1. Aquisition of Triangle	£1,196,000	
2. CPO Costs included in 5 year forecast.		
Capital costs include contingency of	25%	
5. SBCD funding is available from	31.03.2020	
6. City Deal Funding	£21,550,000	
7. Other 3rd Party WEFO Funding	£6,977,012	
8 Port Investment	£14,929,271	
9. Infrastrucutre Funding Intervention		
10 Total Project funding Intervention	65.6%	
11. Total Cost	£43,456,283	
12. New Land Area's Created	23,836	m²
13. Utilisation of New Areas	90%	
14. Rental per meter squared per week	£0.13	pm²pto
15. New Commerical Net Lettable Area Created	26,910	ft ²
16. New Fabrication Space Created	26,910	ft ²
17. Additional Wharfage	10,000	t/yr
18. Wharfage Rate	8	£ p/ton
19. Quay 1 Berth Utilisation (Additional % above 16%)	4%	
20. Additional Berthing GT above 174,545gt	30,545	174,545

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Fixed Swansea Bay City Deal Funding	21,550,000
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	Pembrok	Dock Inf	rastrcture	Financial	Assessm	nent Sumn	nary		
High Scena	rio								
Project Value:			£	43,588,302		Pi	oject Start Date		01/01/15
Authorisation level:			E	loard		P	oject End Date		31.12.2025
		DITAL INVESTMEN	IT DUACE			OUTBUT	S / REVENUE PH	IACE	
	CAPITAL INVESTMENT PHASE 1. Aquisition of Triangle			£1,196,000					23836n
	2. CPO Costs included in 5 year	orecast.		Yes	13. Utilisation of Nev	w Areas			90%
	 Capital costs include contingen 	cy of		25%	14. Rental per meter				0.125pm²p
Assumptions	SBCD funding is available from			31.03.2020	15. New Commerical Net Lettable Area Created				26909.75
7.00up	City Deal Funding			£21,550,000	16. New Fabrication Space Created				26909.75f
	 Other 3rd Party WEFO Funding Port Investment 			£6,977,012 £14,929,271	17. Additional Wharfage				120000t/ 12£ p/to
	10 Total Project funding Interventi	on		£14,929,271 18. Wharfage Rate 66% 19. Quay 1 Berth Utilisation (Additional %			(shows 16%)		12E p/ton 29%
	11. Total Cost					ing GT above 174,545			300,00
Planning Stages									,
	Development Costs	Sta	ge 1	Stag	e 2	Stage	3	Sta	ge 4
	1.1.15 - 19.3.17	31.0	3.18	31.08	1.18	31.03.1	9	30.0	6.19
Date (Hold Point) /alue (£'000)		118	8.6	224	.5	108.7		7	5.1
		Screening	/ Sconing	Up to sub	mission	Consents w. C	anditions	Conditions	Discharged
Dev. Stage		-					JII GIII GII G		
CUSUM (£'000)	120.1	23	5.7	463	.2	571.9		12	2.0
Capital Expenditu	re Phase								
2'000		2020	2021	2022	2023	2024	2025	Total	
		Consultancy Design	Commence P1	P1 : Cont. & Commence Phase 2	P1: Finish, P2: Cont, Commence P3	P2 & P3 : Finish,	P2 & P3 : Finish, Demobilise		
Stage					P3				
BBCD Funding									
		1,260.8	1,767.6	3,800.0	8,099.5	6,622.1	0.0	21,550.0	
Other Funding (WEFO)		1,260.8 78.9	1,767.6 928.6	3,800.0 2,899.0	8,099.5 2,887.7	6,622.1 182.8	0.0	21,550.0 6,977.0	
Other Funding (WEFO) Port Match CUSUM (£'000)		78.9	928.6	2,899.0	2,887.7	182.8	0.0	6,977.0	
Port Match CUSUM (£'000) Phase 1: Contract Works, Retai	n Existing Quay Wall, Install mass cr Areas for Boat Repair	78.9 410.9 1,750.6	928.6 2,440.8 6,887.5	2,899.0 8,450.7 22,037.3	2,887.7 2,811.3 35,835.8	182.8 225.6 42,866.3	0.0 590.0 43,456.3	6,977.0 14,929.3 43,456.3	on of Concrete
Port Match CUSUM (£'000) Phase 1: Contract Works, Retai 15m from Quay Wall)/Hardcore		78.9 410.9 1,750.6 oncrete wall to entran	928.6 2,440.8 6,887.5 ce of Graving Dock	2,899.0 8,450.7 22,037.3 I, Infill Graving Dock, E	2,887.7 2,811.3 35,835.8 Extend Slipway (NO C	182.8 225.6 42,866.3 Cofferdam) formed with	0.0 590.0 43,456.3 h precast concrete	6,977.0 14,929.3 43,456.3 units and provisi	
Port Match CUSUM (£'000) Phase 1: Contract Works, Retail 15m from Quay Wall)/Hardcore Phase 2: Contract Works - Infill	Areas for Boat Repair	78.9 410.9 1,750.6 pncrete wall to entran	928.6 2,440.8 6,887.5 ce of Graving Dock	2,899.0 8,450.7 22,037.3 I, Infill Graving Dock, E	2,887.7 2,811.3 35,835.8 Extend Slipway (NO C	182.8 225.6 42,866.3 Cofferdam) formed with	0.0 590.0 43,456.3 h precast concrete	6,977.0 14,929.3 43,456.3 units and provisi	
Port Match ZUSUM (£'000) Phase 1: Contract Works, Retaining the from Quay Wall)/Hardcore Phase 2: Contract Works - Infill I Phase 3: Demolition of buildings	Areas for Boat Repair Pickling Pond, Land remediation, Eo and construction of transport corride	78.9 410.9 1,750.6 pncrete wall to entran	928.6 2,440.8 6,887.5 ce of Graving Dock	2,899.0 8,450.7 22,037.3 I, Infill Graving Dock, E	2,887.7 2,811.3 35,835.8 Extend Slipway (NO C	182.8 225.6 42,866.3 Cofferdam) formed with	0.0 590.0 43,456.3 h precast concrete	6,977.0 14,929.3 43,456.3 units and provisi	
Port Match CUSUM (£'000) Phase 1: Contract Works, Retail Tism from Guay Wall)Hardcore Phase 2: Contract Works - Infill I Phase 3: Demoition of buildings Revenue (2027 onwa	Areas for Boat Repair Pickling Pond, Land remediation, Eo and construction of transport corride	78.9 410.9 1,750.6 pncrete wall to entran	928.6 2,440.8 6,887.5 ice of Graving Dock	2,899.0 8,450.7 22,037.3 I, Infill Graving Dock, E	2,887.7 2,811.3 35,835.8 Extend Slipway (NO of	182.8 225.6 42,866.3 Cofferdam) formed with	0.0 590.0 43,456.3 h precast concrete ing infrastructure a	6,977.0 14,929.3 43,456.3 units and provisi and reposition sec	
Port Match CUSUM (£'000) Phase 1: Contract Works, Retail 15m from Quay Wall)Hardcore Phase 2: Contract Works - Infill I Phase 3: Demolition of buildings Revenue (2027 onwa Area Leasing	Areas for Boat Repair Pickling Pond, Land remediation, Eo and construction of transport corride rds)	78.9 410.9 1,750.6 oncrete wall to entran	928.6 2,440.8 6,887.5 ce of Graving Dock olition of selective I	2,899.0 8,450.7 22,037.3 , Infill Graving Dock, E buildings,Provision of u	2,887.7 2,811.3 35,835.8 xtend Slipway (NO C	182.8 225.6 42,866.3 Cofferdam) formed wit	0.0 590.0 43,456.3 h precast concrete ing infrastructure a	6,977.0 14,929.3 43,456.3 units and provisi and reposition sec	urity gate.
Port Match CUSUM (£'000) Phase 1: Contract Works, Retail 15m from Quay Wall)/Hardcore Phase 2: Contract Works - Infill I	Areas for Boat Repair Pickling Pond, Land remediation, Eo and construction of transport corridor rds) £201,494	78.9 410.9 1,750.6 noncrete wall to entran	928.6 2,440.8 6,887.5 ce of Graving Dock olition of selective I	2,899.0 8,450.7 22,037.3 Infill Graving Dock, E buildings, Provision of u	2,887.7 2,811.3 35,835.8 35tend Slipway (NO C	182.8 225.6 42.866.3 Cofferdam) formed with	0.0 590.0 43,456.3 h precast concrete ing infrastructure a	6,977.0 14,929.3 43,456.3 units and provisi and reposition sec	urity gate.

Aquisition of Triangle	£1,196,000	
CPO Costs included in 5 year forecast.		
4. Capital costs include contingency of	25%	
5. SBCD funding is available from	31.03.2020	
6. City Deal Funding	£21,550,000	
7. Other 3rd Party WEFO Funding	£6,977,012	
8 Port Investment	£14,929,271	
9. Infrastrucutre Funding Intervention		
10 Total Project funding Intervention	65.6%	
11. Total Cost	£43,456,283	
12. New Land Area's Created	23,836	m²
13. Utilisation of New Areas	90%	
14. Rental per meter squared per week	£0.13	pm²pto
15. New Commerical Net Lettable Area Created	26,910	ft ²
16. New Fabrication Space Created	26,910	ft ²
17. Additional Wharfage	120,000	t/yr
18. Wharfage Rate	12	£ p/ton
19. Quay 1 Berth Utilisation (Additional % above 16%)	29%	
20. Additional Berthing GT above 174,545gt	300,000	444,000

Fixed Swansea Bay City Deal Funding	21,550,000	
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