

Project cost:	£	877,473		
Est. savings:	£	112,422		
Simple payback:		7.1		
Energy inc p.a.:		0.00%	CPI MAR-26: 3.3%	(For purpose of modelling, energy increase assumed as 0% due to volatile market.)
RPI:		4.10%	RPI MAR-26: 4.1%	(Applied to PV O&M and maintenance costs.)
Lifetime (yrs):		10		(Analysis period set to Salix loan period. Actual lifetime of equipment >20 years.)
	Amount	Rate	Term	Comment
Loan	£ 799,435	2.45%	10	Salix loan funding at 2.45%
Other	£ 78,038			MCC capital contingency, vried from existing Re:fit capital budget
MCC matched	£ 78,038	5.58%	10	PWLB rate Apr-26
Other	-£ 78,038			

Year	Total	1	2	3	4	5	6	7	8	9	10
Expenditure:	£ 1,028,476	£ 102,600	£ 102,649	£ 102,701	£ 102,754	£ 102,809	£ 102,867	£ 102,927	£ 102,990	£ 103,055	£ 103,123
Loan repayments	£ 911,065	£ 91,107	£ 91,107	£ 91,107	£ 91,107	£ 91,107	£ 91,107	£ 91,107	£ 91,107	£ 91,107	£ 91,107
MCC matched	£ 102,937	£ 10,294	£ 10,294	£ 10,294	£ 10,294	£ 10,294	£ 10,294	£ 10,294	£ 10,294	£ 10,294	£ 10,294
PV O&M	£ 14,474	£ 1,200	£ 1,249	£ 1,300	£ 1,354	£ 1,409	£ 1,467	£ 1,527	£ 1,590	£ 1,655	£ 1,723
Replace inverters	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Maintenance	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Savings:	-£ 1,109,730	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973
Electricity:	-£ 1,109,730	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973	-£ 110,973
Gas:	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Net cost / svg p.a.	-£ 81,254	-£ 8,373	-£ 8,324	-£ 8,272	-£ 8,219	-£ 8,164	-£ 8,106	-£ 8,046	-£ 7,983	-£ 7,918	-£ 7,850
WLC 10 yrs	-£ 81,254										

Maintenance assumptions:

PV maintenance costs offset by energy and LED maintenance savings

Whole life period based on main equipment lifetime, i.e. no replacement of major ECM components outside what might be expected as part of normal building maintenance.

PV O&M	£ 1,200	p.a. (annual inspection, remote monitoring / data fees)
Replace inverter	£ -	Outside analysis period
Inverter lifetime	13	Years (extendable warranties available)