




New England House - Summary of Design Options and Financial modelling

Design options	Total net additional lettable floorspace sq metres	COST WITH FEES £m	CAPITAL SHORTFALL £m	ANNUAL REVENUE SHORT-FALL (BORROWING) £m	Comments
1 <ul style="list-style-type: none"> • 2 x 10-storey towers • 2-storey roof extension • Refurb 	4,793	£43.556	£12.400	£0.597	In conjunction with Longley (3,270 sq m) provides 973 sq m above City Deal output of 7,090 sq m
2 <ul style="list-style-type: none"> • 2-storey roof extension • Refurb 	2,618	£26.004	£3.400	£0.164	In conjunction with Longley (3,270 sq m) provides 1,202 sq m below City Deal target of 7,090 sq m. Preferred Option
3 <ul style="list-style-type: none"> • 2 x 8-storey towers • Refurb 	1,765	£28.449	£9.200	£0.444	In conjunction with Longley (3,270 sq m) provides 2,055 sq m below City Deal target of 7,090 sq m
4 <ul style="list-style-type: none"> • Refurb only 		£14.086	£6.700		NB City Deal £4.9



	Nil			£0.322	million has not been factored-in to this option, as no additional floorspace is being provided
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