



EVESHAM TOWN COUNCIL



Finance and General Purposes Committee meeting TUESDAY 30th August 2022 at 6.30 p.m. in the Council Chamber at the Town Hall

Item 6 – To discuss the 10% matchfund to part-fund major works to the Almonry

Following the submission of the Expression of Interest to the MEND Fund, the Almonry has been invited to apply for £2.6m for restoration works.

At the recent Extraordinary Town Council meeting, it was agreed that the council would meet the cost of the 10% matchfund required under the terms and conditions of the fund. The matchfund amounts to £260,000.

The committee is asked to make recommendations to Council as to how this will be funded, taking into consideration the council's existing reserves.

The following documents are attached to this report:

- Income and Expenditure Account as at 31st March 2022
This shows that the General Reserve as at 1st April 2022 was £395,178.
- Earmarked Reserves as at 31st March '22 (these are the same value as the date of this report)
- Details of repayments due for loans of: £130,000, £160,000 and £190,000

Additionally, the council's CCLA investment has a value of £122,374.60 as of 30th June 2022. There is a 90-day notice period to access these funds.

It is possible that the precept will need to be increased to fund repayments. Committee members will need to be mindful of competing financial pressures going into the next financial year, including salaries for additional members of staff, and inflation.

Recommendation:

- That the funds taken from reserves do not exceed £100,000.
- That a loan be taken out from the PWLB for the balance.
- That the repayment term is relatively long e.g. 25 years.

Details of the effect of loan repayments on the Town Council's portion of council tax will be available at the meeting.

The Committee is asked to decide:

- i. The breakdown of loan and council funds that it wishes to recommend to council to meet the matchfund for the Almonry bid
- ii. To recommend the term of the loan
- iii. To determine whether repayments will require an increase in the precept

Jo Adams
Town Clerk

Evesham Town Council

Income and Expenditure Account for Year Ended 31st March 2022

31st March 2021		31st March 2022
	Operating Income	
0	General Income	824,152
0	Administration	23,325
0	Members	200
0	Town Hall	18,904
0	Events	1,796
0	Bonfire Night	14,184
0	Environment	3,083
0	Allotments	7,643
0	Market Place	6,835
0	Cemeteries	51,198
0	Almonry	27,449
<u>0</u>	Total Income	<u>978,769</u>
	Running Costs	
0	Administration	380,018
0	Abbey Lane	17,354
0	Grants Made	196,998
0	Members	8,992
0	Town Hall	18,012
0	Events	84
0	Bonfire Night	7,278
0	Environment	110,993
0	Allotments	304
0	Roundabouts	1,471
0	Market Place	1,152
0	Cemeteries	24,099
0	Almonry	193,626
<u>0</u>	Total Expenditure	<u>960,382</u>
	General Fund Analysis	
0	Opening Balance	417,962
0	Plus : Income for Year	978,769
<u>0</u>		<u>1,396,731</u>
0	Less : Expenditure for Year	960,382
<u>0</u>		<u>436,349</u>
0	Transfers TO / FROM Reserves	41,171
<u>0</u>	Closing Balance	<u>395,178</u>

Earmarked Reserves

<u>Account</u>	<u>Opening Balance</u>	<u>Net Transfers</u>	<u>Closing Balance</u>
320 EMR - Almonry Artefacts Fund	906.00		906.00
321 EMR - New Cemetery	75,448.00		75,448.00
322 EMR - Shelters & Seats	3,314.00		3,314.00
323 EMR - New Homes Bonus	0.00	22,486.00	22,486.00
324 EMR - CIL 2021/22	0.00	15,985.26	15,985.26
326 EMR - TP Battleton Brook	0.00	1,500.00	1,500.00
327 EMR - TP Active Evesham	0.00	700.00	700.00
328 EMR - TP Anti-Litter Group	0.00	500.00	500.00
	<u>79,668.00</u>	<u>41,171.26</u>	<u>120,839.26</u>

ITEM 6
£ 130,000

Data Date: 15-Aug-2022



United Kingdom
Debt Management
Office

PWLB FIXED RATE LOANS
ESTIMATED REPAYMENT COSTS

Amount of Advance: 130,000.00

Period (years)	Annuity			EIP			
	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
1 year	-	0.00	0.00	-	0.00	0.00	0.00
Over 1 not over 1½	-	0.00	0.00	-	0.00	0.00	0.00
Over 1½ not over 2	3.10	33,769.06	135,076.24	3.10	34,515.00	503.75	135,037.50
Over 2 not over 2½	3.08	27,213.44	136,067.20	3.08	28,002.00	400.40	136,006.00
Over 2½ not over 3	3.07	22,845.48	137,072.88	3.07	23,662.17	332.58	136,984.25
Over 3 not over 3½	3.05	19,721.43	138,050.01	3.05	20,553.93	283.21	137,930.00
Over 3½ not over 4	3.03	17,377.27	139,018.16	3.03	18,219.50	246.19	138,862.75
Over 4 not over 4½	3.01	15,553.03	139,977.27	3.02	16,407.44	218.11	139,815.00
Over 4½ not over 5	3.00	14,096.44	140,964.40	3.00	14,950.00	195.00	140,725.00
Over 5 not over 5½	2.98	12,900.76	141,908.36	2.99	13,761.68	176.68	141,661.00
Over 5½ not over 6	2.97	11,907.27	142,887.24	2.97	12,763.83	160.88	142,548.25
Over 6 not over 6½	2.96	11,066.42	143,863.46	2.96	11,924.00	148.00	143,468.00
Over 6½ not over 7	2.95	10,345.51	144,837.14	2.95	11,203.21	136.96	144,381.25
Over 7 not over 7½	2.94	9,720.54	145,808.10	2.94	10,577.67	127.40	145,288.00
Over 7½ not over 8	2.93	9,173.52	146,776.32	2.94	10,036.00	119.44	146,243.50
Over 8 not over 8½	2.93	8,694.39	147,804.63	2.93	9,551.56	112.03	147,140.50
Over 8½ not over 9	2.92	8,265.04	148,770.72	2.93	9,126.72	105.81	148,092.75
Over 9 not over 9½	2.92	7,884.44	149,804.36	2.92	8,740.11	99.89	148,980.00
Over 9½ not over 10	2.92	7,542.12	150,842.40	2.92	8,398.00	94.90	149,929.00
Over 10 not over 10½	2.92	7,232.63	151,885.23	2.92	8,088.48	90.38	150,878.00
Over 10½ not over 11	2.93	6,955.21	153,014.62	2.93	7,813.59	86.57	151,901.75
Over 11 not over 11½	2.93	6,698.72	154,070.56	2.93	7,556.67	82.80	152,854.00
Over 11½ not over 12	2.94	6,467.54	155,220.96	2.93	7,321.17	79.35	153,806.25
Over 12 not over 12½	2.95	6,255.37	156,384.25	2.94	7,111.00	76.44	154,843.00
Over 12½ not over 13	2.96	6,060.01	157,560.26	2.95	6,917.50	73.75	155,886.25
Over 13 not over 13½	2.97	5,879.59	158,748.93	2.96	6,738.81	71.26	156,936.00
Over 13½ not over 14	2.98	5,712.52	159,950.56	2.97	6,573.36	68.95	157,992.25
Over 14 not over 14½	3.00	5,561.24	161,275.96	2.98	6,419.76	66.79	159,055.00
Over 14½ not over 15	3.01	5,416.93	162,507.90	2.99	6,276.83	64.78	160,124.25
Over 15 not over 15½	3.03	5,286.21	163,872.51	3.00	6,143.55	62.90	161,200.00
Over 15½ not over 16	3.05	5,164.35	165,259.20	3.02	6,025.50	61.34	162,389.50
Over 16 not over 16½	3.06	5,046.66	166,539.78	3.03	5,908.89	59.68	163,481.50
Over 16½ not over 17	3.08	4,940.20	167,966.80	3.05	5,806.03	58.31	164,693.75
Over 17 not over 17½	3.10	4,840.46	169,416.10	3.07	5,709.79	57.01	165,919.00
Over 17½ not over 18	3.12	4,746.90	170,888.40	3.08	5,613.11	55.61	167,037.00
Over 18 not over 18½	3.14	4,659.02	172,383.74	3.10	5,528.51	54.46	168,285.00
Over 18½ not over 19	3.16	4,576.38	173,902.44	3.12	5,449.05	53.37	169,546.00

Period (years)	Annuity			EIP			
	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 19 not over 19½	3.18	4,498.57	175,444.23	3.13	5,367.83	52.17	170,690.00
Over 19½ not over 20	3.21	4,429.26	177,170.40	3.15	5,297.50	51.19	171,973.75
Over 20 not over 20½	3.23	4,360.12	178,764.92	3.17	5,231.23	50.26	173,270.50
Over 20½ not over 21	3.25	4,294.85	180,383.70	3.19	5,168.74	49.37	174,580.25
Over 21 not over 21½	3.27	4,233.19	182,027.17	3.21	5,109.76	48.52	175,903.00
Over 21½ not over 22	3.29	4,174.88	183,694.72	3.23	5,054.05	47.72	177,238.75
Over 22 not over 22½	3.31	4,119.72	185,387.40	3.24	4,994.89	46.80	178,438.00
Over 22½ not over 23	3.33	4,067.51	187,105.46	3.26	4,945.09	46.07	179,796.50
Over 23 not over 23½	3.35	4,018.06	188,848.82	3.28	4,897.96	45.36	181,168.00
Over 23½ not over 24	3.37	3,971.20	190,617.60	3.30	4,853.33	44.69	182,552.50
Over 24 not over 24½	3.38	3,922.60	192,207.40	3.31	4,804.56	43.91	183,787.50
Over 24½ not over 25	3.40	3,880.46	194,023.00	3.33	4,764.50	43.29	185,194.75
Over 25 not over 25½	3.42	3,840.48	195,864.48	3.34	4,720.02	42.57	186,446.00
Over 25½ not over 26	3.43	3,798.31	197,512.12	3.36	4,684.00	42.00	187,876.00
Over 26 not over 26½	3.45	3,762.29	199,401.37	3.37	4,643.33	41.33	189,143.50
Over 26½ not over 27	3.46	3,723.83	201,086.82	3.39	4,610.91	40.81	190,596.25
Over 27 not over 27½	3.47	3,687.06	202,788.30	3.40	4,573.64	40.18	191,880.00
Over 27½ not over 28	3.49	3,656.21	204,747.76	3.42	4,544.43	39.70	193,355.50
Over 28 not over 28½	3.50	3,622.59	206,487.63	3.43	4,510.20	39.11	194,655.50
Over 28½ not over 29	3.51	3,590.41	208,243.78	3.44	4,477.38	38.55	195,962.00
Over 29 not over 29½	3.52	3,559.61	210,016.99	3.45	4,445.89	38.01	197,275.00
Over 29½ not over 30	3.53	3,530.11	211,806.60	3.46	4,415.67	37.48	198,594.50
Over 30 not over 30½	3.53	3,497.45	213,344.45	3.47	4,386.65	36.98	199,920.50
Over 30½ not over 31	3.54	3,470.36	215,162.32	3.48	4,358.77	36.48	201,253.00
Over 31 not over 31½	3.55	3,444.41	216,997.83	3.49	4,331.99	36.01	202,592.00
Over 31½ not over 32	3.55	3,415.06	218,563.84	3.50	4,306.25	35.55	203,937.50
Over 32 not over 32½	3.56	3,391.19	220,427.35	3.51	4,281.50	35.10	205,289.50
Over 32½ not over 33	3.56	3,363.81	222,011.46	3.52	4,257.70	34.67	206,648.00
Over 33 not over 33½	3.57	3,341.85	223,903.95	3.52	4,228.30	34.15	207,792.00
Over 33½ not over 34	3.57	3,316.25	225,505.00	3.53	4,206.26	33.74	209,160.25
Over 34 not over 34½	3.57	3,291.48	227,112.12	3.54	4,185.06	33.35	210,535.00
Over 34½ not over 35	3.57	3,267.50	228,725.00	3.54	4,158.14	32.87	211,685.50
Over 35 not over 35½	3.57	3,244.28	230,343.88	3.55	4,138.49	32.50	213,070.00
Over 35½ not over 36	3.58	3,226.39	232,300.08	3.55	4,113.06	32.05	214,223.75
Over 36 not over 36½	3.58	3,204.61	233,936.53	3.55	4,088.32	31.61	215,377.50
Over 36½ not over 37	3.58	3,183.50	235,579.00	3.56	4,070.76	31.27	216,775.00
Over 37 not over 37½	3.58	3,163.02	237,226.50	3.56	4,047.33	30.85	217,932.00
Over 37½ not over 38	3.58	3,143.17	238,880.92	3.56	4,024.53	30.45	219,089.00
Over 38 not over 38½	3.57	3,119.22	240,179.94	3.57	4,008.81	30.14	220,499.50
Over 38½ not over 39	3.57	3,100.51	241,839.78	3.57	3,987.17	29.75	221,659.75
Over 39 not over 39½	3.57	3,082.34	243,504.86	3.57	3,966.07	29.37	222,820.00
Over 39½ not over 40	3.57	3,064.69	245,175.20	3.57	3,945.50	29.01	223,980.25
Over 40 not over 40½	3.57	3,047.55	246,851.55	3.57	3,925.44	28.65	225,140.50
Over 40½ not over 41	3.56	3,026.15	248,144.30	3.57	3,905.87	28.30	226,300.75
Over 41 not over 41½	3.56	3,009.95	249,825.85	3.58	3,893.27	28.04	227,734.00

Period (years)	Annuity			EIP			
	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 41½ not over 42	3.56	2,994.20	251,512.80	3.58	3,874.62	27.70	228,897.50
Over 42 not over 42½	3.56	2,978.88	253,204.80	3.58	3,856.41	27.38	230,061.00
Over 42½ not over 43	3.55	2,959.18	254,489.48	3.58	3,838.63	27.06	231,224.50
Over 43 not over 43½	3.55	2,944.68	256,187.16	3.58	3,821.25	26.75	232,388.00
Over 43½ not over 44	3.54	2,925.73	257,464.24	3.58	3,804.27	26.44	233,551.50
Over 44 not over 44½	3.54	2,911.98	259,166.22	3.57	3,781.17	26.07	234,422.50
Over 44½ not over 45	3.54	2,898.60	260,874.00	3.57	3,764.94	25.78	235,582.75
Over 45 not over 45½	3.53	2,880.69	262,142.79	3.57	3,749.07	25.50	236,743.00
Over 45½ not over 46	3.53	2,867.98	263,854.16	3.57	3,733.54	25.22	237,903.25
Over 46 not over 46½	3.52	2,850.71	265,116.03	3.57	3,718.35	24.95	239,063.50
Over 46½ not over 47	3.52	2,838.63	266,831.22	3.57	3,703.48	24.69	240,223.75
Over 47 not over 47½	3.51	2,821.94	268,084.30	3.57	3,688.92	24.43	241,384.00
Over 47½ not over 48	3.51	2,810.46	269,804.16	3.56	3,668.17	24.10	242,229.00
Over 48 not over 48½	3.51	2,799.27	271,529.19	3.56	3,654.21	23.86	243,386.00
Over 48½ not over 49	3.50	2,783.40	272,773.20	3.56	3,640.53	23.61	244,543.00
Over 49 not over 49½	3.50	2,772.74	274,501.26	3.56	3,627.13	23.37	245,700.00
Over 49½ not over 50	3.49	2,757.36	275,736.00	3.55	3,607.50	23.08	246,528.75

Note: 1. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current rate applying to the premature repayment of a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current rate applying to the premature repayment, a discount will be allowed.

ITEM 6
£ 160,000

Data Date: 22-Aug-2022



United Kingdom
Debt Management
Office

PWLB FIXED RATE LOANS
ESTIMATED REPAYMENT COSTS

Amount of Advance: 160,000.00

Period (years)	Annuity			EIP			
	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
1 year	-	0.00	0.00	-	0.00	0.00	0.00
Over 1 not over 1½	-	0.00	0.00	-	0.00	0.00	0.00
Over 1½ not over 2	3.51	41,770.27	167,081.08	3.51	42,808.00	702.00	167,020.00
Over 2 not over 2½	3.50	33,699.43	168,497.15	3.51	34,808.00	561.60	168,424.00
Over 2½ not over 3	3.49	28,318.81	169,912.86	3.50	29,466.67	466.67	169,800.00
Over 3 not over 3½	3.48	24,475.44	171,328.08	3.48	25,641.14	397.71	171,136.00
Over 3½ not over 4	3.47	21,592.83	172,742.64	3.47	22,776.00	347.00	172,492.00
Over 4 not over 4½	3.45	19,346.06	174,114.54	3.45	20,537.78	306.67	173,800.00
Over 4½ not over 5	3.44	17,552.30	175,523.00	3.44	18,752.00	275.20	175,136.00
Over 5 not over 5½	3.42	16,079.97	176,879.67	3.42	17,281.45	248.73	176,416.00
Over 5½ not over 6	3.41	14,856.77	178,281.24	3.41	16,061.33	227.33	177,732.00
Over 6 not over 6½	3.39	13,817.05	179,621.65	3.40	15,027.69	209.23	179,040.00
Over 6½ not over 7	3.38	12,929.69	181,015.66	3.38	14,132.57	193.14	180,280.00
Over 7 not over 7½	3.37	12,160.54	182,408.10	3.37	13,362.67	179.73	181,568.00
Over 7½ not over 8	3.36	11,487.41	183,798.56	3.36	12,688.00	168.00	182,848.00
Over 8 not over 8½	3.35	10,893.35	185,186.95	3.35	12,091.76	157.65	184,120.00
Over 8½ not over 9	3.34	10,365.19	186,573.42	3.34	11,560.89	148.44	185,384.00
Over 9 not over 9½	3.34	9,897.13	188,045.47	3.34	11,093.05	140.63	186,720.00
Over 9½ not over 10	3.33	9,471.60	189,432.00	3.33	10,664.00	133.20	187,972.00
Over 10 not over 10½	3.33	9,091.13	190,913.73	3.33	10,283.05	126.86	189,304.00
Over 10½ not over 11	3.33	8,745.58	192,402.76	3.33	9,936.73	121.09	190,636.00
Over 11 not over 11½	3.33	8,430.39	193,898.97	3.33	9,620.52	115.83	191,968.00
Over 11½ not over 12	3.34	8,146.46	195,515.04	3.33	9,330.67	111.00	193,300.00
Over 12 not over 12½	3.34	7,881.23	197,030.75	3.34	9,072.00	106.88	194,736.00
Over 12½ not over 13	3.35	7,641.40	198,676.40	3.34	8,825.85	102.77	196,072.00
Over 13 not over 13½	3.36	7,419.99	200,339.73	3.35	8,605.93	99.26	197,520.00
Over 13½ not over 14	3.37	7,215.03	202,020.84	3.36	8,402.29	96.00	198,976.00
Over 14 not over 14½	3.38	7,024.82	203,719.78	3.37	8,213.24	92.97	200,440.00
Over 14½ not over 15	3.40	6,852.68	205,580.40	3.38	8,037.33	90.13	201,912.00
Over 15 not over 15½	3.41	6,687.77	207,320.87	3.39	7,873.29	87.48	203,392.00
Over 15½ not over 16	3.43	6,538.57	209,234.24	3.40	7,720.00	85.00	204,880.00
Over 16 not over 16½	3.44	6,394.45	211,016.85	3.41	7,576.48	82.67	206,376.00
Over 16½ not over 17	3.46	6,264.23	212,983.82	3.43	7,449.88	80.71	208,020.00
Over 17 not over 17½	3.48	6,142.31	214,980.85	3.44	7,323.43	78.63	209,536.00
Over 17½ not over 18	3.50	6,028.01	217,008.36	3.46	7,212.44	76.89	211,208.00
Over 18 not over 18½	3.52	5,920.71	219,066.27	3.47	7,100.32	75.03	212,744.00
Over 18½ not over 19	3.54	5,819.87	221,155.06	3.49	7,002.53	73.47	214,444.00

Period (years)	Annuity			EIP			
	Rate	½ Yearly	Total	Rate	Initial ½ Yearly	Reduces by	Total
	%	Cost (£)	Cost (£)	%	Costs (£)	each ½ year (£)	Cost (£)
Over 19 not over 19½	3.55	5,720.00	223,080.00	3.50	6,902.56	71.79	216,000.00
Over 19½ not over 20	3.57	5,630.64	225,225.60	3.52	6,816.00	70.40	217,728.00
Over 20 not over 20½	3.59	5,546.41	227,402.81	3.54	6,734.44	69.07	219,472.00
Over 20½ not over 21	3.61	5,466.95	229,611.90	3.55	6,649.52	67.62	221,060.00
Over 21 not over 21½	3.63	5,391.93	231,852.99	3.57	6,576.93	66.42	222,832.00
Over 21½ not over 22	3.65	5,321.07	234,127.08	3.58	6,500.36	65.09	224,440.00
Over 22 not over 22½	3.67	5,254.08	236,433.60	3.60	6,435.56	64.00	226,240.00
Over 22½ not over 23	3.69	5,190.73	238,773.58	3.62	6,374.26	62.96	228,056.00
Over 23 not over 23½	3.70	5,125.58	240,902.26	3.63	6,308.26	61.79	229,696.00
Over 23½ not over 24	3.72	5,068.81	243,302.88	3.65	6,253.33	60.83	231,540.00
Over 24 not over 24½	3.73	5,009.79	245,479.71	3.66	6,193.31	59.76	233,200.00
Over 24½ not over 25	3.75	4,958.84	247,942.00	3.68	6,144.00	58.88	235,072.00
Over 25 not over 25½	3.76	4,905.26	250,168.26	3.69	6,089.25	57.88	236,752.00
Over 25½ not over 26	3.78	4,859.47	252,692.44	3.70	6,036.92	56.92	238,440.00
Over 26 not over 26½	3.79	4,810.72	254,968.16	3.72	5,994.87	56.15	240,352.00
Over 26½ not over 27	3.80	4,764.18	257,265.72	3.73	5,946.96	55.26	242,060.00
Over 27 not over 27½	3.81	4,719.72	259,584.60	3.74	5,901.09	54.40	243,776.00
Over 27½ not over 28	3.82	4,677.25	261,926.00	3.75	5,857.14	53.57	245,500.00
Over 28 not over 28½	3.83	4,636.65	264,289.05	3.77	5,823.02	52.91	247,464.00
Over 28½ not over 29	3.84	4,597.83	266,674.14	3.78	5,782.62	52.14	249,208.00
Over 29 not over 29½	3.85	4,560.71	269,081.89	3.79	5,743.86	51.39	250,960.00
Over 29½ not over 30	3.86	4,525.20	271,512.00	3.80	5,706.67	50.67	252,720.00
Over 30 not over 30½	3.86	4,485.67	273,625.87	3.80	5,662.95	49.84	254,240.00
Over 30½ not over 31	3.87	4,453.12	276,093.44	3.81	5,628.65	49.16	256,012.00
Over 31 not over 31½	3.87	4,416.37	278,231.31	3.82	5,595.68	48.51	257,792.00
Over 31½ not over 32	3.88	4,386.52	280,737.28	3.83	5,564.00	47.88	259,580.00
Over 32 not over 32½	3.88	4,352.30	282,899.50	3.84	5,533.54	47.26	261,376.00
Over 32½ not over 33	3.88	4,319.24	285,069.84	3.84	5,496.24	46.55	262,912.00
Over 33 not over 33½	3.89	4,292.98	287,629.66	3.85	5,468.06	45.97	264,720.00
Over 33½ not over 34	3.89	4,262.12	289,824.16	3.85	5,432.94	45.29	266,260.00
Over 34 not over 34½	3.89	4,232.28	292,027.32	3.86	5,406.84	44.75	268,080.00
Over 34½ not over 35	3.89	4,203.41	294,238.70	3.86	5,373.71	44.11	269,624.00
Over 35 not over 35½	3.89	4,175.47	296,458.37	3.87	5,349.52	43.61	271,456.00
Over 35½ not over 36	3.89	4,148.42	298,686.24	3.87	5,318.22	43.00	273,004.00
Over 36 not over 36½	3.89	4,122.23	300,922.79	3.87	5,287.78	42.41	274,552.00
Over 36½ not over 37	3.89	4,096.85	303,166.90	3.88	5,266.16	41.95	276,400.00
Over 37 not over 37½	3.89	4,072.27	305,420.25	3.88	5,237.33	41.39	277,952.00
Over 37½ not over 38	3.88	4,042.57	307,235.32	3.88	5,209.26	40.84	279,504.00
Over 38 not over 38½	3.88	4,019.44	309,496.88	3.88	5,181.92	40.31	281,056.00
Over 38½ not over 39	3.88	3,997.00	311,766.00	3.89	5,163.28	39.90	282,924.00
Over 39 not over 39½	3.88	3,975.24	314,043.96	3.89	5,137.32	39.39	284,480.00
Over 39½ not over 40	3.87	3,948.18	315,854.40	3.89	5,112.00	38.90	286,036.00
Over 40 not over 40½	3.87	3,927.66	318,140.46	3.89	5,087.31	38.42	287,592.00
Over 40½ not over 41	3.87	3,907.73	320,433.86	3.89	5,063.22	37.95	289,148.00
Over 41 not over 41½	3.86	3,882.38	322,237.54	3.89	5,039.71	37.49	290,704.00

Period (years)	Annuity			EIP			
	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 41½ not over 42	3.86	3,863.56	324,539.04	3.89	5,016.76	37.05	292,260.00
Over 42 not over 42½	3.85	3,839.25	326,336.25	3.89	4,994.35	36.61	293,816.00
Over 42½ not over 43	3.85	3,821.46	328,645.56	3.89	4,972.47	36.19	295,372.00
Over 43 not over 43½	3.84	3,798.10	330,434.70	3.89	4,951.08	35.77	296,928.00
Over 43½ not over 44	3.84	3,781.27	332,751.76	3.89	4,930.18	35.36	298,484.00
Over 44 not over 44½	3.83	3,758.80	334,533.20	3.88	4,901.75	34.88	299,680.00
Over 44½ not over 45	3.83	3,742.85	336,856.50	3.88	4,881.78	34.49	301,232.00
Over 45 not over 45½	3.82	3,721.20	338,629.20	3.88	4,862.24	34.11	302,784.00
Over 45½ not over 46	3.82	3,706.08	340,959.36	3.88	4,843.13	33.74	304,336.00
Over 46 not over 46½	3.81	3,685.21	342,724.53	3.88	4,824.43	33.38	305,888.00
Over 46½ not over 47	3.81	3,670.86	345,060.84	3.88	4,806.13	33.02	307,440.00
Over 47 not over 47½	3.80	3,650.70	346,816.50	3.87	4,780.21	32.59	308,608.00
Over 47½ not over 48	3.80	3,637.08	349,159.68	3.87	4,762.67	32.25	310,156.00
Over 48 not over 48½	3.79	3,617.59	350,906.23	3.87	4,745.48	31.92	311,704.00
Over 48½ not over 49	3.79	3,604.64	353,254.72	3.86	4,720.65	31.51	312,856.00
Over 49 not over 49½	3.78	3,585.77	354,991.23	3.86	4,704.16	31.19	314,400.00
Over 49½ not over 50	3.77	3,567.19	356,719.00	3.86	4,688.00	30.88	315,944.00

Note: 1. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current rate applying to the premature repayment of a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current rate applying to the premature repayment, a discount will be allowed.



**PWLB FIXED RATE LOANS
ESTIMATED REPAYMENT COSTS**

ITEM 6
£ 190,000

Data Date: 23-Aug-2022

Amount of Advance: 190,000.00

Period (years)	Annuity			EIP			
	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
1 year	-	0.00	0.00	-	0.00	0.00	0.00
Over 1 not over 1½	-	0.00	0.00	-	0.00	0.00	0.00
Over 1½ not over 2	3.58	49,644.48	198,577.92	3.58	50,901.00	850.25	198,502.50
Over 2 not over 2½	3.59	40,070.57	200,352.85	3.59	41,410.50	682.10	200,231.50
Over 2½ not over 3	3.59	33,685.61	202,113.66	3.59	35,077.17	568.42	201,936.75
Over 3 not over 3½	3.58	29,120.76	203,845.32	3.58	30,543.86	485.86	203,604.00
Over 3½ not over 4	3.58	25,702.65	205,621.20	3.58	27,151.00	425.13	205,304.50
Over 4 not over 4½	3.58	23,045.23	207,407.07	3.58	24,512.11	377.89	207,005.00
Over 4½ not over 5	3.57	20,914.80	209,148.00	3.57	22,391.50	339.15	208,653.25
Over 5 not over 5½	3.56	19,171.67	210,888.37	3.56	20,654.73	307.45	210,292.00
Over 5½ not over 6	3.55	17,718.98	212,627.76	3.55	19,205.83	281.04	211,921.25
Over 6 not over 6½	3.54	16,489.72	214,366.36	3.54	17,978.38	258.69	213,541.00
Over 6½ not over 7	3.53	15,435.98	216,103.72	3.53	16,924.93	239.54	215,151.25
Over 7 not over 7½	3.52	14,522.65	217,839.75	3.52	16,010.67	222.93	216,752.00
Over 7½ not over 8	3.51	13,723.40	219,574.40	3.51	15,209.50	208.41	218,343.25
Over 8 not over 8½	3.50	13,018.08	221,307.36	3.50	14,501.47	195.59	219,925.00
Over 8½ not over 9	3.49	12,391.03	223,038.54	3.49	13,871.06	184.19	221,497.25
Over 9 not over 9½	3.48	11,829.89	224,767.91	3.48	13,306.00	174.00	223,060.00
Over 9½ not over 10	3.47	11,324.75	226,495.00	3.48	12,806.00	165.30	224,713.00
Over 10 not over 10½	3.47	10,873.15	228,336.15	3.47	12,344.12	156.98	226,261.50
Over 10½ not over 11	3.46	10,457.47	230,064.34	3.47	11,932.86	149.84	227,909.75
Over 11 not over 11½	3.46	10,083.40	231,918.20	3.46	11,547.87	142.91	229,444.00
Over 11½ not over 12	3.46	9,740.89	233,781.36	3.46	11,203.67	136.96	231,087.50
Over 12 not over 12½	3.46	9,426.15	235,653.75	3.46	10,887.00	131.48	232,731.00
Over 12½ not over 13	3.47	9,141.61	237,681.86	3.46	10,594.69	126.42	234,374.50
Over 13 not over 13½	3.47	8,873.29	239,578.83	3.47	10,333.54	122.09	236,151.00
Over 13½ not over 14	3.48	8,630.13	241,643.64	3.47	10,082.21	117.73	237,799.25
Over 14 not over 14½	3.49	8,404.51	243,730.79	3.48	9,857.72	114.00	239,590.00
Over 14½ not over 15	3.50	8,194.65	245,839.50	3.48	9,639.33	110.20	241,243.00
Over 15 not over 15½	3.51	7,999.05	247,970.55	3.49	9,444.53	106.95	243,048.00
Over 15½ not over 16	3.53	7,822.15	250,308.80	3.50	9,262.50	103.91	244,862.50
Over 16 not over 16½	3.54	7,651.24	252,490.92	3.51	9,092.08	101.05	246,686.50
Over 16½ not over 17	3.56	7,496.88	254,893.92	3.52	8,932.24	98.35	248,520.00
Over 17 not over 17½	3.57	7,346.53	257,128.55	3.54	8,791.57	96.09	250,534.00
Over 17½ not over 18	3.59	7,211.05	259,597.80	3.55	8,650.28	93.68	252,391.25
Over 18 not over 18½	3.61	7,083.89	262,103.93	3.56	8,517.14	91.41	254,258.00
Over 18½ not over 19	3.63	6,964.40	264,647.20	3.58	8,401.00	89.50	256,319.50

Period (years)	Annuity			EIP			
	Rate	½ Yearly	Total	Rate	Initial ½ Yearly	Reduces by	Total
	%	Cost (£)	Cost (£)	%	Costs (£)	each ½ year (£)	Cost (£)
Over 19 not over 19½	3.64	6,846.04	266,995.56	3.59	8,282.29	87.45	258,210.00
Over 19½ not over 20	3.66	6,740.19	269,607.60	3.61	8,179.50	85.74	260,304.75
Over 20 not over 20½	3.68	6,640.43	272,257.63	3.62	8,073.15	83.88	262,219.00
Over 20½ not over 21	3.70	6,546.35	274,946.70	3.64	7,981.81	82.33	264,347.00
Over 21 not over 21½	3.72	6,457.54	277,674.22	3.66	7,895.60	80.86	266,494.00
Over 21½ not over 22	3.74	6,373.67	280,441.48	3.67	7,804.68	79.24	268,446.25
Over 22 not over 22½	3.76	6,294.40	283,248.00	3.69	7,727.72	77.90	270,626.50
Over 22½ not over 23	3.78	6,219.45	286,094.70	3.70	7,645.43	76.41	272,602.50
Over 23 not over 23½	3.79	6,142.35	288,690.45	3.72	7,576.55	75.19	274,816.00
Over 23½ not over 24	3.81	6,075.22	291,610.56	3.73	7,501.83	73.82	276,815.75
Over 24 not over 24½	3.82	6,005.39	294,264.11	3.75	7,440.05	72.70	279,062.50
Over 24½ not over 25	3.84	5,945.17	297,258.50	3.76	7,372.00	71.44	281,086.00
Over 25 not over 25½	3.85	5,881.80	299,971.80	3.78	7,316.49	70.41	283,366.00
Over 25½ not over 26	3.87	5,827.73	303,041.96	3.79	7,254.35	69.24	285,413.25
Over 26 not over 26½	3.88	5,770.10	305,815.30	3.81	7,204.41	68.29	287,726.50
Over 26½ not over 27	3.89	5,715.09	308,614.86	3.82	7,147.52	67.20	289,797.50
Over 27 not over 27½	3.91	5,669.01	311,795.55	3.83	7,093.05	66.15	291,878.00
Over 27½ not over 28	3.92	5,618.87	314,656.72	3.84	7,040.86	65.14	293,968.00
Over 28 not over 28½	3.93	5,570.95	317,544.15	3.85	6,990.83	64.17	296,067.50
Over 28½ not over 29	3.93	5,518.61	320,079.38	3.86	6,942.86	63.22	298,176.50
Over 29 not over 29½	3.94	5,474.79	323,012.61	3.88	6,906.34	62.47	300,580.00
Over 29½ not over 30	3.95	5,432.88	325,972.80	3.89	6,862.17	61.59	302,712.75
Over 30 not over 30½	3.96	5,392.79	328,960.19	3.90	6,819.75	60.74	304,855.00
Over 30½ not over 31	3.96	5,347.78	331,562.36	3.90	6,769.52	59.76	306,707.50
Over 31 not over 31½	3.97	5,311.05	334,596.15	3.91	6,730.37	58.96	308,864.00
Over 31½ not over 32	3.97	5,269.18	337,227.52	3.92	6,692.75	58.19	311,030.00
Over 32 not over 32½	3.98	5,235.50	340,307.50	3.93	6,656.58	57.44	313,205.50
Over 32½ not over 33	3.98	5,196.50	342,969.00	3.93	6,612.29	56.57	315,072.25
Over 33 not over 33½	3.98	5,158.82	345,640.94	3.94	6,578.82	55.87	317,262.00
Over 33½ not over 34	3.98	5,122.40	348,323.20	3.95	6,546.62	55.18	319,461.25
Over 34 not over 34½	3.98	5,087.18	351,015.42	3.95	6,506.12	54.38	321,337.50
Over 34½ not over 35	3.98	5,053.12	353,718.40	3.96	6,476.29	53.74	323,551.00
Over 35 not over 35½	3.98	5,020.16	356,431.36	3.96	6,438.06	52.99	325,432.00
Over 35½ not over 36	3.98	4,988.27	359,155.44	3.97	6,410.39	52.38	327,659.75
Over 36 not over 36½	3.98	4,957.38	361,888.74	3.97	6,374.24	51.66	329,545.50
Over 36½ not over 37	3.98	4,927.47	364,632.78	3.97	6,339.07	50.97	331,431.25
Over 37 not over 37½	3.98	4,898.49	367,386.75	3.98	6,314.33	50.41	333,678.00
Over 37½ not over 38	3.98	4,870.40	370,150.40	3.98	6,281.00	49.75	335,568.50
Over 38 not over 38½	3.98	4,843.17	372,924.09	3.98	6,248.53	49.10	337,459.00
Over 38½ not over 39	3.98	4,816.77	375,708.06	3.98	6,216.90	48.47	339,349.50
Over 39 not over 39½	3.97	4,784.08	377,942.32	3.98	6,186.06	47.86	341,240.00
Over 39½ not over 40	3.97	4,759.21	380,736.80	3.98	6,156.00	47.26	343,130.50
Over 40 not over 40½	3.97	4,735.08	383,541.48	3.98	6,126.68	46.68	345,021.00
Over 40½ not over 41	3.96	4,704.50	385,769.00	3.98	6,098.07	46.11	346,911.50
Over 41 not over 41½	3.96	4,681.73	388,583.59	3.98	6,070.16	45.55	348,802.00

Period (years)	Annuity			EIP			
	Rate	½ Yearly	Total	Rate	Initial ½ Yearly	Reduces by	Total
	%	Cost (£)	Cost (£)	%	Costs (£)	each ½ year (£)	Cost (£)
Over 41½ not over 42	3.95	4,652.43	390,804.12	3.98	6,042.90	45.01	350,692.50
Over 42 not over 42½	3.95	4,630.92	393,628.20	3.98	6,016.29	44.48	352,583.00
Over 42½ not over 43	3.94	4,602.79	395,839.94	3.98	5,990.30	43.97	354,473.50
Over 43 not over 43½	3.94	4,582.46	398,674.02	3.98	5,964.91	43.46	356,364.00
Over 43½ not over 44	3.93	4,555.42	400,876.96	3.98	5,940.09	42.97	358,254.50
Over 44 not over 44½	3.93	4,536.18	403,720.02	3.98	5,915.83	42.48	360,145.00
Over 44½ not over 45	3.92	4,510.15	405,913.50	3.98	5,892.11	42.01	362,035.50
Over 45 not over 45½	3.92	4,491.92	408,764.72	3.98	5,868.91	41.55	363,926.00
Over 45½ not over 46	3.91	4,466.84	410,949.28	3.98	5,846.22	41.10	365,816.50
Over 46 not over 46½	3.91	4,449.56	413,809.08	3.97	5,814.51	40.55	367,260.50
Over 46½ not over 47	3.90	4,425.36	415,983.84	3.97	5,792.78	40.12	369,146.25
Over 47 not over 47½	3.90	4,408.96	418,851.20	3.97	5,771.50	39.70	371,032.00
Over 47½ not over 48	3.89	4,385.58	421,015.68	3.97	5,750.67	39.29	372,917.75
Over 48 not over 48½	3.89	4,370.01	423,890.97	3.96	5,720.76	38.78	374,338.00
Over 48½ not over 49	3.88	4,347.39	426,044.22	3.96	5,700.78	38.39	376,219.00
Over 49 not over 49½	3.87	4,325.12	428,186.88	3.96	5,681.19	38.00	378,100.00
Over 49½ not over 50	3.87	4,310.68	431,068.00	3.96	5,662.00	37.62	379,981.00

Note: 1. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current rate applying to the premature repayment of a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current rate applying to the premature repayment, a discount will be allowed.