

Lancaster City Council  
Commercial Properties Financial Performance Quarter 2

Property Name	Occupation by Floor Area				Summary of Lease (e.g. full repair, internal repair, etc.)	Financial Position 2018/19					Notes
	Total	Let	Vacant	Percentage Let		Annual Budget	Income to date	Expenditure to date	Current Balance		
	(m2)	(m2)	(m2)	(%)		(£)	(£)	(£)	(£)	(£ / m2)	
<b>Multi-Occupancy Buildings</b>											
CityLab, 4-6 Dalton Square	1,179	1026	153	87%	Internal	-85,500.00	-151,007.00	57,483.00	-93,524.00	-79.32	
The Storey	1653	1611	42	97%	Internal	-4,500.00	-211,160.00	217,089.00	5,929.00	3.59	2 rooms currently vacant - financial information includes Printroom Café
Ryelands House	258	258	0	100%	Internal	-1,700.00	-29,568.00	30,269.00	701.00	2.72	Most of expenditure to be recovered in service charge (in arrears)
26 St. Georges Quay	1,492	1,492	0	100%	Internal	-32,100.00	-20,650.00	6,446.00	-14,204.00	-9.52	Most of expenditure to be recovered in service charge (in arrears)
Old Mans Rest, Ryelands House	230	154	76	67%	Internal	-7,700.00	-13,100.00	2,960.00	-10,140.00	-44.09	Most of expenditure to be recovered in service charge (in arrears)
<b>Single Occupancy Buildings</b>									Sub-Total	-126.63	
Moor Lane Mills	3,112	3,112	0	100%	Full	-281,200.00	-141,875.00	24,081.00	-117,794.00	-37.85	Expenditure to be recovered in service charge
5 Cheapside	243	243	0	100%	Full	-36,700.00	-15,000.00	687.00	-14,313.00	-58.90	Expenditure to be recovered in service charge
7 Cheapside	259	259	0	100%	Full	-44,900.00	-22,500.00	871.00	-21,629.00	-83.51	Expenditure to be recovered in service charge
9 Cheapside	111	111	0	100%	Full	-48,900.00	-24,425.00	441.00	-23,984.00	-216.07	Expenditure to be recovered in service charge
1 King Street	77	77	0	100%	Internal	-9,300.00	-5,148.00	165.00	-4,983.00	-64.71	Most of expenditure to be recovered in service charge (in arrears)
3 King Street	55	55	0	100%	Internal	-9,400.00	-5,111.00	132.00	-4,979.00	-90.53	Most of expenditure to be recovered in service charge (in arrears)
5 King Street	21	21	0	100%	Internal	-5,000.00	-2,556.00	214.00	-2,342.00	-111.52	Most of expenditure to be recovered in service charge (in arrears)
5A King Street	64	64	0	100%	Internal	2,100.00	-2,027.00	1,221.00	-806.00	-12.59	Most of expenditure to be recovered in service charge (in arrears)
5B King Street	24	24	0	100%	Internal	-6,700.00	-3,496.00	73.00	-3,423.00	-142.63	Most of expenditure to be recovered in service charge (in arrears)
9B King Street & The Covered Yard	109	109	0	100%	Internal	-11,500.00	-7,687.00	840.00	-6,847.00	-62.82	Most of expenditure to be recovered in service charge (in arrears)
87 King Street	212	212	0	100%	Internal	-9,800.00	-1,600.00	646.00	-954.00	-4.50	Expenditure to be recovered in service charge
Alfred Street Workshop 7	44	44	0	100%	Full						
Alfred Street Workshop 8	44	44	0	100%	Internal	-7,400.00	-7,100.00	3,332.00	-3,768.00	-85.64	Most of expenditure is for empty rates on Units 1-3
Alfred Street Workshop 9	44	44	0	100%	Full						
56-58 Euston Road	253	253	0	100%	Full						
60 Euston Road	74	74	0	100%	Full	-29,500.00	-19,400.00	3,073.00	-16,327.00	-64.53	Most of expenditure to be recovered in service charge (in arrears)
67-71 Market Street	308	308	0	100%	Internal	-26,200.00	-24,627.00	764.00	-23,863.00	-77.48	Refund on rent due (£4,600)
26 Castle Park	258	258	0	100%	Internal	-7,300.00	-11,500.00	450.00	-11,050.00	-42.83	Expenditure to be recovered in service charge
<b>Service Related Lettings</b>									Sub-Total	-1,156.11	
Assembly Rooms, King St. - Ludus Dance	245	245	0	100%	Internal (Rent Grant)	-8,600.00	0.00	514.00	514.00	2.10	Internal journal transfer for rent due in Qtr 4
Lancaster Bus Station - Kiosk	24	24	0	100%	Internal						Service recharge reconciled in Qtr 4
Lancaster Bus Station - Stagecoach	180	180	0	100%	Internal	1,400.00	-63,057.00	111,657.00	48,600.00	2,025.00	
Lancaster Bus Station - Police Contact Centre	70	0	70	0%	Internal						
Dukes Playhouse	1,198	1,198	0	100%	Internal (Rent Grant)	-10,800.00	-5,806.00	5,276.00	-530.00	-0.44	Internal journal transfer for rent due in Qtr 4
Moor Lane Methodist Church	267	267	0	100%	Full (Rent Grant)	-8,000.00	-4,000.00	381.00	-3,619.00	-13.55	Expenditure to be recovered in service charge
4 Queen Street (Registrars)	319	319	0	100%	Internal	2,500.00	0.00	801.00	801.00	2.51	Historic agreement with County expected to end during 2019
<b>Pending CCN Development</b>									Sub-Total	2,015.61	
Lodge Street Musicians Co-op	660	660	0	100%	Caretaking agreement	700.00	-100.00	1,013.00	913.00	1.38	
Edward Street Dance Studio	159	0	159	0%	Vacant	3,900.00	0.00	1,107.00	1,107.00	6.96	
									Sub-Total	8.35	
<b>Total</b>	<b>13,246</b>	<b>12,746</b>	<b>500</b>			<b>Total -682,100.00</b>	<b>-792,500.00</b>	<b>471,986.00</b>	<b>-320,514.00</b>	<b>741.22</b>	
<b>Total By Percentage</b>	<b>100%</b>	<b>96%</b>	<b>4%</b>			<b>Mean Average -21,315.63</b>	<b>-24,765.63</b>	<b>14,749.56</b>	<b>-10,016.06</b>	<b>23.16</b>	