

Appendix B: Social value against market rent value

Generation Playclub	Estimated Social Value.) ¹	Estimated Repairs	Market Rent ²	Net value over term of lease ³
Friendly Gardens per annum	£65,534.00	£3,731.00	£11,000.00	£58,265.00
Cost over Lease period (x3)	£196,602.00	£11,193.00	£33,000.00	£174,795.00
Telegraph Hill per annum	£59,466.00	£563.00	£20,000.00	£40,029.00
Cost over Lease period (x3)	£178,398.00	£1,689.00	£60,000.00	£120,087.00
Deptford Park per annum	£59,304.00	£1,293.00	£11,000.00	£49,597.00
Cost over Lease period (x2)	£118,608.00	£2,586.00	£22,000.00	£99,194.00
Grove Park per annum	£68,246.00	£2,428.00	£7,000.00	£63,674.00
Cost over Lease period (x3)	£204,738.00	£7,284.00	£21,000.00	£191,022.00
Forster Park per annum	£57,442.00	£10,000.00	£9,000.00	£58,442.00
Cost over Lease period (x2)	£114,884.00	£10,000.00	£18,000.00	£106,884.00
Bellingham Green per annum	£80,627.00	£400.00	£13,000.00	£68,027.00
Cost over Lease period (x3)	£241,881.00	£1,200.00	£39,000.00	£204,081.00

1 This is based on LBL staffing costs

2 As assessed by LBL Head of Corporate Asset Services

3 Estimated social value plus estimated repairs less market rent

Net Value:	Per annum	Over term of lease
Friendly Gardens	£58,265.00	£174,795.00
Telegraph Hill	£40,029.00	£120,087.00
Deptford Park	£49,597.00	£99,194.00
Grove Park	£63,674.00	£191,022.00
Forster Park	£58,442.00	£106,884.00
Bellingham Green	£68,027.00	£204,081.00
TOTAL	£338,034.00	£896,063.00