

## Housing Development - Financial Analysis

Status	Scheme	Scheme Cost	Financing			NPV (60 years)	Scheme deficit to be subsidised from business plan (up to the point the scheme contributes to BP)	Net revenue impact to business plan (30 years)**	Net revenue impact over life of asset (60 years)**	Revenue neutral from
			1-4-1 Receipts	Sales Receipts (Year 1)	Borrowing					
Contract signed	<a href="#">Ockford Ridge - Site C</a>	8,115,890	1,298,542	600,000	6,217,348	369,099	1,921,500	196,095	-20,751,263	Year 17
Pre contract agreement	<a href="#">Aarons Hill</a>	1,054,959	421,984	-	632,975	252,122	144,067	-119,926	-2,632,122	Year 15
Pre contract agreement	<a href="#">Hartsgrove</a>	1,742,073	418,098	126,250	1,197,726	382,062	666,420	600,669	-1,995,218	Year 24
Pre contract agreement	<a href="#">Pathfield</a>	3,390,913	863,141	212,500	2,315,271	937,626	1,245,744	1,109,928	-3,934,590	Year 24
Pre contract agreement	<a href="#">Queens Mead</a>	2,494,711	498,942	222,500	1,773,268	700,327	1,666,630	1,632,823	99,441	Year 35
Pre contract agreement	<a href="#">Turners Mead*</a>	757,896	303,158	-	454,738	577,412	305,227	294,145	294,145	n/a*
Tender evaluation	<a href="#">Riverside Court</a>	333,146	133,259	0	199,888	-93,225	23,187	23,187	-271,977	Year 32
Acquisition	<a href="#">Cattershall Lane</a>	2,845,500	1,138,200	0	1,707,300	509,630	240,679	-796,011	-8,614,850	Year 12
<b>Total</b>		<b>20,735,088</b>	<b>5,075,324</b>	<b>1,161,250</b>	<b>14,498,514</b>	<b>3,635,053</b>	<b>6,213,453</b>	<b>2,940,909</b>	<b>-37,806,435</b>	<b>***</b>

\*Only over 15 years as shared ownership staircasing over 15 years

\*\*The net revenue impacts shown are before subsidy from the business plan shown in "Scheme deficit to be subsidised from business plan (up to the point the scheme contributes to BP)" column are applied

\*\*\*A minus (-) figure represents surplus/income