

## Housing Development - Financial Analysis

Status	Scheme	Scheme Cost	Financing			NPV <sup>4</sup> (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) <sup>1</sup>	Net revenue impact over life of asset (60 years) <sup>1</sup>	Revenue neutral from
			1-4-1 Receipts	Sales Receipts (Year 1) <sup>3</sup>	Borrowing					
Contract signed <sup>5</sup>	<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	130,000	1,193,976	307,812	639,618	560,395	-2,136,905	Year 24
Pre contract agreement	<a href="#">Pathfield</a>	3,390,913	863,141	222,500	2,305,271	371,307	809,147	369,339	-6,497,325	Year 19
Pre contract agreement	<a href="#">Queens Mead</a>	2,494,711	498,942	222,500	1,773,268	470,931	1,362,215	1,361,780	-821,294	Year 32
Pre contract agreement	<a href="#">Turners Mead</a>	889,794	355,918	-	533,876	401,457	142,811	-43,496	-2,008,700	Year 16
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="#">Catteshall 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 <sup>2</sup></b>		<b>20,866,987</b>	<b>5,128,083</b>	<b>1,175,000</b>	<b>14,563,903</b>	<b>2,589,132</b>	<b>5,283,223</b>	<b>1,551,363</b>	<b>-43,734,438</b>	

<sup>1</sup> The net revenue impact figures shown are before subsidy from the business plan has been applied. Subsidy figures are shown in the "Scheme deficit to be subsidised from business plan (up to the point the scheme contributes to BP)" column.

<sup>2</sup> A minus (-) figure represents surplus/income

<sup>3</sup> Sales receipts are from Shared Ownership sales

<sup>4</sup> NPV's are calculated over 60 years in line with the life of the asset and assumed borrowing over 60 years.

<sup>5</sup> Ockford Ridge is the only scheme currently in contract, all other schemes are in a pre contract stage.