

Housing Development - Financial Analysis

Status	Scheme	Scheme Cost	Financing			NPV ⁴ (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) ¹	Net revenue impact over life of asset (60 years) ¹	Revenue neutral from
			1-4-1 Receipts	Sales Receipts (Year 1) ³	Borrowing					
Contract signed ⁵	Ockford Ridge - Site C	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	Aarons Hill	1,054,959	421,984	-	632,975	252,122	144,067	-119,926	-2,632,122	Year 15
Pre contract agreement	Hartsgrove	1,811,568	434,776	130,000	1,246,791	394,431	712,140	649,086	-2,001,512	Year 25
Pre contract agreement	Pathfield	3,629,429	923,855	222,500	2,483,074	667,475	1,017,037	667,915	-6,041,527	Year 21
Pre contract agreement	Queens Mead	2,386,920	477,384	222,500	1,687,036	335,179	1,216,974	1,216,974	-1,042,352	Year 31
Pre contract agreement	Turners Mead	1,074,796	429,918	-	644,878	622,451	258,007	142,902	-1,724,149	Year 20
Tender evaluation	Riverside Court	333,146	133,259	0	199,888	-93,225	23,187	23,187	-271,977	Year 32
Acquisition	Catteshall Lane	2,845,500	1,138,200	0	1,707,300	509,630	240,679	-796,011	-8,614,850	Year 12
Total ²		21,252,208	5,257,918	1,175,000	14,819,290	3,057,161	5,533,589	1,980,222	-43,079,754	

¹ 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.

² A minus (-) figure represents surplus/income

³ Sales receipts are from Shared Ownership sales

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

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