

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	487,253	1,993,750	345,046	-20,433,488	Year 18
Pre contract agreement	Aarons Hill	1,054,959	421,984	-	632,975	249,408	142,522	-124,031	-2,644,112	Year 15
Pre contract agreement	Hartsgrove	1,811,568	434,776	130,000	1,246,791	350,734	592,593	477,983	-2,572,183	Year 23
Pre contract agreement	Pathfield	3,629,429	923,855	222,500	2,483,074	605,985	889,051	446,326	-6,757,945	Year 20
Pre contract agreement	Queens Mead	2,386,920	477,384	222,500	1,687,036	293,687	1,175,606	1,175,220	-1,140,157	Year 30
Pre contract agreement	Turners Mead	1,074,796	429,918	-	644,878	820,428	443,955	429,904	-740,951	Year 27
Tender evaluation	Riverside Court	333,146	133,259	0	199,888	-93,729	4,526	-238,653	-1,551,830	Year 5
Acquisition	Catteshall Lane	2,845,500	1,138,200	0	1,707,300	472,131	226,057	-852,830	-8,779,774	Year 11
Total ²		21,252,208	5,257,918	1,175,000	14,819,290	3,185,898	5,468,061	1,658,965	-44,620,440	

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.